

# Exhibit A

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# **County of Monterey**

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



## **Meeting Minutes - Draft**

**Wednesday, June 10, 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 meeting was called to order by Chair Getzelman at 9:00AM.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Work.

**ROLL CALL**

**Present:**

**Paul C. Getzelman - Chair**

**Amy Roberts - Vice Chair - arrived at 9:07AM**

**Ernesto G. Gonzalez**

**Francisco Javier Mendoza**

**Martha Diehl**

**Etna Monsalve - Just Cause Appearance**

**Ben Work**

**Christine Shaw**

**Ramon Gomez**

**Absent:**

**Jessica Hartzell**

Secretary Wikle reviewed the Zoom participation instructions.

**PUBLIC COMMENTS**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Clerk Navarro informed the Commission that additional correspondence was received for Agenda Item No.3 - PLN220125 - MONTEREY COUNTY SHERIFFS POSSE and Agenda Item No.4 - PLN220088 - THE RANCH CLUB INC.

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

Commissioner Diehl commented on expected traffic congestion during the summer in the Big Sur area and on the Bixby Bridge, shared website regarding traffic updates.

**APPROVAL OF CONSENT CALENDAR**

1. Approval of the March 25, 2026, Special Joint Meeting of the Planning Commission and Land Use Advisory Committee Meeting Minutes, the April 29, 2026, and May 13, 2026, Planning Commission Meeting Minutes.

**Public Comment:**

None

It was moved to approved by Gomez Commissioner, seconded by

**Commissioner Diehl, by the following vote:**

**AYES: Getzelman, Mendoza, Gonzalez, Work, Diehl, Roberts, Monsalve, Gomez, Shaw**

**NOES: None**

**ABSENT: Hartzell**

**ABSTAIN: None**

**9:00 A.M. – SCHEDULED MATTERS**

**Agenda Item No.3 was heard before Item No. 2**

**3. PLN220125 - MONTEREY COUNTY SHERIFFS POSSE**

Public hearing to consider allowing existing public and private recreational events, including concerts, equestrian and livestock events, and family gatherings at the Monterey County Sheriff's Posse grounds.

**Project Location:** 395 Old Natividad Road, Salinas.

**Proposed CEQA Action:** Find that the project qualifies for Class 1 and Class 23 Categorical Exemptions pursuant to CEQA Guidelines sections 15301 and 15323, and that no exceptions pursuant to section 15300.2 apply.

**Taylor Price, Project Planner presented the item.**

**Applicant Representative:**

**Anthony Lombardo**

**Public Comment:**

**Jerry Skillet, No Name**

**It was moved to approve to continue the item to a date certain of August 12, 2026, by Commissioner Diehl, seconded by Commissioner Roberts, by the following vote:**

**AYES: Getzelman, Mendoza, Gonzalez, Work, Diehl, Roberts, Monsalve, Gomez, Shaw**

**NOES: None**

**ABSENT: Hartzell**

**ABSTAIN: None**

**2. REF260014 - COUNTY OF MONTEREY CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEAR 2026/27**

Consider the consistency of the County of Monterey Capital Improvement Program ("CIP") for Fiscal year 2026/27 with the 2010 General Plan (for noncoastal area) or the Local Coastal Program and the 1982 General Plan (for coastal zone) and report the findings to the County of Monterey Public Works, Facilities and Parks Department and the Board of Supervisors **Proposed CEQA Action:** The general plan consistency determination is not a project as defined in Section 15378 of the

California Environmental Quality Act (“CEQA”) Guidelines.

**John Snively, Administrative Operations Manager, Public Works, Facilities, and Parks presented the item.**

**Diehl commended Public Works Staff on work well done.**

**Public Comment:**

**None**

**It was moved to approve by Commissioner Diehl, seconded by Commissioner Mendoza, by the following vote:**

**AYES: Getzelman, Mendoza, Gonzalez, Work, Diehl, Roberts, Monsalve, Gomez, Shaw**

**NOES: None**

**ABSENT: Hartzell**

**ABSTAIN: None**

**4. PLN220088 - THE RANCH CLUB, INC.**

Public hearing to consider an amendment to Santa Lucia Preserve Phase B Subdivision Final Map to redesignate Lot 98’s “Homeland” boundary to “Rancholand” and re-configure its “Openlands” boundary; 2) installation of a driveway on Lot 98; and 3) Amendment to a previously approved Use Permit (PLN990037) that allowed construction of Santa Lucia Preserve’s County Club and accessory structures, and the use of these structures for dining and social events. This Amendment would allow the use of a redwood grove adjacent to Lot 98 as an additional social event location.

**Proposed Location:** 14 Arroyo Sequoia, Carmel, Greater Monterey Peninsula Area Plan

**Proposed CEQA action:** Consider an Addendum to the Santa Lucia Preserve Final Environmental Impact Report (FEIR No. 94-005), as amended, and find that no additional environmental review is warranted pursuant to CEQA Guidelines section 15164.

**McKenna Bowling, Project Planner presented the item.**

**Applicant Agent/Representative: Joel Panzer, Karen Baxter CEO - Santa Lucia Preserve, Donnel Daily – Ranch Club Manager**

**The meeting recessed at 10:18AM and reconvened at 10:34AM.**

**Public Comment:**

**None**

**It was moved to approve with changes to the resolution in Finding 2, Evidence L, Finding 4, Evidence B and D, Finding 7, Evidence C and changes to the Conditions of Approval, including removal of Condition of Approval No.4**

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**(Lighting-Exterior Lighting Plan) and Condition of Approval No.6 (Operations Plan), reordering of the Conditions of Approval based on removal of these two conditions of approval, and addition of one condition of Approval (Indemnification) by Commissioner Diehl, seconded by Commissioner Gomez, by the following vote:**

**AYES: Getzelman, Mendoza, Gonzalez, Work, Diehl, Roberts, Monsalve, Gomez, Shaw**

**NOES: None**

**ABSENT: Hartzell**

**ABSTAIN: None**

**5. PLN250169 - NUNNELEE MICHAEL J & LELA SAGHEB TRS**

Public hearing to consider construction of a 3,430 square foot single-family dwelling, a 930 square foot attached garage, a 440 square foot detached garage, a 700 square foot Accessory Dwelling Unit, the removal of 21 trees, and associated site improvements.

**Project Location:** 3144 Spruance Road, Pebble Beach

**Proposed CEQA action:** Find the project Categorical Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

**Jordan Evans-Pollockow, Project Planner presented the item.**

**Applicant Agent/Representative:**

**Grant and Amanda Nunnelee**

**Public Comment:**

**None**

**It was moved to approve with corrections to Finding 6, Evidence A to remove the word greater by Commissioner Diehl, seconded by Commissioner Gomez, by the following vote:**

**AYES: Getzelman, Mendoza, Gonzalez, Work, Diehl, Roberts, Monsalve, Gomez, Shaw**

**NOES: None**

**ABSENT: Hartzell**

**ABSTAIN: None**

**6. PLN240111 - SALIB ANTHONY**

Public hearing to consider construction of a 3,417 square foot two-story single-family dwelling with an attached 517 square foot three-car garage, and associated site improvements including development on slopes in excess of 25 percent and removal of one Monterey Pine.

**Project Location:** 25575 Chiquito Place, Carmel

**Proposed CEQA action:** Find the project Categorical Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

**McKenna Bowling, Project Planner presented the item.**

**Applicant Agent/Representative: Matt Hanner**

**Public Comment:**

**None**

**It was moved to approve by Commissioner Diehl, seconded by Commissioner Mendoza, by the following vote:**

**AYES: Getzelman, Mendoza, Gonzalez, Work, Diehl, Roberts, Monsalve, Gomez, Shaw**

**NOES: None**

**ABSENT: Hartzell**

**ABSTAIN: None**

**DEPARTMENT REPORT**

**Secretary Wikle informed the Commission:**

- Supervisor Daniels referral made to the Board of Supervisors meeting on June 9, 2026, to enforce a Temporary Parking Band on Bixby Bridge. HCD approved Emergency Coastal Development Permit, and an ordinance was introduced at the Board of Supervisors meeting.**
- Water Allocation Policy approved at Board of Supervisors meeting of June 9, 2026.**
- Discussed that Draft Environmental Justice Element public review continues, staff is extending public comment period through the end of July to allow more public engagement.**
- Shared and talked about the County webpage updates regarding the Environmental Justice Element Page, mentioned Edgar Sanchez, Planner helped summarize public comments and concerns.**

**ADJOURNMENT**

**The meeting was adjourned by Chair Getzelman at 11:16AM.**