Exhibit G
Greater Monterey Peninsula
LUAC Minutes

Banker’s Development Group, LLC
York Highlands
PLN100020

Board of Supervisors
October 18, 2011
MINUTES
Greater Monterey Peninsula Land Use Advisory Committee
Wednesday, May 4, 2011

1. Meeting called to order by Ron Dehoff at 4:03 pm

2. Roll Call
Members Present: Darlene Berry, Harris, Peterson, DeHoff, Jacobs, Smith
Members Absent: Alan Chorche

3. Approval of Minutes:
   A. October 6, 2010 minutes
   Motion: Ron DeHoff (LUAC Member's Name)
   Second: Phil Smith (LUAC Member's Name)

   Ayes: 6
   Noes: 0
   Absent: 1
   Abstain: 0

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

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PLANNING & BUILDING
INSPECTION DEPT
5. Scheduled Item(s)

6. Other Items:
   A) Election of Officers:
      Deferred to next meeting due lateness of hour
      LUAC member nominated for Chairperson: __________________________
      Motion: __________________________ (LUAC Member's Name)
      Second: __________________________ (LUAC Member's Name)
      Ayes: __________________________
      Noes: __________________________
      Absent: __________________________
      Abstain: __________________________

      LUAC member nominated for Secretary: __________________________
      Motion: __________________________ (LUAC Member's Name)
      Second: __________________________ (LUAC Member's Name)
      Ayes: __________________________
      Noes: __________________________
      Absent: __________________________
      Abstain: __________________________

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B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

C) Announcements

None

7. Meeting Adjourned: 5:30 pm

Minutes taken by: Darlene Berry

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INSPECTION DEPT
Action by Land Use Advisory Committee  
Project Referral Sheet  
Monterey County Planning Department  
168 W Alisal St 2nd Floor  
Salinas CA 93901  
(831) 755-5025  

Advisory Committee: Greater Monterey Peninsula  

Please submit your recommendations for this application by: May 4, 2011  

Project Title: YORK HIGHLANDS (MONTERRA RANCH PROPERTIES LLC)  
File Number: PLN100020  
File Type: BOARD OF SUPERVISORS  
Planner: ROBINSON  
Location: VARIOUS ADDRESSES IN MONTERRA RANCH  

Project Description:  
Combined Development Permit consisting of: 1) Vesting Tentative Map for the re-subdivision of Monterra Ranch Final Map Phases 6, 8 & 10 consisting of the reconfiguration of 24 residential lots (Phase 6: Adj Lot 44 Remainder; Phase 8: Lots 164 - 171; Phase 10: Lots 5-10, 117-122, Ranch Lots 1, 3 and 4), 3 open space parcels (Phase 8: Parcels A, B & C), 1 scenic easement parcel (Phase 10, Parcel H), and 3 road and utility parcels (Phase 6: Parcel R2; Phase 8: Parcel L; Phase 10: Parcel M); 2) Use Permit for tree removal; 3) Administrative Permit for grading of less than 70,500 cubic yards cut and 60,600 cubic yards fill in a Visually Sensitive District; and 4) Use Permit for development on slopes greater than 25 percent. The property is located south of the intersection of Highway 68 and York Road, Greater Monterey Peninsula Area Plan.  

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

PUBLIC COMMENT:  

<table>
<thead>
<tr>
<th>Name</th>
<th>Site Neighbor?</th>
<th>YES</th>
<th>NO</th>
<th>Issues / Concerns (suggested changes)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tom Cooper</td>
<td></td>
<td></td>
<td>X</td>
<td>Impacts to Homeowners</td>
</tr>
<tr>
<td>Monterra Homeowner</td>
<td></td>
<td></td>
<td>X</td>
<td>Issues stay part of Monterra</td>
</tr>
<tr>
<td>Henry Brown</td>
<td></td>
<td>X</td>
<td></td>
<td>Density of Project</td>
</tr>
<tr>
<td>Monterra Homeowner Association</td>
<td></td>
<td>X</td>
<td></td>
<td>No negative impact on Monterra</td>
</tr>
</tbody>
</table>
## LUAC AREAS OF CONCERN

<table>
<thead>
<tr>
<th>Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)</th>
<th>Policy/Ordinance Reference (If Known)</th>
<th>Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)</th>
</tr>
</thead>
<tbody>
<tr>
<td>No negative impact to Monterra. Read access concerns. Site development - Traffic through Monterra.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Traffic. Tree removal ratio under project description.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## ADDITIONAL LUAC COMMENTS

- All new open space will be deeded to HOA? 
  - Just for lot remainder
- Concern about congestion at York Road & Highway 68.

## RECOMMENDATION:

Motion by: **Darlene Berry**

Second by: **Larry Reiverson**

- Support Project as proposed
- Recommend Changes (as noted above) 
  - Addressing concerns & issues as stated above
- Continue the Item

Reason for Continuance:

Continued to what date:

AYES: 6
NOES: 0
ABSENT: 1 (Church)
ABSTAIN: 0

MAY 16 2011