

MINUTES
North County Land Use Advisory Committee
May 6, 2026

1. Meeting called to order by Belinda Taluban at 5:36 pm

2. Roll Call

Members Present:

Sherry Owen, John Robinett, Belinda Taluban, Lesley Noble, David Prina, Michael Mastroanni (5:53pm) (6)

Members Absent:

Gina Paolini, Lunn Riddle, Andrea Estrada (3)

3. Approval of Minutes:

A. March 19, 2026 minutes

Motion: Sherry Owen (with modifications) (LUAC Member's Name)

Second: John Robinett (LUAC Member's Name)

Ayes: Sherry Owen, John Robinett, Belinda Taluban, David Prina, (4)

Noes: (0)

Absent: Gina Paolini, Lynn Riddle, Andrea Estrada, Micheal Mastroianni (4)

Abstain: ** please add Lesley Noble to Members absent and absent to motion for project

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.

NONE

5. **Scheduled Items**

PLN240286 – SALINAS VALLEY SOLID WASTE AUTHORITY
PLN250195 – PAJARO COMMUNITY SERVICES DISTRICT

6. Other Items:

A) LUAC member nominated for Chairperson: Belinda Taluban

Motion: Lesley Noble (LUAC Member's Name)

Second: Sherry Owen (LUAC Member's Name)

Ayes: Sherry Owen, John Robinett, Belinda Taluban, Lesley Noble, David Prina, Michael Mastsroianni (6)

Noes: (0)

Absent: Gina Paolinin, Lunn Riddle, Andrea Setrada (3)

Abstain: (0)

B) LUAC member nominated for Secretary: David Prina

Motion: Belinda Taluban (LUAC Member's Name)

Second: Lesley Noble (LUAC Member's Name)

Ayes: Sherry Owen, John Robinett, Belinda Taluban, Lesley Noble, David Prina, Michael Mastsroianni (6)

Noes: (0)

Absent: Gina Paolini, Lynn Riddle, , Andrea Estrada (3)

Abstain: (0)

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

NONE

D) Announcements

NONE

7. Meeting Adjourned: 7:29 pm

Minutes taken by: Lesley Noble

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: North County

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: MARY ISRAEL
Area Plan: NORTH COUNTY 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

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

(Please include the names of the those present)

Brian Kennedy, Mandy Brodes, Cesar Zuniga, Ray Hendricks

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)
NONE		

ADDITIONAL LUAC COMMENTS

NONE

RECOMMENDATION:

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

Second by: John Robinett (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Sherry Owen, John Robinett, Belinda Taluban, Lesley Noble, David Prina, Michael Mastroianni
(6)

Noes: (0)

Absent: Gina Paolini, Lynn Riddle, Adnreas Estrada (3)

Abstain: (0)

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: North County

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 AREA PLAN, COASTAL AND
INLND ZONES
- 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 to be owned and operated by the Pajaro
Sunny Mesa Community Services District including 1) a
Coastal Development Permit and Use Permit for
construction of public utilities, infrastructure, pipeline,
storage tank, booster pump, and well, 2) Coastal
Development Permit for development within 750 feet of
known archaeological resources, 3) Coastal Development
Permit for development on slopes in excess of 25%, 4)
Coastal Development Permit for development within 100
feet of Environmentally Sensitive Habitat Areas (pond,
wetland, riparian and habitats of special status species
including California Tiger Salamander, California Red-
legged Frog, Santa Cruz Long-toed Salamander, Western
Burrowing Owl and several others), 5) Coastal
Development Permit for development within 150 feet of
perennial waterways, 6) Coastal Development Permit for

conversion of prime and unique agricultural land. 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).

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

(Please include the names of the those present)

Judy Vasquez Varela, Jordyn Arreola, Conor O'Toole

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)
Lesley Noble has concerns about the project being presented subject to changes and alterations AFTER the fact. Additionally, the amount of grading and proximity to sensitive habitat, and archaeological resources, which apparently has not been completely studied or reviewed, not favored. It appeared on its face that project plans are not in final form.		

<p>Moreover, unclear as to whether LAFCO has rendered their approval. The Environmental study has not even been completed. If the actual project changes, does it return to the LUAC and Planning for reconsideration? This project seems premature, and invasive given the aforementioned.</p>		

ADDITIONAL LUAC COMMENTS

NONE

RECOMMENDATION:

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

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

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

Reason for Continuance: _____

Continue to what date: _____

Ayes: Sherry Owen, John Robinett, Belinda Taluban, David Prina, Michael Mastrosianni (5)

Noes: Lesley Noble (1)

Absent: Gina Paolini, Lunn Riddle, Andrea Estrada (3)

Abstain: (0)