

County of Monterey

Monterey County Free Libraries Prunedale Branch
17822 Moro Rd.
Prunedale, CA 93907



Meeting Agenda - Final

Wednesday, May 6, 2026

5:30 PM

**Monterey County Free Libraries Prunedale Branch
17822 Moro Rd Prunedale, CA 93907**

North County Land Use Advisory Committee

Submit your comments via email at least a day prior to the meeting to the Liaison at: evans-polockowj@countyofmonterey.gov.

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:
Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of the March 19, 2025, meeting minutes.

PUBLIC COMMENT

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. Please submit your public comment to the Liaison at evans-polockowj@countyofmonterey.gov.

SCHEDULED ITEMS

1. Project Name: SALINAS VALLEY SOLID WASTE AUTHORITY
File Number: PLN240286
Project Location: 350 CRAZY HORSE CYN RD, SALINAS, CA 93907
Assessor's Parcel Number(s): 125-271-063-000
Project Planner:
Area Plan:
Project Description: Large volume self-haul/commercial refuse transfer station including construction of a 25,200 sq. ft. tension fabric/steel building on concrete foundation for drop-off and collection of public and commercial solid waste, 8,700 sq. ft. building on concrete foundation for drop-off and collection of public recyclable materials, a 240 sq. ft. cashier/scale house, and improvements to an existing 3,200 sq. ft. metal building for hazardous household waste drop off, installation of two 70-foot vehicle scales, two 97,171-gallon water tanks on concrete pad and associated retaining walls, internal circulation improvements, utilities, and related site infrastructure; removal of three protected trees, grading on slopes of 25%; and Request for Variance to maximum allowed height in PQP Zoning District (30 feet) for

a 44-foot-tall main structure. Development includes new road sections and gate.

NCAP

Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [Project Plans](#)
 [Renderings](#)

2. Project Name: PAJARO COMMUNITY SERVICES DISTRICT (VARIOUS OWNERS)

File Number: PLN250195

Project Location: 136 SAN JUAN RD, ROYAL OAKS, CA 95076

Assessor's Parcel Number(s): 117-021-008-000, 117-021-013-000, 117-022-002-000, 117-031-004-000, 117-031-005-000, 117-031-006-000, 117-031-014-000, 117-032-001-000, 117-032-002-000, 117-032-003-000, 117-032-004-000, 117-032-005-000, 117-033-003-000, 117-033-004-000, 117-033-005-000, 117-041-011-000, 117-041-012-000, 117-041-016-000, 117-041-017-000, 117-042-005-000, 117-042-009-000, 117-042-010-000, 117-043-003-000, 117-043-006-000, 117-043-010-000, 117-043-013-000, 117-043-014-000, 117-043-015-000, 117-043-019-000, 117-043-022-000, 117-043-023-000, 117-043-026-000, 117-043-029-000, 117-043-032-000, 117-052-023-000, 117-121-003-000, 117-191-004-000, 117-263-006-000, 117-351-032-000, 412-032-009-000, 412-032-010-000, 412-032-011-000, 412-032-013-000, 413-012-008-000, 413-012-009-000, 413-012-010-000, 413-012-012-000, 413-012-014-000, 413-013-001-000, 413-014-001-000, 413-031-001-000

Project Planner: Kayla Nelson

Area Plan: North County Land Use Plan, Coastal Zone and Inland Zone

Project Description:

Combined Development Permit to allow the consolidation of the Pajaro Water System ("PWS"), the Sunny Mesa Water System ("SMWS") and the Springfield Water System ("SWS"), as well as the various water connections in the North of Moss Landing ("NOML") area into a single water system in two phases to be owned and operated by the Pajaro Sunny Mesa Community Services District. Permit includes 1) a Coastal Development Permit and Use Permit for construction of public utilities and related infrastructure including approximately 65,650 Linear Feet (LF) of pipeline, a 24 foot tall 125,000 gallon storage tank and new pump station at Bluff and Jensen Road (APN 117-033-005-000), demolition of existing piping, fencing, and a light pole and construction of a 14-ft-tall 10,000 gallon tank with iron and manganese treatment system and a new 9 foot tall 1,808 square foot structure, an access ramp, and retaining walls at 136 San Juan Road (APN 117-351-032-000), new Transmission Booster Pump Station including construction of a 9 foot tall 419

square foot structure at APN 117-121-003-000 (on Elkhorn Road near intersection with Hudson Landing Road); project also includes new service to eight parcels with of a Sphere of Influence Amendment and Service Area Annexation requiring LAFCO approval and total grading estimated as 53,130 cubic yards cut and 53,144 cubic yards fill; 2) Coastal Development Permit for development within 750 feet of known archaeological resources, 3) Coastal Development Permit for development on slopes (approximate cubic yards TBD), 4) Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Areas (pond, wetland, riparian and habitats of special status species), 5) Coastal Development Permit for development within 150 feet of perennial waterways, 6) Coastal Development Permit for conversion of 0.4 acres prime and unique agricultural land to non-agricultural use, and 6) Coastal Development Permit for removal of two oak trees. The project is located along Salinas Road, Highway 1, Hilltop Road, Jensen Road, Bluff Road, Trafton Road, and Struve Road within the North County Area Plan [various Assessor's Parcel Numbers, owners and situs addresses), North County Land Use Plan, Coastal Zone and Inland Zone.

Attachments: [Project Plans](#)
 [Application](#)
 [Letter from Agent](#)
 [Initial Environmental Study](#)

OTHER ITEMS

- A) Election of Chairperson
- B) Election of Secretary
- C) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects
- D) Announcements

ADJOURNMENT

Note: To view additional documents related to project(s) listed on the Land Use Advisory Committee agenda, please visit <https://aca-prod.accela.com/MONTEREY/Default.aspx> . Enter the file number in the “Quick Search” box; click on “Record Info” tab; click on “Attachments” in the drop-down menu; finally click on the document you wish to view.