



MINUTES

Thursday, July 10, 2014

6:30 P.M.

**REGULAR MEETING
PLANNING COMMISSION**

**Council Chambers
211 Hillcrest Avenue
Marina, California**

1. CALL TO ORDER
2. ROLL CALL & ESTABLISHMENT OF QUORUM (Planning Commission Members)
Margaret Davis, Eugene Doherty, Greg Furey, Tim Ledesma, Virgil Piper, Ken Turgen

Members Absent: David Burnett (excused)
3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR: None
5. CONSENT AGENDA:
 - a. Minutes for the June 19, 2014 Special Planning Commission meeting

Commissioner Piper made a motion to approve the minutes from June 19, 2014. The motion was seconded by Commissioner Ledesma and passed by a 5-0-1(Burnett)-1(Davis) vote.

6. PUBLIC HEARINGS:

It was requested that the Planning Commission:

- a. Open a public hearing, take any testimony from the public, and consider adopting Resolution No. 2014- : (1) certifying a Mitigated Negative Declaration and adopting a Mitigation and Monitoring Program, and; (2) approving Coastal Development Permit CDP 2012-05, for the California American Water Slant Test

Well Project located at CEMEX's Lapis Road property (APN 203-011-001 & 203-011-019).

Ms. Szymanis gave a brief presentation and introduced Emily Creel, Environmental Planner with SWCA Environmental Consultants who prepared the Initial Study/Mitigated Negative Declaration on behalf of the City.

Ms. Creel presented information about the slant test well project including the history, purpose and need for the development and operation of a short-term test pumping and monitoring program to gather information on the geologic, hydrogeologic, and water quality characteristics of the project area.

Ms. Creel then discussed potential significant impacts of the project and introduced additional SWCA staff members who addressed issues of biological and cultural resources. Further impacts and mitigation measures were discussed regarding geology and soils, hazardous materials, salt water intrusion, well drawdown and erosion.

Vice-Chair Turgen opened the public hearing.

Ian Crooks, Engineering Manager for Cal-Am supported staff's recommendation for approval.

Jody Hanson, Monterey Peninsula Chamber of Commerce, read a letter requesting approval signed by a coalition of businesses, mayors of Peninsula cities, labor councils, water agencies and chambers of commerce.

Jan Shriner, Marina resident and board member of the Marina Coast Water District, expressed a concern with the proximity of the proposed test wells to the sewage outfall, recommended denial of the request and relocating the project.

Steve Emerson, Marina resident, addressed economic impacts of many Marina residents who are employed by the hospitality industry on the Monterey Peninsula. He encouraged approval of the request.

Paul Bruno, Marina business owner, emphasized the current impact on the Carmel River and recommended approving the test well project.

Patti Bradshaw, Marina resident, spoke in support of the proposed project.

The public hearing was closed.

Discussion returned to the dais where commissioners expressed concerns that included impacts to the Marina Coast Water District, the effect on and benefit to Marina citizens, economic impacts, and whether the initial study and mitigation monitoring plan were adequate to address the impacts.

Commissioner Piper made a motion to approve (1) the certification of a Mitigated Negative Declaration and adopting a Mitigation and Monitoring Program. The motion was seconded by Vice-Chair Turgen and failed by a 2-4(Davis, Doherty, Furey, Ledesma)-1(Burnett)-0 vote.

A vote was taken on (2) approving Coastal Development Permit CDP 2012-05, for the California American Water Slant Test Well Project. The motion failed by a 1-5(Davis, Doherty, Furey, Ledesma, Piper)-1(Burnett)-0 vote.

Commissioner Davis made a motion to deny the certification of a Mitigated Negative Declaration and the adoption of the Mitigation and Monitoring Program. The motion was seconded by Commissioner Ledesma. By a tie vote of 3-3-(Furey, Piper, Turgen)-1(Burnett)-0, no action was taken.

No further action was taken on the item.

7. OTHER ACTION ITEMS:

a. None

8. COMMISSIONERS AND STAFF INFORMATIONAL REPORTS:

a. None

9. CORRESPONDENCE:

a. None

10. ADJOURNMENT

The meeting was adjourned at 8:13 p.m.

ATTEST:

Kenneth Turgen, Vice-Chair

Judy Paterson, Admin. Assistant II

DATE