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County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901



Meeting Minutes - Draft

Wednesday, May 13, 2026

9:00 AM

Para interpretación en español, haga clic aquí:

<https://attend.wordly.ai/join/THCT-8529>

County of Monterey Planning Commission

9:00 A.M. - CALL TO ORDER

The Planning Commission meeting was called to order by Chair Getzelman at 9:00AM

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Hartzell.

ROLL CALL

Present:

Paul C. Getzelman

Francisco Javier Mendoza

Jessica Hartzell

Ernesto Gonzalez

Ben Work

Martha Diehl

Etna Monsalve – Invoked Just Cause Appearance

Christine Shaw

Absent:

Amy Roberts

Ramon Gomez

Secretary Beretti reviewed the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that additional correspondence was received for Agenda Item No.1 - REF250037 - WATER ALLOCATION POLICY, Agenda Item No.2 - PLN030204-AMD2-EXT1 - UCP EAST GARRISON LLC and Agenda Item No.3 - PLN240141 - NORTHERN CALIF CONGREGATIONAL RETIREMENT HOMES INC

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS

1. REF250037 - WATER ALLOCATION POLICY

Continuance from April 29, 2026: Consider and provide input on a draft Water Allocation Policy for areas of unincorporated Monterey County served by the Monterey Peninsula Water Management District (MPWMD)

Project Location: Unincorporated Monterey County MPWMD Water Service Area

Proposed CEQA action: The proposed County of Monterey Water Allocation Policy (Policy) is not

a project under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21065 and CEQA Guideline section 15378 because the Policy is an administrative activity that will not result in direct or indirect physical changes in the environment. Any future discretionary development that obtains a water allotment pursuant to the Policy will undergo the necessary environmental review pursuant to CEQA when the project is considered. Additionally, the Monterey Peninsula Water Management District (MPWMD) analyzed the potential effects of water allocation made available through the Pure Water Monterey Expansion project via Environmental Impact Report Addendum (dated January 2024, State Clearinghouse #2013051094).

Sarah Wikle, Project Planner presented the item.

Public Comment: Patrick Orosco, Adam Pinter, Rose Clark, John Anzini, Irene Long

The meeting recessed at 10:27AM, and reconvened at 10:38AM

It was moved by Commissioner Diehl and seconded by Commissioner Hartzell to approve the item with additional discussion regarding water fixture maximums, reservation of water, entitlements, consideration of emergency water reservations separately, reservations for projects deemed complete (project benchmarks), a worksheet with numbers from the district, and acre fees, by the following vote:

AYES: Getzelman, Mendoza, Gonzalez, Work, Diehl, Hartzell, Monsalve, Shaw

NOES: None

ABSENT: Roberts, Gomez

ABSTAIN: None

2. PLN030204-AMD2-EXT1 - UCP EAST GARRISON, LLC

Hearing to consider an extension to the expiration of the East Garrison Specific Plan Combined Development Permit and Final Phase Vesting Tentative Map for a period of six years, to June 25, 2032, pursuant to Government Code section 66452(e).

Proposed CEQA action: Consider previously certified Subsequent Environmental Impact Report and Addenda.

Mary Israel, Project Planner requested to pull the item from the agenda.

Applicant Representative:

None

Public Comment:

None

No action/motion required.

Fionna Jensen sat in as Secretary.

3. PLN240141 - CARMEL VALLEY MANOR (NORTHERN CALIFORNIA RETIREMENT HOMES, INC.)

Public hearing to consider modifications to the Carmel Valley Manor, consisting of demolition of three residential units, seven guest units, a wood shop, four carport structures, and construction of 19 residential units, eight guest units, a 12-bed memory care facility, additions to the existing fitness center and meeting house, and associated site improvement, including development on slopes in excess of 25%, and the removal of 61 protected Oak trees.

Project Location: 8545 & 8543 Carmel Valley Road, Carmel

Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

Steve Mason, Project Planner presented the item.

Applicant Representative:

Joel Panzer, Ashley Chung, Jay Zimmer, Chris Regan,

Public Comment:

John Anzini, Brian Clark, Larry, Mary Sirission, Doctor John Invough

Robert Brayer sat as County Counsel at 12:06PM

It was moved to approve by Commissioner Hartzell, seconded by Commissioner Diehl, to add “if deemed necessary” to conditions, and resolution, mention bus stop access during construction, add the 3rd parcel number where demolition is taking place, finding 7, condition tree line protection, 25% slope, condition 23 delete sound proofing, condition 24 Carmello pre-school drop-off, Finding 7, Evidence D, Finding 25, Correct geotechnical report, Clarify acreage/number of units and by the following vote:

AYES: Getzelman, Mendoza, Gonzalez, Work, Diehl, Hartzell, Monsalve, Shaw

NOES: None

ABSENT: Roberts, Gomez

ABSTAIN: None

DEPARTMENT REPORT

Secretary Jensen informed the Commission that the Capital Improvement Plan is the only item on the May 27, 2026, Planning Commission agenda, therefore the meeting will be cancelled. The commission agreed to cancel.

At the May 12, 2026, the Board of Supervisors informed that the 3rd Housing Element

review was received from CA HCD, findings are consistent with State Law; staff will have a letter to the public soon and the Board of Supervisors approved the rezoning of the 4 parcels in Lockwood and the September Ranch Affordable Housing Parcel.

Director Spencer explained the next steps of the Housing Element.

ADJOURNMENT

The meeting was adjourned by Chair Getzelman at 12:27PM.

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