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, KLEINSON, PAGNIULLO (4)

3. Members Absent: (1)

4. Approval of Minutes: POSTPONED
   CHURCH & PAGNIULLO 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  
188 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 05, 2007.

Project Title: WAYLAND WARREN ET AL  
File Number: PLN070356  
File Type: MS  
Planner: AMADOR  
Location: 24975 BOOTS RD MONTEREY

Project Description:
COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) MINOR SUBDIVISION VESTING TENATIVE 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 WELL 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 X No

PUBLIC COMMENT:

Tinker (neighbor): Her horse may be too close to Panel #3. The house will be too close to the fence line and that they would be subject to noise and smell of horses.

Brian Finger (attorney): The applicant wants to do a low intensity project. They want to be shown excluded to draw plans next and locate the houses to be suitable to public views.

Joel Panzer: Noted there are 28 oak trees being removed instead of 39 trees.

No other public comment.

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

Mike: He is concerned that Mrs. Tinkin has a valid point. It needs to be addressed in Panel #3.

Mrs. Smith asked Mrs. Tinkin for comments about Panel #3 and to work with the developer.

Mrs. Tinkin had some suggestions about locating the house down slope on a South behind the true side.

Chuck: Panel #3 is in full view of Highway 68 to the south and in full view of Laguna Seca.

But the proposed subdivision can be located south on the panel.

(To continue)
Project: Wayland Plan: O70366 24975 Potomac Road

Parzino: The road is only 20' wide & fits into 1 parcel. It is not wide enough and there are not enough turn-outs. This is the section that goes by Parcel #4 and on to #5.

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

Parzino: Where is the water tank? The applicant said that it will be underground and shared value.

Mrs. Prunin said there are 2 wells.

Mrs. Smith: We want to know and that these be an assessment of the amount of water drawn out and flow from not to duplicate the acquisition. She needs the water works reviewed.

Parcel #4: The LUAC does not have comments.

Road B: Mrs. Smith: the road is grade up a drainage. Other options must be looked at. This from the junction to the hairpin turn. This is a setup drainage. It must not interfere with the drainage.

Church: The left side is very steep for this road. The proposed site on Parcel #1 is in full view of Tinker's to the south; it is in view of Mrs. Tinker's property and the roof is on a ridge line. I recommend the house be located on the parcel to avoid the road.

Parcel #2:

Church: As drawn, there is no place on the parcel that is not in full view of Tinker 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.
RECOMMENDED CHANGES/CONDITIONS (e.g. reduce scale, relocate on property, reduce lighting, etc.):

Check: Keep the parcel lot lines of parcel #2 consistent with the new parcel 3 & 4 in such a way that the proposed building site be located out of view of Hwy 8 and Laguna Rd.

Meet the areas of concern:

a) parcel #2 lines - adjustable for vision lighting
b) road way and drainage - parcels 1
   c) road width and lack of Turn auto - 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 noted and recommended conditions above.

CONCUR WITH RECOMMENDATION: Mr. Church had to leave at 5:00pm

AYES: 3

NOES: 0

ABSENT: 1

ABSTAIN: 1

MEETING ADJOURNED AT: 5pm PREPARED BY: Mr. Church/Mrs Reginella

Exhibit G
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