Exhibit C

This page intentionally left blank.

MINUTES
North County Land Use Advisory Committee
March 5, 2025

1. Meeting called to order by David Evans **at** 5:35 pm

2. Roll Call

Members Present:
Davidi Evans, Sherry Owen, Andrea Estrada, Lesley Noble, Michael Mastroianni, Gina Paolini, Belinda Taluban (7)

Members Absent:
Lynnn Riddle, John Robinett (2)

3. Approval of Minutes:

A. **November 20, 2024** Minutes

Motion: Lesley Noble (LUAC Member's Name)

Second: Sherry Owen (LUAC Member's Name)

Ayes: Davidi Evans, Sherry Owen, Andrea Estrada, Lesley Noble, Michael Mastroianni, Gina Paolini (6)

Noes: (0)

Absent: Lynn Riddle, John Robinett (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.

Noble submitted to the Committee, and hopefully the Planning Dept, the following comments

1} There appears to be a precedent being set by the Planning Dept to allow a deviation from the General Plan in "forgiveness permits." A large percentage of the "forgiveness permits" seem to require a variance, and said variance more than easily obtained. Moreover, it is unknown if these "forgiveness permits: include sanctions or not in which case, why get a permit if you need a variance, or just don't want to be bothered?

2) Noble has a neighbor who has a completely dilapidated old metal water tank. It has been leaking like a river for A YEAR AND A HALF. Gallons of water. It rushes like a creek and can be heard at quite a distance flow-. ing. Noble has discovered that there is NOT ONE agency that claims to have any form of jurisdiction over enforcing the RESPONSIBLE management of this downright criminal waste of water. Water is one of the largest threatened resources in our County and State. Astonishing and wrong. This tank and water

system services 2-3 residences water company, has an outstanding CE case, and their pump is running constantly (24/7) to keep the GPM with enough water to service the residences and the ground/lake/creek that has evolved. I would love to know WHY there is no governance over the most precious commodity in the world???!!!! Their electricity must be off the charts. Another waste of energy and a huge bill. Moreover, The mosquitos are happily breeding away in this constant flow and source of water.

5. Scheduled Item(s)

6. Other Items:

A) LUAC member nominated for Chairperson: Belinda Taluban

Motion: Lesley Noble (LUAC Member's Name)

Second: David Evans (LUAC Member's Name)

Ayes: Davidi Evans, Sherry Owen, Lesley Noble, Michael Mastroianni, Belinda Taluban (5)

Noes: Andrea Estrada, Gina Paolini (2)

Absent: Lynn Riddle, John Robinett (2)

Abstain: (0)

B) LUAC member nominated for Secretary: Andrea Estrada

Motion: Lesley Noble (LUAC Member's Name)

Second: David Evans (LUAC Member's Name)

Ayes: Davidi Evans, Sherry Owen, Andrea Estrada, Lesley Noble, Michael Mastroianni, Gina Paolini, Belinda Taluban (7)

Noes: (0)

Absent: Lynn Riddle, John Robinett (2)

Abstain: (0)

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

NONE

D) Announcements

The North County LUAC thanked David Evans for his very long service with much appreciation as the chair.

Hope the Planning Dept acknowledges his dedication, hours of volunteering he donated to helping Monterey County be the best place it can be.

Evans resigned from the Committee, Noble resigned as Secretary but will remain a Committee member..

7. Meeting Adjourned: 6:40 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: CORNEJO CARLOS V & LOPEZ SINDY HERNANDEZ
File Number: PLN210142
Project Location: 1909 SAN JUAN RD, AROMAS, CA 95004
Assessor's Parcel Number(s): 267-041-023-000
Project Planner: Marlene Garcia
Area Plan: North County Area Plan
Project Description: A Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow construction of a 2,490 square foot single family dwelling, a 900 square foot detached garage and a 752 square foot detached accessory dwelling unit; 2) Use Permit to remove an additional 6 protected trees; 3) Use Permit for development on slopes greater than 25%; and 4) After the fact use permit to allow the removal of 15 Oak trees.
Recommendation To: CORNEJO CARLOS V & LOPEZ SINDY HERNANDEZ

Was the Owner/Applicant/Representative present at meeting? YES x **NO** _____

(Please include the names of the those present)

Carlos Conejo

Was a County Staff/Representative present at meeting? Ben Moulton **(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)
PROTECTED TREES, SLOPE EXCEEDING THE 25%		In this case no so objectionable. Some of the tree removal was done before he owned the property. Slope percentage to be mitigated.

ADDITIONAL LUAC COMMENTS

NONE

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: _____

Continue to what date: _____

Ayes: Davidi Evans, Sherry Owen, Andrea Estrada, Lesley Noble, Michael Mastroianni, Gina Paolini, Belinda Taluban (7)

Noes: (0)

Absent: Lynn Riddle, John robinett (2)

Abstain: (0)

kj

This page intentionally left blank