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**MINUTES**  
**North County Land Use Advisory Committee**  
**Wednesday, November 7, 2018**



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

p.m.

2. Roll Call

**Members Present:**

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

**Members Absent:**

Cheryl Lambert, Robert MacDonald, Emil Tafoya (3)

3. Approval of Minutes:

A. October 3, 2018 minutes

Motion: Robinett (LUAC Member's Name)

Second: Grier (LUAC Member's Name)

Ayes: Owen, Evans, Noble, Robinett, Grier, (5)

Noes: 0

Absent: Lambert, MacDonald, Tafoya (3)

Abstain: Mastroianni (1)

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) Sherry Owen raised the issues of the "squatters" parking and living adjacent to the PG&E Plant to the East/North side of the PG&E land. Said squatters have been living in this area for 6-12 months. There are concerns about the potential health issues, not to mention these "squatters" are trespassing.

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects - **NONE**

C) Announcements - **NONE**

7. Meeting Adjourned: 6:10 p.m.

Minutes taken by: Lesley Noble

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

**Advisory Committee:** North County LUAC

Please submit your recommendations for this application by: **DATE**

**Project Description:**

1. **Project Name:** DUKE ENERGY MOSS LANDING LLC (VISTRA ENERGY CORPORATION)
- File Number:** PLN180394
- Project Location:** 11283 DOLAN ROAD, MOSS LANDING
- Project Planner:** JACQUELYN NICKERSON, ASSISTANT PLANNER
- Area Plan:** MOSS LAND COMMUNITY PLAN, NORTH COUNTY LAND USE PLAN (COASTAL)
- Project Description:** AMENDMENT TO THE MOSS LANDING POWER PLANT MASTER PLAN CONSISTING OF AN UPDATE TO THE EXISTING AND PROPOSED USES AND A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE ESTABLISHMENT OF A BATTERY ENERGY STORAGE SYSTEM WITHIN AN EXISTING BUILDING, REPLACEMENT OF AN EXISTING TRANSFORMER, AND INSTALLATION OF NEW INVERTERS AND TRANSFORMERS ON-SITE.
- Recommendation To:** PLANNING COMMISSION

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

(Please include the names of the those present)

Ron Sissem, EMC; Anthony Maselli; Eric Cherniss, Vistra

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**Was a County Staff/Representative present at meeting?** Anna Quenga (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)

Cost to Customers; Fire Protection, Water CO2	Unknown	
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**ADDITIONAL LUAC COMMENTS**

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NONE

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**RECOMMENDATION:**

Motion by: Mastroianni (LUAC Member's Name)

Second by: Grier (LUAC Member's Name)

x Support Project as proposed

Ayes: Owen, Robinett, Evans, Grier, Noble, Mastroianni (6)

Noes: 0

Absent: Lambert, MacDonald, Tafoya (3)

Abstain: 0

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