

# Exhibit D

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**MINUTES**  
**North County Land Use Advisory Committee**  
**Wednesday, June 7, 2017**

1. Meeting called to order by \_\_\_\_\_ David Evans \_\_\_\_\_ at 5:30pm pm

2. **Roll Call**

Members Present: \_\_\_\_\_ David Evans, Michael Mastroianni, DL Grier, John Robinett, \_\_\_\_\_

Sherry Owen, Warren Church, Emily Tafoya, Lesley Noble (8)

\_\_\_\_\_

Members Absent: \_\_\_\_\_ Robert MacDonald (1) \_\_\_\_\_

\_\_\_\_\_

3. **Approval of Minutes:**

A. May 17, 2017 minutes

Motion: \_\_\_\_\_ David Evans \_\_\_\_\_ (LUAC Member's Name)

Second: \_\_\_\_\_ John Robinett \_\_\_\_\_ (LUAC Member's Name)

Ayes: David Evans, Michael Mastroianni, DL Grier, John Robinett, Emily Tafoya,

Warren Church, (7)

Noes: 0

Absent: Robert MacDonald (1)

Abstain: Lesley Noble (1), not present at meeting, had not seen minutes

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.

**5. Scheduled Item(s)**

**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

**7. Meeting Adjourned: 6:45 pm**

**Minutes taken by: Lesley Noble**

# 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: **North County**

Please submit your recommendations for this application by: **June 9, 2017**

### Project Description:

1. **Project Name:** S & S LAND DEVELOPMENT CO  
**File Number:** PLN160859  
**Project Location:** 516 E DOLAN RD C MOSS LANDING 95039  
**Project Planner:** RUDY LUQUIN  
**Area Plan:** North County Land Use Plan, Coastal Zone  
**Project Description:** Amendment to a previously approved Coastal Development Permit (PLN030510) to allow improvements to an existing stormwater treatment facility (discharge locations 1A and 2A), consisting of a concrete-lined forebay/settling basin and bioretention basin, connection to existing interceptor vaults and associated plumbing and grading activities. The property is located at 516 C Dolan Road, Moss Landing (Assessor's Parcel Number 131-054-001-000), North County Land Use Plan, Coastal Zone.  
**Recommendation To:** Monterey County Planning Commission

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Was the Owner/Applicant/Representative present at meeting? Yes   X   No             
(Please include the names of the those present)

Patrick Hultin, store Manager of Pick n Pull  
Luis Osorio, Land Use Planner  
Lucas Paz, Terraphase Engineering

Was a County Staff/Representative present at meeting?                     Nadia Amador                     (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

**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)
Insurance that proper monitoring And training to monitor would be in place.		

**ADDITIONAL LUAC COMMENTS**

**RECOMMENDATION:**

Motion by: David Evans (LUAC Member's Name)

Second by: DL Grier (LUAC Member's Name)

X Support Project as proposed

       Support Project with changes

       Continue the Item

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

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

AYES:       (8)      

NOES:       (0)      

ABSENT:       (1)      Robert MacDonald

ABSTAIN:       (0)

2.           **Project Name:** PICK-N-PULL SAN JOSE AUTO DISMANTLERS  
               **File Number:** PLN160860  
**Project Location:** 516 E DOLAN RD D MOSS LANDING 95039  
               **Project Planner:** RUDY LUQUIN  
               **Area Plan:** North County Land Use Plan, Coastal Zone  
**Project Description:** Amendment to a previously approved Coastal Development Permit (PLN030498) to allow improvements to an existing stormwater treatment facility (discharge location 2B), consisting of a concrete-lined forebay/settling basin and bioretention basin, connection to existing interceptor vaults and associated plumbing and grading activities. The property is located at 516 D Dolan Road, Moss Landing (Assessor's Parcel Number 131-054-002-000), North County Land Use Plan, Coastal Zone.  
**Recommendation To:** Monterey County Planning Commission

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**Was the Owner/Applicant/Representative present at meeting?** Yes   X   No             
 (Please include the names of the those present)

Patrick Hultin, Store Manager of Pick n Pull  
 Luis Osorio, Land Use Planner  
 Lucas Paz, Terraphase Engineering

**Was a County Staff/Representative present at meeting?**   Nadia Amador   (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	




**LUAC AREAS OF CONCERN**

<b>Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)</b>	<b>Policy/Ordinance Reference (If Known)</b>	<b>Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)</b>

**ADDITIONAL LUAC COMMENTS**

**RECOMMENDATION:**

Motion by: David Evans (LUAC Member's Name)

Second by: DL Grier (LUAC Member's Name)

X Support Project as proposed

       Support Project with changes

       Continue the Item

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

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

AYES: \_\_\_\_\_ (8)

NOES: \_\_\_\_\_ (0)

ABSENT: \_\_\_\_\_ (1) Robert MacDonald

ABSTAIN: \_\_\_\_\_ (0)

3.           **Project Name:** CUTLER DEBORAH L  
              **File Number:** PLN160861  
              **Project Location:** 516 E DOLAN RD MOSS LANDING 95039  
              **Project Planner:** RUDY LUQUIN  
              **Area Plan:** North County Land Use Plan, Coastal Zone  
              **Project Description:** Amendment to a previously approved Coastal Development Permit (PLN030501) to allow improvements to an existing stormwater treatment facility (discharge location 1B), consisting of a concrete-lined forebay/settling basin and bioretention basin, connection to existing interceptor vaults and associated plumbing and grading activities. The property is located at 516 E Dolan Road, Moss Landing (Assessor's Parcel Number 131-054-003-000), North County Land Use Plan, Coastal Zone.  
              **Recommendation To:** Monterey County Planning Commission

Was the Owner/Applicant/Representative present at meeting? Yes   X   No \_\_\_\_\_  
(Please include the names of the those present)

Patrick Hutlin, Store Manager, Pick n Pull  
Luis Osorio, Land Use Planner  
Lucas Paz, Terraphas Engineering

Was a County Staff/Representative present at meeting?   Nadia Amador   (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	


**LUAC AREAS OF CONCERN**

<b>Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)</b>	<b>Policy/Ordinance Reference (If Known)</b>	<b>Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)</b>

**ADDITIONAL LUAC COMMENTS**

**RECOMMENDATION:**

Motion by: David Evans (LUAC Member's Name)

Second by: DL Grier (LUAC Member's Name)

X  Support Project as proposed

       Support Project with changes

       Continue the Item

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

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

AYES: \_\_\_\_\_ (8) \_\_\_\_\_

NOES: \_\_\_\_\_ (0) \_\_\_\_\_

ABSENT: \_\_\_\_\_ (1) Robert MacDonald \_\_\_\_\_

ABSTAIN: \_\_\_\_\_ (0) \_\_\_\_\_

- 4. Project Name:** CRUZ TOMAS Q & CHARMIDIVINA D TRS  
**File Number:** PLN160695  
**Project Location:** 1084 SAN MIGUEL CYN RD ROYAL OAKS  
**Project Planner:** SON PHAM-GALLARDO  
**Area Plan:** North County Land Use Plan, Coastal Zone  
**Project Description:** Coastal Development PermMid Coastit for a Lot Line Adjustment between two legal lots of record. The properties are located at 1084 & 1084 J San Miguel Canyon Road, Royal Oaks (Assessor's Parcel Numbers 181-061-035-000 and 181-061-036-000), North County Land Use Plan, Coastal Zone.  
**Recommendation To:** Monterey County Planning Commission

Was the Owner/Applicant/Representative present at meeting? Yes   X   No \_\_\_\_\_  
(Please include the names of the those present)

Jeff Neilsen, Surveyor

Was a County Staff/Representative present at meeting?   Nadia Amador   (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	


**LUAC AREAS OF CONCERN**

<b>Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)</b>	<b>Policy/Ordinance Reference (If Known)</b>	<b>Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)</b>

**ADDITIONAL LUAC COMMENTS**

**RECOMMENDATION:**

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

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

X  Support Project as proposed

       Support Project with changes

       Continue the Item

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

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

AYES: \_\_\_\_\_ (8) \_\_\_\_\_

NOES: \_\_\_\_\_ (0) \_\_\_\_\_

ABSENT: \_\_\_\_\_ (1) Robert MacDonald \_\_\_\_\_

ABSTAIN: \_\_\_\_\_ (0) \_\_\_\_\_