Exhibit C

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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 sf. 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)

X 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 Mastsroianni (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.		

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.		

ADDITIONAL LUAC COMMENTS

NONE

RECOMMENDATION:

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

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

X 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 Mastsroianni (5)

Noes: Lesley Noble (1)

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

Abstain: (0)