

Exhibit B

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MINUTES
Carmel Valley Land Use Advisory Committee
Monday, April 7, 2025

1. Meeting called to order by Janet Brennan at 6:30 pm

2. Roll Call

Members Present:

Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl; Eric Jacobson

Members Absent:

Christfor Woreland

3. Approval of Minutes:

A. March 3, 2025 minutes

Motion: John Heyl (LUAC Member's Name)

Second: Judy MacClelland (LUAC Member's Name)

Ayes: Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl; Eric Jacobson

Noes: _____

Absent: Chridtfor Weyland

Abstain: _____

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: 7:14 pm

Minutes taken by: David Burbidge

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: Carmel Valley

1. **Project Name:** CALIFORNIA AMERICAN WATER CO (VARIOUS OWNERS)
 File Number: PLN230172
 Project Location: 7 OAK MEADOW LN, CARMEL VALLEY, CA 93924
Assessor's Parcel Number(s): 187-031-020-000, 187-031-023-000, 187-031-025-000 and 187-031-027-000),
 Project Planner: Hya Honorato
 Area Plan: Carmel Valley Master Plan
Project Description: An application for a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow replacement of one 10,000 gallon water tank, installation of two water tanks (10,000 gallons and 60,000 gallons), modifications to a 60,000-gallon tank, construction of a bypass pipeline with a pressure control valve, and relocation of a fire hydrant; and a Use Permit to allow development on slopes in excess of 25%.

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

(Please include the names of the those present)

Comnity O'Tool- Cal Am

Was a County Staff/Representative present at meeting? Hya Honorato (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Judy Tschire - HOA	X		Insure road will be fixed: Why move hyadrnt? Low pressure Dirt removal? Some will be removed

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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)
Janet Brennan	Visual impact mitigation. Will be landscaped.	Where does water come from? From ground water Cal Am responsible for road repair?
		Alternatives considered? Cal Am did look at other dites

ADDITIONAL LUAC COMMENTS

Recommend: Cal Am repair road; Mitigate visual impact; Water will be available to other areas in case of large fire

RECOMMENDATION:

Motion by: John Heyl (LUAC Member's Name)

Second by: Judy MacClelland (LUAC Member's Name)

- ☐
 Support Project as proposed
- ☒
 Support Project with changesSee above
- ☐
 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl; Eric Jacobson

Noes:

Absent: Christfore Weyland

Abstain:

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