

Exhibit K  
Greater Monterey Peninsula LUAC  
Meeting Minutes  
PLN070366 - Wayland

Merrill (PLN110078)  
Wayland (PLN110079)

Board of Supervisors  
February 7, 2012

MINUTES

Greater Monterey Peninsula Land Use Advisory  
Wednesday, December 5, 2007

1. Meeting called to order 4:07 pm

2. Members Present: CHURCH, SMITH, RYANSON, PAGNULO (4)

3. Members Absent: JACOBS (1)

4. Approval of Minutes: POSTPONED:  
CHURCH & PAGNULO DID NOT RECEIVE MINUTES

(August 15, 2007) Motion: \_\_\_\_\_ (LUAC Member's Name)

Second: \_\_\_\_\_ (LUAC Member's Name)

Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

5. Public Comments:

- NONE -

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

- NONE -

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas, California  
(831) 755-5025

Advisory Committee: Greater Monterey Peninsula

Please submit your recommendations for this application by Wednesday, December 05, 2007.

Project Title: WAYLAND WARREN TR ET AL  
File Number: PLN070366  
File Type: MS  
Planner: AMADOR  
Location: 24975 BOOTS RD MONTEREY

Project Description:  
COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) MINOR SUBDIVISION VESTING TENTATIVE MAP TO ALLOW THE DIVISION OF A 38-ACRE PARCEL INTO 4 PARCELS OF 9.7 ACRES, 5.3 ACRES, 9.3 ACRES, 5.2 ACRES AND A REMAINDER PARCEL OF 8.8 ACRES; 2) USE PERMIT FOR DEVELOPMENT OF AREAS IN EXCESS OF 30 PERCENT FOR ROADWAY IMPROVEMENTS; 3) USE PERMIT FOR DEVELOPMENT IN A VISUALLY SENSITIVE AREA; AND 4) USE PERMIT TO ALLOW THE REMOVAL OF AN ESTIMATED 39 OAK TREES; AND GRADING OF APPROXIMATELY 3,800 CUBIC YARDS OF CUT AND 3,800 CUBIC YARDS OF FILL. THE PROJECT PROPOSES INDIVIDUAL SEPTIC SYSTEMS, A 50 FOOT BY 50 FOOT WATER TANK EASEMENT WITH A 100,000 GALLON WATER TANK AND 15 FOOT WIDE UTILITY EASEMENT, A 60-FOOT WIDE ROAD AND UTILITY EASEMENT AND A 30-FOOT WIDE ROAD AND UTILITY EASEMENT. AN EXISTING WELL AND A PROPOSED MUTUAL WATER COMPANY WILL SERVE THE PROJECT. THE PROPERTY IS LOCATED AT 24975 BOOTS ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 173-062-009-000), GREATER MONTEREY PENINSULA AREA.

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

PUBLIC COMMENT: Also that future dogs may molest her horses.  
Tinker (neighbor): Her horse may be too close to Parcel #3. She is concerned the house will be too close to the <sup>fence</sup> line and that <sup>the residents</sup> they would be subject to flies and smell of horses.  
Brian Finegan (attorney): The applicant wants to do a down-slope project choosing a well known architect to draw plans ~~that~~ and locate the houses to <sup>be</sup> suitable to public views.  
Joel Panzer: Noted there are 25 oak trees being removed instead of 39 trees.

No other public comments

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

Rieser: He is concerned that Mrs Tinker has a valid point. It needs to be addressed in Parcel #3. He noted that the existing flagging is in full view of Highway 68 and from Laguna Seca Park.

Ms Smith asked Mrs Tinker for comments about Parcel #3 and to work with the developer.

Mrs Tinker had some suggestions about locating the house down slope or <sup>due</sup> South behind the trees <sup>side</sup>  
Church: Parcel #3 is in full view of Hwy 68 to the south and in full view of Laguna Seca <sup>on north</sup> but the proposed envelope <sup>can</sup> be located south on the parcel.

(over to continue)

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Project: Warren Wayland Plan: 070366 24975 Poovos Road

Pagnillo: The road is only 30' wide <sup>that</sup> feeds into 2 parcels. It is not wide enough and there are not enough turnouts. This is the section that goes by Parcel #4 and on to #3.

Mrs. Timken: It would be advantageous to have developable area known to us in the parcel. (i.e. how much will be maintained in a natural state, how much or square footage that will be house) They are necessary and the LUAC wants to see this.

Pagnillo: Where is the water tank? The applicant said that it will be under ground and showed where.

Mr Finegan said there are 2 wells.

Mrs Smith: We want to know and that there be an assessment of the amount of water drawn out and flow so as not to deplete the aquifer. She wants the water works <sup>works</sup> ~~checked~~ reviewed.

Parcel #4: The LUAC does not have comments

Road B: Mrs. Smith: the road is graded up a drainage. Other options must be looked at. This from the junction to the hairpin turn. ~~There is no~~ This is a steep drainage. It must not interfere with the drainage.

Church: The hill side is way <sup>too</sup> steep for this road. The proposed site on Parcel #1 is in ~~I recommend that~~ full view of Hwy 68 to the south, it is in view of Mrs Timken's property and the roof is on a ridge line. I recommend the house be located on the parcel <sup>as</sup> to avoid the road.

Parcel #2:

Church: As drawn, there is no place on the parcel that is not in full view of Hwy 68 in both directions from the beginning of the Wayland property to and past the adjoining parcel to the east - east to west it is poorly drawn.

RECEIVED

DEC 11 2007

UNIFORM  
LAND  
PROJECTS

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

Church: Keep the parcel lot lines of parcel #2<sup>nd</sup> that if <sup>it</sup> be extended into parcel 3 or 4 in such a way that a proposed building <sup>can</sup> be located out of view of Hwy 68 and Laguna Sea.

5:00 pm

Meet the areas of concern

- a) parcel #2 lines - adjustable for vision sight lines
- b) road way and drainage - parcels 1 ~~and 2~~
- c) road width and lack of turn outs to parcels 3 & 4
- d) designated scenic easements

ADDITIONAL LUAC COMMENTS: None

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

Recommend approval subject to concerns and recommended conditions <sup>noted</sup> above.

CONCUR WITH RECOMMENDATION:

Mr. Church had to leave at 5:00 pm

AYES: 3

NOES: 0

ABSENT: 1

ABSTAIN: 1

MEETING ADJOURNED AT: 5 pm

PREPARED BY: Mr. Church / Mrs. Pizzullo