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MINUTES
North County Land Use Advisory Committee
October 16, 2019



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

2. Roll Call

Members Present:

John Robinett, D.L. Grier, David Evans, Sherry Owen, Lesley Noble, Michael Mastroianni, and

Emily Tafoya [arrived at 6:00 pm] (7)

Members Absent:

Robert McDonald (1)

3. Approval of Minutes:

A. September 18, 2019 minutes

Motion: D.L. Grier (LUAC Member's Name)

Second: John Robinett (LUAC Member's Name)

Ayes: John Robinett, Sherry Owen, David Evans, Lesley Noble, Michael Mastroianni, D.L. Grier (6)

Noes: 0

Absent: Emily Tafoya, Robert McDonald (2)

Abstain: 0

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) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

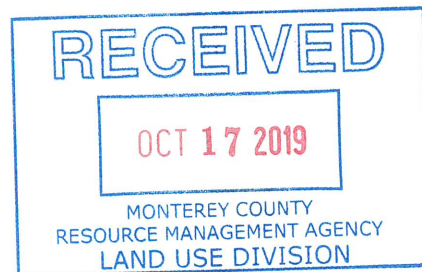
None

B) Announcements

None

7. Meeting Adjourned: 6:45 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:** TSUJI EUGENE & ROBIN TRS & TSUJI ARLENE
(COASTA BELLA LLC)
File Number: PLN170282
Project Location: 735 SAN JUAN RD ROYAL OAKS
Assessor's Parcel Number(s): 117-401-021-000
Project Planner: JACQUELYN NICKERSON
Area Plan: NORTH COUNTY AREA PLAN
Project Description: Administrative Permit to allow commercial cannabis cultivation within four (4) existing greenhouses consisting of 24,980 square feet (Building A), 24,892 square feet (Building B), 25,557 square feet (Building C) and 24,753 square feet (Building D).
Recommendation To: DIRECTOR OF RMA PLANNING

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

(Please include the names of the those present)

Joey Espinoza

Paul Moncrief

Ray Shott Sr

Ray Shott Jr

Was a County Staff/Representative present at meeting? Yasmeen Hussain (Name)

PUBLIC COMMENT: None

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)
None		

ADDITIONAL LUAC COMMENTS

Reviewed at earlier date, same project

RECOMMENDATION:

Motion by: D.L. Grier (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, D.L. Grier, David Evans, Michael Mastroianni, John Robinett (5)

Noes: 0

Absent: Robert McDonald, Emily Tafoya (2)

Abstain: Lesley Noble (1)



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: LUIZ TONY G & LINA M LUIZ TRS
(COASTA BELLA LLC)
File Number: PLN170284
Project Location: 755 SAN JUAN RD ROYAL OAKS
Assessor's Parcel Number(s): 117-401-020-000
Project Planner: JACQUELYN NICKERSON
Area Plan: NORTH COUNTY AREA PLAN
Project Description: Administrative Permit to allow commercial cannabis cultivation and nursery within an existing 18,628 square foot greenhouse.
Recommendation To: DIRECTOR OF RMA PLANNING

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

(Please include the names of the those present)

Joey Espinoza
Paul Moncrief
Ray Shott Sr
Ray Shott Jr

Was a County Staff/Representative present at meeting? Yasmeen Hussain (Name)

PUBLIC COMMENT: None

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)
None		

ADDITIONAL LUAC COMMENTS

Noble is under the belief that applicant's Ray Shott Sr and Ray Shott Jr have felony convictions; and understood cannabis operators could not have felony backgrounds

RECOMMENDATION:

Motion by: D.L. Grier (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: D.L. Grier, John Robinett, Sherry Owen, David Evans, Michael Mastroianni (5)

Noes: 0

Absent: Robert McDonald, Emily Tafoya (2)

Abstain: Lesley Noble (1)



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: D.L. Grier (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: D.L. Grier, David Evans, Sherry Owen, John Robinett, Michael Mastroianni (5)

Noes: 0

Absent: Robert McDonald, Emily Tafoya (2)

Abstain: Lesley Noble (1)



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: Michael Mastroianni (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

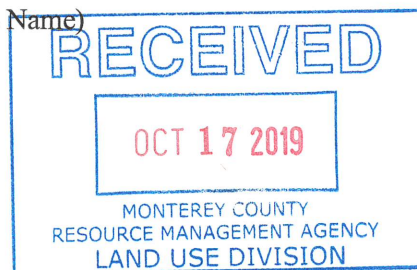
Continue to what date: _____

Ayes: Lesley Noble, David Evans, Sherry Owen, Michael Mastroianni, John Robinett, D.L. Grier (6)

Noes: 0

Absent: Robert McDonald, Emily Tafoya (2)

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

5. **Project Name:** DYNEGY MOSS LANDING LLC (VISTRA ENERGY)
File Number: PLN190253
Project Location: 11283 DOLAN RD MOSS LANDING
Assessor's Parcel Number(s): 133-181-011-000
Project Planner: JACQUELYN NICKERSON
Area Plan: MOSS LANDING COMMUNITY PLAN
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit to establish four (4) new battery energy storage systems, including the construction of four (4) two-story buildings consisting of a total of 391,200 square feet (Building 1 - 106,500 square feet, Building 2 - 94,500 square feet, Building 3 - 66,000 square feet, and Building 4 - 124,200 square feet), installation of 300-500 inverters and converters, and the placement of two (2) substations totaling 92,000 square feet (Substation 1 - 32,00 square feet and Substation 2 - 60,000 square feet) which include 3-4 new monopoles at a height of 150 feet ; 2) Coastal Development Permit to allow development within 750 feet a known archaeological resource; and 3) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (California Tiger Salamander, Santa Cruz Long-Toed Salamander and Peregrine Falcon). The project will result in grading of 124,000 cubic yards of cut.
Recommendation To: PLANNING COMMISSION

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

(Please include the names of the those present)

Eric Cherniss

Teri Wissler-Adam

Was a County Staff/Representative present at meeting? Yasmeen Hussain (Name)

PUBLIC COMMENT: None

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)
Fire and Habitat Intrusion		Locate sufficiently away from wildlife habitats

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: D.L. Grier (LUAC Member's Name)

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

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: David Evans, Sherry Owen, John Robinett, Michael Mastroianni, D.L. Grier, Emily Tafoya, Lesley Noble (7)

Noes: 0

Absent: Robert McDonald (1)

Abstain: 0

