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**MINUTES**  
**Big Sur Land Use Advisory Committee**  
**Tuesday, November 10, 2015**

1. Site visit at 9:00 AM at 31447 HWY 1 MONTEREY (COUNTY OF MONTEREY [VICTORINE RANCH MUTUAL WATER SYSTEM])

ATTENDEES: Kelly Von Schack, Dave Ellis, Arden Handshy, Liz Gonzales

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2. Meeting called to order by Mary Trotter at 11:00 am

3. Roll Call

Members Present: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

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Members Absent: 0

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4. Approval of Minutes:

A. October 27, 2015 minutes

Motion: Steve Beck (LUAC Member's Name)

Second: Dave Smiley (LUAC Member's Name)

Ayes: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

Noes: 0

Absent: 0

Abstain: 0

5. **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

6. **Scheduled Item(s)**

7. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

8. **Meeting Adjourned:** 11:30 am

**Minutes taken by:** Dick Ravich

Minutes received via email November 10, 2015

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **Big Sur**

Please submit your recommendations for this application by: **November 10, 2015**

**Project Title:** COUNTY OF MONTEREY (VICTORINE RANCH MUTUAL WATER SYSTEM)

**File Number:** PLN150266

**File Type:** ZA

**Planner:** GONZALES

**Location:** 31447 HWY 1 CARMEL

**Project Description:**

Combined Development Permit consisting of 1) a Coastal Administrative Permit to allow the construction of two replacement wells for the Victorine Ranch Mutual Water System and associated site improvements; and 2) a Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat area (ESHA). The property is located at 31447 Highway 1, Carmel (Assessor's Parcel Number's 243-221-018-000 and 243-211-019-000), Big Sur Coast Land Use Plan, Coastal Zone.

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

Kelly Von Schack, Dale Ellis

**Was a County Staff/Representative present at meeting?**           Liz Gonzales           (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)
Recommendation to Monterey County that the County remove invasive species from County land.		

**ADDITIONAL LUAC COMMENTS**

None

**RECOMMENDATION:**

Motion by: Steve Beck (LUAC Member's Name)

Second by: Dave Smiley (LUAC Member's Name)

X Support Project as proposed

       Support Project with changes

       Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich (4)

NOES: 0

ABSENT: 0

ABSTAIN: 0