Monterey County

Monterey County Planning Commission
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St.
Salinas, CA 93901

Meeting Agenda - Final

Wednesday, October 11, 2017

9:00 AM

Monterey County Planning Commission

Paul Getzelman, Chair
Amy Roberts, Vice-Chair
Brandon Swanson, Secretary
The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission’s alternative actions on any matter before it.

BREAKS will be taken approximately at 10:15 a.m. and 3:00 p.m.

DOCUMENT DISTRIBUTION: Documents relating to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency, Monterey County Government Center, 168 W. Alisal St., 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Planning Commission will be available at the meeting.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Resource Management Agency at (831) 755-5025.

All documents submitted by the public on the day of the hearing should have no fewer than 16 copies.

The Planning Commission Clerk must receive all materials for the agenda packet by noon on the Tuesday one week prior to the Wednesday Planning Commission meeting in order for the materials to be included in the agenda packet distributed in advance to the Commission.
9:00 A.M. – CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Ana Ambriz                  Jose Mendez
Martha Diehl                 Cosme Padilla
Melissa Duflock           Amy Roberts
Paul C. Getzelman      Don Rochester
Luther Hert                   Keith Vandevere

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

APPROVAL OF MINUTES

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

9:00 A.M. - SCHEDULED MATTERS

1.  PC 17-085  PLN150082 - INDIAN SPRINGS RANCH PROPERTY OWNERS
(VERIZON WIRELESS)
Public hearing, continued from September 13, 2017, to adopt a resolution denying a Use Permit to establish a wireless communication facility.

Project Location: 22400 Indian Springs Road, Salinas, Toro Area Plan (Assessor’s Parcel Number 139-111-011-000)

Proposed CEQA Action:  Statutory Exemption per Section 15270 of the CEQA Guidelines

Attachments:  Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Project Resolution of Denial

2.  PC 17-083  PLN170173 - TOTTINO LES & MICHELE PECCI TRS
(BIOPHARMACEUTICAL RESEARCH COMPANY)
Public hearing to consider allowing cannabis cultivation and manufacturing operations within an existing industrial building to supply products to federally approved and registered researchers.

**Project Location:** 11045 Commercial Parkway, Castroville, Castroville Community Plan, North County Area Plan (133-492-010-000)

**Proposed CEQA Action:** Categorically Exempt per Section 15303 of the CEQA Guidelines

**Attachments:**
- Staff Report
- Exhibit A - Project Data Sheet
- Exhibit B - Discussion
- Revised Exhibit C - Draft Resolution
- Exhibit D - Vicinity Map
- Exhibit E - Biopharmaceutical Research Facility Information
- Exhibit F - Letters of Support
- Revised PC Resolution 17-041

### 3. PC 17-084

**PLN160748 - III HOLDINGS LLC**

Public hearing to consider the partial demolition and rebuild of an existing single family dwelling and conversion of a test well to a production well within 100 feet of environmentally sensitive habitat (ESHA).

**Project Location:** 37820 Highway 1, Carmel, Big Sur Coast Land Use Plan

**Proposed CEQA Action:** Adopt Mitigated Negative Declaration

**Attachments:**
- Staff Report
- Exhibit A - Project Data
- Exhibit B - Draft Resolution
- Exhibit C - Vicinity Map
- Exhibit D - Initial Study - Mitigated Negative Declaration
- Exhibit E - Reports
- Exhibit F - Minutes - Big Sur LUAC, 14 March 2017
- Exhibit G - Public Comments 27 September 2017
- PC Resolution 17-042

### 4. PC 17-086

**PLN170160 - WALDROUP**

Public hearing to consider an after-the-fact Use Permit and Restoration Plan for removal of 7 oak trees.

**Project Location:** 32 Miramonte Road, Carmel Valley

**Proposed CEQA Action:** Categorically Exempt per Section 15307 & 15333 of the CEQA Guidelines
Attachments:  
Staff Report  
Exhibit A - Project Data Sheet  
Exhibit A.1 - Aerial Site View  
Exhibit B - Draft Resolution  
Exhibit C - Vicinity Map  
Exhibit D - Arborist Report prepared by Frank Ono  
Exhibit E - Arborist Report prepared by Bryan E. Bradford  
Exhibit F - Code Enforcement Letter  
PC Resolution 17-040

APPROVAL/ACCEPTANCE OF MINUTES

OTHER MATTERS

5. PC 17-087  Accept the resignation of Rod Dewar from the Del Monte Forest Land Use Advisory Committee.

DEPARTMENT REPORT

ADJOURNMENT