Exhibit L
Greater Monterey Peninsula LUAC
Meeting Minutes
PLN070376 - Merrill

Merrill (PLN110078)
Wayland (PLN110079)

Board of Supervisors
February 7, 2012
MINUTES
Greater Monterey Peninsula Land Use Advisory
Wednesday, December 19, 2007

1. Meeting called to order 4:00 PM

2. Members Present: SMITH, NIETO, PAGUILL, CHURCH (4)

3. Members Absent: (1)

4. Approval of Minutes:
   (August 15, 2007) Motion: ADJOURN to approve (LUAC Member's Name)
   Second: (LUAC Member's Name)
   Ayes: 3 Church, Pagueillo, Smith
   Noes: 0
   Absent: (1)
   Abstain: 1 Person was not at meeting

   (December 5, 2007) Motion: (probability) (LUAC Member's Name)
   Second: (LUAC Member's Name)
   Ayes: 4 Church, Pagueillo, Smith, Nieter
   Noes: 0
   Absent: (1)
   Abstain: (1)

Exhibit H
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5. Public Comments:

6. Other Items:  A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects/Applications:
Action by Land Use Advisory Committee
Project Referral Sheet
Monterey County Planning Department
168 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 173-062-006-000), GREATER MONTEREY PENINSULA AREA.

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

Mrs. Merrill, Mr. Joe Zhang, Mr. Fleming

PUBLIC COMMENT:
Thair Damon (no comment - gathering information for neighbor Wang)

- [Signature]

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

- Traffic: There will be a 60' wide road accessing the utilities. This was
  - The LUPC was not provided the Site Layout diagram for us to see
  - The suggested building sites are very close to the existing homes
  - The drainage needs to be retained and protected in building the new access road

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

Smith: Flush out the rainwater and be sensitive to the drainage.
Church: Make sure the proposed buildings are located adjacent to the access road for
Parcel #1 and #2 on the north side of the parcel. The screening may be
required for road construction or infection of the trees/drying backs. If this
happens then will be no screen and proposed sites are in full view of Highway 18.

2. Parcel #1 and #2: The proposed house envelope should be moved back (north)
into the valley because you can see Highway 18 & the story poles are situated.

ADDITIONAL LUAC COMMENTS:

— None —

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

recommend approval

Pagmillo, Borden and subject to our recommended changes/conditions

Pier son (seconded)

CONCUR WITH RECOMMENDATION:

AYES: 4 Smith, Church, Pier son, Pagmillo

NOES: 0

ABSENT: 1 Jacobs

ABSTAIN: 0

MEETING ADJOURNED AT: 5:00 pm PREPARED BY: Alan Church, Sec.

Exhibit H

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