

F-1

This page intentionally left blank.

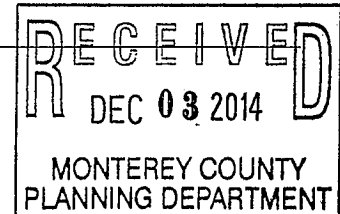
MINUTES
South County Land Use Advisory Committee
Wednesday, November 19, 2014

1. Meeting called to order by Will Taylor at 7:02 pm

2. **Roll Call**

Members Present: Will Taylor, Debbie Roberson, Bill Bartosh, Ed Buntz, Melissa Duflock (5)

Members Absent: Carla Martinez (1)



3. **Approval of Minutes:**

A. June 18, 2014 minutes

Motion: Ed Buntz (LUAC Member's Name)

Second: Bill Bartosh (LUAC Member's Name)

Ayes: 5(Roberson, Duflock, Taylor, Buntz, Bartosh)

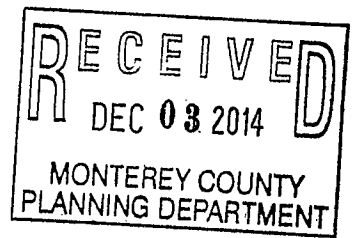
Noes: 0

Absent: 1 (Martinez)

Abstain: 0

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.

No Public Comments



5. **Scheduled Item(s)** – Refer to attached project referral sheet(s)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. **Meeting Adjourned:** 8:30 pm

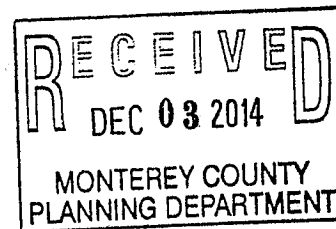
Minutes taken by: Debbie Roberson

Minutes received via email December 3, 2014

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: **South County**

Please submit your recommendations for this application by: November 19, 2014

Project Title: CALIFORNIA FLATS SOLAR LLC (HEARST CORPORATION)

File Number: PLN120294

File Type: PC

Planner: ROBINSON

Location: SOUTHEAST OF PARKFIELD OFF OF TURKEY FLATS RD

Project Description:

Combined Development Permit consisting of: 1) a Use Permit to allow the construction of a 280 Megawatt solar generating facility (SEF) on an approximately 3,000 acre site including: photovoltaic (PV) solar modules clustered in a series of blocks distributed over approximately 2,120 acres of the approximately 2,720 solar generating facility area, an internal electrical collector system, an approximately 5 acre high-capacity collection system line corridor, pad-mounted inverters and transformers, two substations (approximately 6 acres each), a switching station (approximately 6 acres), a 4,000 square foot operations and maintenance building, security-fencing, lighting, internal access roads, an approximately 155 acre utility corridor, CalTrans right of way improvements at Highway 41 in San Luis Obispo County, improvements to an existing private access road within an approximately 60 acre area, other infrastructure needed to serve the proposed project and grading of approximately 880,000 cubic yards of cut and 880,000 cubic yards of fill. The facility will connect to the existing transmission line transecting the site that links the Morro Bay Generating Plant (in San Luis Obispo County) and the Gates Substation (in Fresno County). The property is located in the southeastern corner of Monterey County, southeast of Parkfield, east of Turkey Flats Road and north of State Highway 46 (Assessor's Parcel Numbers 143-011-001-000 through 143-011-003-000, 423-191-037-000 through 423-191-039-000, 424-181-013-000 through 424-181-016-000, 424-181-018-000, 424-181-035-000 through 424-181-038-000, 424-191-015-000, 424-191-016-000, 424-201-007-000, 424-201-009-000 through 424-201-011-000, 424-211-001-000, 424-211-004-000 and 424-211-024-000), South County Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____

John Gagliotti & Dawn Legg

Was a County Staff/Representative present at meeting? _____ John Ford _____ (Name)

Update give by John Ford (County Rep) to go to Planning on 1/14/15

Update by John Gagliotti & Dawn Legg – Element Power sold to First Solar. Some of the changes; Solar panels have changed to a type that do not have to be washed and are low profile, waste water treatment has been move away from the adjoining neighbors, Environmental impact report has been filed, Water Basin impact has been analyzed for impact on neighbors. Water usage will not be the projected amount due to the new panels not having to be washed

A question was asked if the property was in the Williamson Act, John Ford said that to his knowledge it was not.

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Jane Wooster	X		Water usage, Property Line and roads with Hearst Corp, Trees planted as a screen for the view

PUBLIC COMMENT CONTINUED:

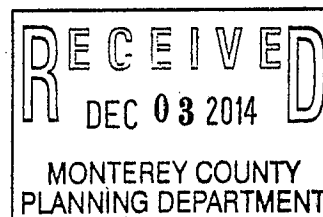
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Ann Myhre	X		Same as above Wanted to know if the State Water Board needed to approve.

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)
		Bill Bartosh is very interested in having the trees planted for visual effect
Hiring of locals as much as possible		Ensure that as many locals as possible have a chance for ANY job that is available. Offer training if necessary

ADDITIONAL LUAC COMMENTS

See List attached for attendees



RECOMMENDATION :

Motion by: Melissa Duflock (LUAC Member's Name)

Second by: Debbie Roberson (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

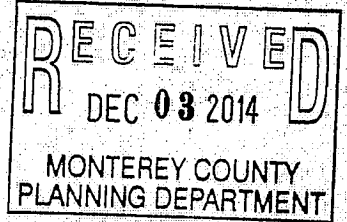
Continued to what date: _____

AYES: 4 (Roberson, Duflock, Taylor, Buntz)

NOES: 0

ABSENT: 1 (Martinez)

ABSTAIN: 1 (Bartosh)



Komyn Kendall
Dawn Legg
Mike Davis
Paula Getzelman
Paul Getzelman
Tyler Potter
Lynne Dee Althouse
Pat Mock
Denise Duffly
John Ford
John Gettel
Jane Warden
ANN MYHRE

First Solar
First Solar
AMERICAN STAR
Lockwood SMCRC
Lockwood
Denise Duffly & Associates
Althouse & Meade, Inc.
Althouse & Meade, Inc.
Denise Duffly & Associates
MONTEREY COUNTY - RMA PLANNING
First Solar
Parkfield property owner
property owner

This page intentionally left blank.