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MINUTES
North County Land Use Advisory Committee
December 7, 2022



1. Meeting called to order by: David Evans at 5:31 pm

2. **Roll Call**

Members Present:

Michael Mastroianni, John Robinett, Emily Tafoya, Sherry Owen, David Evans, Lesley Noble (6)

Members Absent:

None

3. **Approval of Minutes:**

A. November 2, 2022 minutes

Motion: Lesley Noble (LUAC Member's Name)

Second: John Robinett (LUAC Member's Name)

Ayes: Michael Mastroianni, John Robinett, Sherry Owen, David Evans, Lesley Noble (5)

Noes: 0

Absent: 0

Abstain: Emily Tafoya (1)

B. November 16, 2022 Minutes

Motion: Michael Mastroianni (LUAC Member's Name)

Second: Lesley Noble (LUAC Member's Name)

Ayes: Michael Mastroianni, John Robinett, Emily Tafoya, David Evans, Lesley Noble (5)

Noes: 0

Absent: 0

Abstain: Sherry Owen (1)

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

- The difficulty of accessing HCD website and Accela Citizen Access was addressed. Kayla Nelson indicated she would share this complaint in the hopes some improvement to access would be considered. Password recovery does not function making it impossible to access information.

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

Glenn Church has at long last been certified as the District 2 Supervisor

7. **Meeting Adjourned:** 6:20 pm

Minutes taken by: Lesley Noble



Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: North County

- 1. Project Name:** PAJARO SUNNY MESA COMMUNITY SERVICES DISTRICT
(VARIOUS OWNERS)
File Number: PLN210094
Project Location: NORTHEAST OF THE INTERSECTION OF HWY 1 & SPRINGFIELD
RD ROYAL OAKS
Assessor's Parcel Number(s): 413-014-001-000
Project Planner: KAYLA NELSON
Area Plan: NORTH COUNTY LAND USE PLAN
Project Description: Extraordinary Development Application for a Combined Development Permit consisting of: 1) Coastal Administrative Permit to convert existing test well to a permanent well; 2) Coastal Development Permit for improvements to the existing water distribution system including new water storage tanks, booster pump station & other improvements involving new distribution piping along Springfield Road, Struve Road and installation of new individual service laterals and meters; and 3) Coastal Development Permit to allow development within 100 feet of ESHA.

Was the Owner/Applicant/Representative present at meeting? YES X NO

(Please include the names of the those present)

Connor OToole and Denise Duffy (by phone) for Denise Duffy Associates
Judy Varela for Pajaro Sunny Mesa Water Company

Was a County Staff/Representative present at meeting? Kayla Nelson (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

LUAC AREAS OF CONCERN:

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
There exists additional residences that are subject to non-potable water wells that should be included, and serviced by this project while the effort is being made		Add neighbor residences with non-potable water.

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Sherry Owen (LUAC Member's Name)

Second by: Michael Mastroianni (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: _____

Continue to what date: _____



Ayes: Michael Mastroianni, John Robinett, Emily Tafoya, Sherry Owen David Evans, Lesley Noble (6)

Noes: 0

Absent: 0

Abstain: 0