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MINUTES
South County Land Use Advisory Committee
Wednesday, February 16, 2022

1. Meeting called to order by Debbie Roberson at 7:12 pm

2. Roll Call

Members Present:

Debbie Roberson, Carol Kenyon, Bill Bartosh, Ed Buntz (4)

Members Absent:

Greg Traynor (1)



3. Approval of Minutes:

A. March 17, 2021 minutes

Motion: Carol Kenyon (LUAC Member's Name)

Second: Bill Bartosh (LUAC Member's Name)

Ayes: Roberson, Kenyon, Bartosh, Buntz (4)

Noes: 0

Absent: Traynor (1)

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.

There were no comments.

Steven Turley and Raphael Barrios were the two public attendees.

5. Scheduled Item(s)

6. Other Items:

A) LUAC member nominated for Chairperson: Debbie Roberson

Motion: Carol Kenyon (LUAC Member's Name)

Second: Ed Buntz (LUAC Member's Name)

Ayes: Roberson, Kenyon, Bartosh, Buntz (4)

Noes: 0

Absent: Traynor (1)

Abstain: 0

B) LUAC member nominated for Secretary: Ed Buntz

Motion: Debbie Roberson (LUAC Member's Name)

Second: Bill Bartosh (LUAC Member's Name)

Ayes: Roberson, Kenyon, Bartosh, Buntz (4)

Noes: 0

Absent: Traynor (1)

Abstain: 0

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

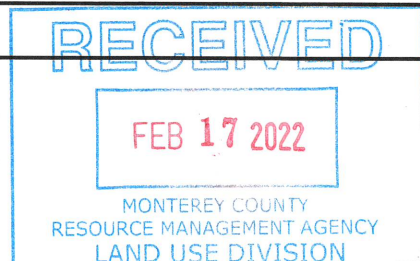
None

D) Announcements

None

7. Meeting Adjourned: 7:52 pm

Minutes taken by: Ed Buntz



Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: South County

1. **Item Title:** AB 361 FINDING
Description: On September 16, 2021, Governor Newsom signed AB 361. This legislation amends the Brown Act to allow meeting bodies subject to the Brown Act to meet via teleconference during a proclaimed state of emergency in accordance with teleconference procedures established by AB 361. For the December 1st remote meeting, the LUAC must make the findings.

Staff recommends, pursuant to AB 361 and in order for the LUAC to continue to meet remotely via teleconference, the LUAC find: 1) that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; 2) that the Planning Commission has reconsidered the circumstances of the state of emergency; and 3) that the Monterey County Health Officer continues to recommend social distancing measures for meetings of legislative bodies of local agencies.

RECOMMENDATION:

Motion by: Carol Kenyon (LUAC Member's Name)

Second by: Ed Buntz (LUAC Member's Name)

X Acceptance of the Finding

 Rejection the Finding

Ayes: Roberson, Kenyon, Bartosh, Buntz (4)

Noes: 0

Absent: Traynor (1)

Abstain: 0

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
 1441 Schilling Place 2nd Floor
 Salinas CA 93901
 (831) 755-5025



Advisory Committee: South County

1. **Project Name:** MYHRE ARVID J TR ET AL (DG WEST 1 LLC)
File Number: PLN210174
Assessor's Parcel Number: NO ADDRESS ASSIGNED TO PARCEL
 (PROPERTY IS LOCATED NEXT TO PARCEL WITH ADDRESS OF
 66893 SARGENTS RD SAN ARDO)
Project Location: 423-081-019-000
Project Planner: FIONNA JENSEN
Area Plan: SOUTH COUNTY AREA PLAN
Project Description: General Development Plan and Combined Development Permit consisting of: 1)
 a Use Permit to allow construction of an 11 megawatt (MW) alternating current
 (AC) solar photovoltaic facility and 2) a Use Permit to allow development on
 slopes exceeding 25%.

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

(Please include the names of those present)

Ann Myhre, Owner
Peter Davis, NextEra Energy Resources Project Manager

Was a County Staff/Representative present at meeting? Fionna Jensen & Craig Patton (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.)
Inquired about view from Hwy 101 and neighbors in the vicinity that might be affected.		No suggested changes.

ADDITIONAL LUAC COMMENTS

- Aera Energy contracting with NextEra Energy Resources for a solar system to be installed in their oil fields near Sargents Road, San Ardo. It will be an 11 MW system with approx. 32,000 fixed solar panels. Underground cables will carry the solar generated energy to an existing power substation.
- Aera Energy will use the electricity to reduce their current Grid usage.
- There is a 100' setback from the existing wetland area.
- Contract is to use the solar system for 30 years, then NextEra will dismantle the array.

RECOMMENDATION:

Motion by: Bill Bartosh (LUAC Member's Name)

Second by: Ed Buntz (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: _____

Continue to what date: _____



Ayes: Roberson, Kenyon, Bartosh, Buntz (4)

Noes: 0

Absent: Traynor (1)

Abstain: 0

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