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MINUTES
South County Land Use Advisory Committee
Wednesday, July 20, 2016

1. Meeting called to order by Will Taylor at 7:08 pm

2. **Roll Call**

Members Present: Will Taylor, Carol Kenyon, Debbie Roberson, Carla Martinez, Ed Buntz, Bart Bartosh (6)

Members Absent: None

3. **Approval of Minutes:**

A. September 16, 2015 minutes

Motion: Debbie Roberson (LUAC Member's Name)

Second: Bart Bartosh (LUAC Member's Name)

Ayes: 5 (Taylor, Roberson, Martinez, Buntz, Bartosh)

Noes: 0

Absent: 0

Abstain: 1 - by Carol Kenyon as she was not officially a member of South County LUAC at the time of the September 16, 2015 meeting.

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 Item(s)**

6. **Other Items:**

A) Election of Officers:

LUAC member nominated for Chairperson: Will Taylor

Motion: Carla Martinez (LUAC Member's Name)

Second: Bart Bartosh (LUAC Member's Name)

Ayes: 6 (Taylor, Roberson, Kenyon, Martinez, Buntz, Bartosh)

Noes: 0

Absent: 0

Abstain: 0

LUAC member nominated for Secretary: Carla Martinez

Motion: Ed Buntz (LUAC Member's Name)

Second: Carol Kenyon (LUAC Member's Name)

Ayes: 6 (Taylor, Roberson, Kenyon, Martinez, Buntz, Bartosh)

Noes: 0

Absent: 0

Abstain: 0

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

C) Announcements

None

7. Meeting Adjourned: 8:30 pm

Minutes taken by: Carla Martinez

Minutes received via email July 21, 2016

Action by Land Use Advisory Committee

Project Referral Sheet

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

Advisory Committee: **South County**

Please submit your recommendations for this application by: **July 20, 2016**

Project Title: PORTER ESTATE COMPANY BRADLEY RANCH INC (TRIO PETROLEUM)

File Number: PLN160146

File Type: PC

Planner: FORD

Location: SOUTH OF JOLON RD & EAST AND WEST OF NACIMIENTO LAKE DR BRADLEY

Project Description:

Use Permit to allow the construction of four wells and allow the temporary exploration for and removal of oil and gas at the following locations: Hames Valley Exploration Well #1: 5,000 feet west of Nacimiento Lake Drive, 1 mile south of Jolon Road (Assessor's Parcel Number 424-081-046-000). Hames Valley Exploration Well #2: 1,200 feet east of Nacimiento Lake Drive, (Assessor's Parcel Number 424-081-050-000). Hames Valley Exploration Well #3: 2 miles south of Jolon Road and 1 mile east of Nacimiento Lake Drive (Assessor's Parcel Number 424-111-001-000). Hames Valley Exploration Well #4: 1 mile south of Jolon Road and ¼ mile west of Nacimiento Lake Drive, Bradley (Assessor's Parcel Number 424-081-083-000), South County Area Plan.

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

Steve Rawley, Stan Esner and Bob Beuer all representing Trio Petroleum made a presentation to all persons in attendance at the meeting. They described in detail the parameters of the 4 exploratory well drilling sites and explained the benefits of their research in locating the drilling sites. All four sites are located within the lands owned by the same family and all private roadways are within the same family ownership. They stated that each drill site is independent of each other. One site will be explored at a time; with each site having a footprint of approximately 1 to 1 ½ acres. The method of "directional" drilling to allow for a minimal ground disturbance (project footprint) was also explained. The representatives of Trio Petroleum described the nature of the oil they are hoping to find as having higher gravities that will come up out of the ground by the naturally occurring geologic pressures surrounding the drill sites. No heat, steam or chemical process will be used to extract the oil.

Was a County Staff/Representative present at meeting? No (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
No Site Neighbors were present at this meeting.			
Most questions pertained to commercial development process.		X	All commercial development questions were answered by Applicants.

PUBLIC COMMENT CONTINUED:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Off gases (i.e. sulphur) was discussed		X	Applicant stated they have no indication that any sulphur gases will be encountered.

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)
Timeline for completion of the work		Applicant stated it would take approximately 6-7 month to complete the permitting process and once obtained, work would begin in the Spring of 2017.

ADDITIONAL LUAC COMMENTS

Mr. Buntz withheld his approval of support as he would like the County of Monterey to encourage renewal energy projects as opposed to petroleum projects.

RECOMMENDATION :

Motion by: Carla Martinez (LUAC Member's Name)

Second by: Debbie Roberson (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes (with above noted exception)

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 5 (Taylor, Roberson, Kenyon, Martinez, Bartosh)

NOES: 1 (Buntz)

ABSENT: 0

ABSTAIN: 0

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