Exhibit L
Greater Monterey Peninsula
LUAC Meeting Minutes
PLN070376 - Merrill

Wayland Minor Subdivision Appeal
(PLN110079)
Merrill Minor Subdivision Appeal
(PLN110078)

Board of Supervisors
January 10, 2012
MINUTES
Greater Monterey Peninsula Land Use Advisory
Wednesday, December 19, 2007

1. Meeting called to order _______ 4:00 pm ________

2. Members Present: _______ SMITH, MILLER, PHILLIPS, CHURCH (4) _______

3. Members Absent: _______ (1) _______

4. Approval of Minutes:
   (August 15, 2007) Motion: _______ (LUAC Member's Name) to approve _______
                        Second: _______ (LUAC Member's Name) _______

   Ayes: _______ 3 Church, Pagiillo, Smith _______

   Noes: _______ 0 _______

   Absent: _______ 1 Jacobs _______

   Abstain: _______ 1 Pagiillo was not at meeting _______

   (December 5, 2007) Motion: _______ (LUAC Member's Name) _______
                        Second: _______ (LUAC Member's Name) _______

   Ayes: _______ 4 Church, Pagiillo, Smith, Miller _______

   Noes: _______ 0 _______

   Absent: _______ 1 Jacobs _______

   Abstain: _______ 6 _______

Exhibit H _______
Page 1 of 4 Pages
5. Public Comments:

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6. Other Items:  A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects/Applications:

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Exhibit \( H \)

Page 2 of 4 Pages
Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Planning Department
156 W Alisal St; 2nd Floor
Salinas, California
(831) 755-5025

Advisory Committee: Greater Monterey Peninsula

Please submit your recommendations for this application by Wednesday, December 19, 2007.

Project Title: MERRILL THOMAS TR ET AL
File Number: PLN070376
File Type: MS
Planner: AMADOR
Location: 24915 BOOTS RD MONTEREY

Project Description:
COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) MINOR SUBDIVISION VESTING TENTATIVE MAP TO ALLOW THE DIVISION OF A 37.8 ACRE PARCEL INTO THREE (3) PARCELS OF 10.5 ACRES, 13.8 ACRES, 7.5 ACRES AND A REMAINDER PARCEL OF 6.0 ACRES; AND 2) USE PERMIT FOR DEVELOPMENT IN A VISUALLY SENSITIVE AREA ("VS" DISTRICT). THE PROJECT PROPOSES APPROXIMATELY 3,100 CUBIC YARDS OF GRADING (COMBINATION OF CUT/FILL), INDIVIDUAL SEPTIC SYSTEMS AND 60 FOOT WIDE ROAD AND UTILITY EASEMENTS. THE PROJECT WILL BE SERVED BY AN EXISTING WELL AND A PROPOSED MUTUAL WATER COMPANY. THE PROJECT WILL NOT INVOLVE ANY TREE REMOVAL OR DEVELOPMENT IN AREAS IN EXCESS OF 30 PERCENT SLOPES. THE PROPERTY IS LOCATED AT 24915 BOOTS ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 173-062-008-000), GREATER MONTEREY PENINSULA AREA.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No

Mrs. Merrill, Mr. Joel Langer, Mr. Flinner

PUBLIC COMMENT:

Shari Damon (no comment - gathering information for neighbor Wang)

--- none ---

AREAS OF CONCERN (e.g. traffic, neighborhood compatibility, visual impact, etc.):

 наруettes: There will be a 60 wide road easement within the utilities. This was clarified by applicant.
- The LCBC was not provided the Site Easement diagram. So we don't know how to evaluate this topographic property.
- The suggested building lots mostly depend on the screening of the
  Screen Easement Parcel #1 and #2.
- The drainage from existing south of the proposed road across parcels West needs to be retained and protected in building the new access road.

Exhibit H

Page 3 of 4
RECOMMENDED CHANGES/CONDITIONS (e.g. reduce scale, relocate on property, reduce lighting, etc.):

Smith: Flush out the scenic elements and be sensitive to the drainage.
Church: Make sure the proposed buildings are located adjacent to the access road for Parcel #1 & #2 on the north side of the parcels. The screening may be removed for road construction or injection of the trees/dying back. If this happen there will be no screen and proposed sites are in full view of Highway 68.

- Parcel #1 & #2: The proposed house envelope should be moved back (north) into the valley because you can see Highway 68 & the 3 story poles are situated in the blur as you drive in Highway 68 and look at the pasture land.

ADDITIONAL LUAC COMMENTS:

- None

RECOMMENDATION (e.g. recommend approval; recommend denial; recommend continuation):

[Signature]

[Signature]

CONCUR WITH RECOMMENDATION:

AYES: 4 Smith, Church, Rieken, Pawillo

NOES: 0

ABSENT: 1 Jacobs

ABSTAIN: 0

MEETING ADJOURNED AT: 5:00 pm

PREPARED BY: Allen Church, Sec.