

# Exhibit F

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**MINUTES**  
**Big Sur Land Use Advisory Committee**  
**Tuesday, October 12, 2021**



1. Meeting called to order by Mary Trotter at 9:00 am

2. Roll Call

**Members Present:**

Mary Trotter, Steve Beck, Dave Smiley, Marcus Foster, Dick Ravich (5)

**Members Absent:**

0

3. Approval of Minutes:

A. September 28, 2021 minutes

Motion: Dave Smiley (LUAC Member's Name)

Second: Steve Beck (LUAC Member's Name)

Ayes: Mary Trotter, Steve Beck, Dave Smiley, Marcus Foster, Dick Ravich (5)

Noes: 0

Absent: 0

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

5. Scheduled Item(s)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

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B) Announcements

None

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7. **Meeting Adjourned:** 10:35 am

**Minutes taken by:** Dick Ravich



# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Housing & Community Development  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



Advisory Committee: Big Sur

1. **Project Name:** BERGERON BIG SUR DEVELOPMENT LLC  
**File Number:** PLN040180-AMD1  
**Project Location:** 48170 HWY 1 BIG SUR  
(WEST OF HWY 1 & SOUTHERLY OF POST RANCH INN)  
**Assessor's Parcel Number(s):** 420-011-041-000 & 420-171-032-000  
**Project Planner:** JAIME GUTHRIE  
**Area Plan:** BIG SUR COAST LAND USE PLAN  
**Project Description:** Amendment to a previously approved Combined Development Permit (PLN040180) consisting of: Coastal Development Permit for a Lot Line Adjustment to reconfigure four (4) existing lots of record comprising 34.1 acres +/- (Parcel 1), 74.2 acres +/- (Parcel 2), 0.14 acres +/- (Parcel 3) and 24.8 +/- acres (Parcel 4) in the Coastlands Subdivision into three (3) lots of approximately 52.6 +/- acres (Parcel "A"), 40.5 +/- acres (Parcel "B") and 40.1 +/- acres (Parcel "C"). One of the parcels is created as a receiver site for a donor Transfer of Development Credit (TDC) created in PLN060613. This is changed from the Coastal Development Permit for a Lot Line Adjustment to reconfigure four (4) existing lots of record (Assessor's Parcel Numbers 420-011-041-000 [formerly 420-011-002-000] and 420-171-032-000) of approximately 0.15, 23, 34 and 75 acres each in the Coastlands Subdivision into four (4) lots of approximately 18, 27, 45 and 45 acres each; and a Variance to allow two (2) resulting lots that do not meet the minimum lot size of 40 acres.

Was the Owner/Applicant/Representative present at meeting? YES X NO       

(Please include the names of the those present)

- Aengus Jeffers  
Nadine Clark  
Butch Kronlund  
Mr. Brook Sargent  
Anonymous member of the public (1831xxxx044)  
Anonymous member of the public (1510xxxx757)

Was a County Staff/Representative present at meeting? Jaime Guthrie, Anna Quenga (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Butch Kronlund, President Coastlands Road & Water Company	X		Water rights, road access and easements
Mr. & Mrs. Brook Sargent, own parcel Lot 6 above Parcel A	X		- Current & future water availability. - Has letters & easement rights from the Shorts recorded with the County in the 1920's and 1947. Easements rights to property & beach. Would like confirmation of easement rights.

**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Water & access rights obligations by and for Coastlands parcels and for applicant parcels		Applicant to resolve issues with the Coastlands Road & Water Company before coming back to the LUAC.
Conservation easements		LUAC appreciates conservation easements on all parcels outside of the building sites.
Can water rights from a Coastlands parcel be transferred to parcels outside Coastlands?		County determination?

**ADDITIONAL LUAC COMMENTS**

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- LUAC would like a listing of red tags that have been issued by the County on applicant parcels, when red tags were cleared, what remains open and if there are existing conditions that should be red tagged.
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- LUAC would like to know (A) the sources and location of water to each applicant parcel; (B) what easements exist with and by the Coastlands, the Sargents and applicant; and (C) the specific location of home sites in the disturbed area of each parcel that may be developed in the future.
- 



**RECOMMENDATION:**

Motion by: Dave Smiley (LUAC Member's Name)

Second by: Dick Ravich (LUAC Member's Name)

       Support Project as proposed

       Support Project with changes

  X   Continue the Item

Reason for Continuance: Refer to comments above

Continue to what date: To be determined by Monterey County

Ayes: Mary Trotter, Steve Beck, Dave Smiley, Marcus Foster, Dick Ravich (5)

Noes: 0

Absent: 0

Abstain: 0



**Friedrich, Michele x5189**

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**From:** Guthrie, Jaime S. x6414  
**Sent:** Friday, October 8, 2021 6:10 PM  
**To:** Friedrich, Michele x5189  
**Subject:** Fw: Big Sur LUAC - PROJECT NAME: Bergeron Big Sur Development LLC  
**Attachments:** Short Property-Coastal Commion 2005.pdf; Bergeron Big Sur Development LLC-Tim Allen Realtor Coastlands Parcel Map.png

Michele,  
Please find the forwarded email to the LUAC from a member of the public re: PLN040180-AMD1.

Thank you,  
*Jaime Scott Guthrie, AICP*

**Associate Planner**  
831.796.6414 | [GuthrieJS@co.monterey.ca.us](mailto:GuthrieJS@co.monterey.ca.us)  
County of Monterey Housing & Community Development  
1441 Schilling Place South, 2<sup>nd</sup> Floor, Salinas, CA 93901  
Code of [Ordinances](#) + [Accela Citizens Access \(ACA\)](#)



*The Monterey County Housing and Community Development Department is currently operating with limited in-office staff to reduce risk of COVID-19 transfer to and between its workforce and our customers. During this time, responses may be delayed, but staff is checking email and will respond to you. If you have an urgent issue that requires immediate attention, please contact our main line at: [831-755-5025](tel:831-755-5025).*

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**From:** sur1954janet@aol.com <sur1954janet@aol.com>  
**Sent:** Thursday, October 7, 2021 1:12 PM  
**To:** Guthrie, Jaime S. x6414 <GuthrieJS@co.monterey.ca.us>  
**Subject:** Big Sur LUAC - PROJECT NAME: Bergeron Big Sur Development LLC

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Project Name: Bergeron Big Sur Development LLC  
File Number: PLN040180-AMD1  
Project Location: 48170 Hwy 1 Big Sur  
Assessor' Parcel Number(s): 420-011-041-000 & 420-171-032-000  
Project Planner: Jaime Guthrie  
Area Plan: Big Sur Coast Land Use Plan

Pubic Comments : YES

Name Janet Hardisty

Site Neighbor Yes

Issues/Concerns Water. Road easements for new parcels that are not within  
Coastlands Subdivision itself.



Reading through, it seems even with the new reconfiguration of the lot line adjustment this project seems to be somewhat inconsistent with our Big Sur LCP policies and our CIP.

Dear All,

Just to name a few of mine and other neighbor concerns ...

Lot 20 - The reconfiguration of the Bergeron Big Sur Development LLC property which is **zoned WSC** is outside the boundary of the Coastlands Subdivision which is **zoned Rural Residential**. Lot 20 is part of the Coastlands Subdivision, so I don't believe that there is anyway possible for the County or others to expand (add to) Lot 20's acreage of .14 acres unless of course the acreage to be added by way of a lot line adjustment was acreage within the Coastlands Subdivision itself.

Access - Concerns about road access for these new reconfigured lots.

Receiver Site - Concerns about one of the Bergeron Big Sur Development LLC's new reconfigured WSC Lots becoming a Receiver Site. Why you ask? Well because we all know that parcels zoned WSC have different regulations, and allow for different uses than parcels zoned Rural Residential, and I don't think our resident community that live within the Coastlands Subdivision wish to share our road with someone that's going to use the receiver site for commercial uses (weddings, car week parties, musical events, etc.), because from my understanding, that 130+ acre parcel zoned WSC at this time has rights to access only one residential home.

I have also included (attachment 1) what the County and Coastal Commission responded when Jana Weston, one of the 12 surviving grandchildren of Kaye Short sent in to County (original request) for a lot line adjustment for this same property back in May of 2005, for then four (4) lots.

Then just recently Bergeron Big Sur Development LLC (February 2021) sent in a request to the County for that same (original) lot line adjustment (4 lots), and with County Planners hearing concerns from neighbors at that time who wrote in ... this is perhaps why the lot lines have been reconfigured to what they are today (3 lots).

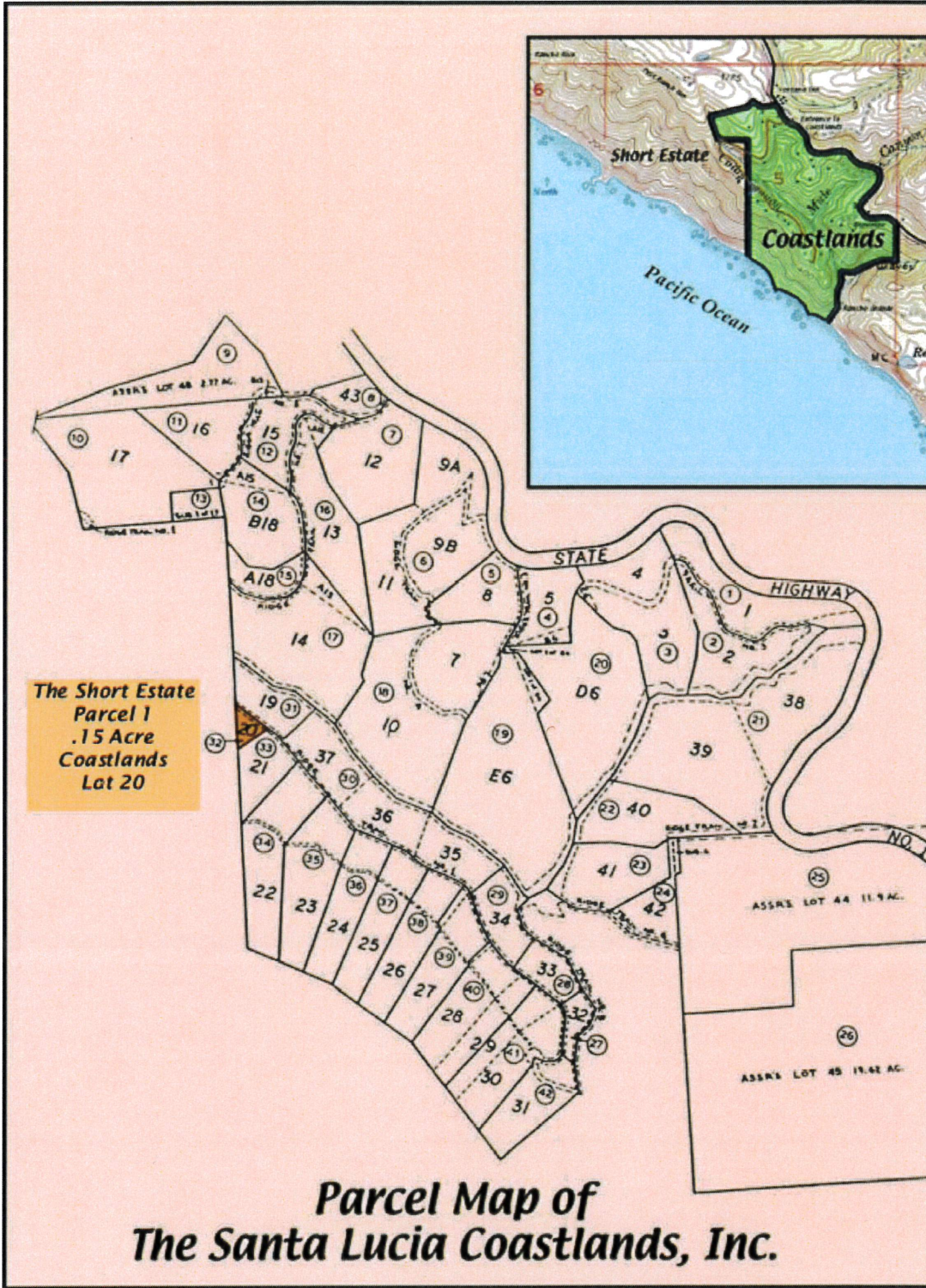
The second attachment is a small portion of the Coastlands parcel map showing Lot 20 (the small red triangle) within the Coastlands Subdivision, and the Short property (now Bergeron Big Sur Development LLC) just outside and west of the Coastlands boundary.

Speaking of which ... **PLN040180-AMD1 @ 48170 HWY** now states in the Project Description that all Lots are within the Coastlands Subdivision when in fact they are not! Only the one, Lot 20 (.14 acres) is within the Coastlands Subdivision zoned Rural Residential, while the other 3 Lots (130+ acres) are outside Coastlands boundaries and are part of an area that is zoned WSC. This needs to be corrected I believe, thank you in advance!

Hope to be in attendance for the October 12th discussion!

Respectfully,

Janet Hardisty  
48216 Hwy 1  
Big Sur, CA 93924



The Short Estate  
Parcel 1  
.15 Acre  
Coastlands  
Lot 20

Figure 5 - The Coastlands Parcel Map



19 of 73 Page view Read aloud Draw Highlight Erase

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(831) 427-4863

**W6c**

Filed: 7/19/2005  
49th day: 9/06/2005  
Staff: CKC-SC  
Staff report prepared: 7/28/2005  
49-Day Waiver: 7/28/2005  
Hearing date: 8/10/2005  
Hearing item number: W6c

## APPEAL STAFF REPORT SUBSTANTIAL ISSUE DETERMINATION

**Appeal number** .....A-3-MCO-05-052, Jana Weston, et al  
**Applicants** .....Jana Weston; Kelly Short Lloyd, Agent  
**Appellant**.....Commissioners Wan and Shallenberger  
**Local government** .....Monterey County  
**Local decision** .....Approved with conditions on May 26, 2005  
**Project location** .....APNs 420-011-002, 420-171-032; located west of Highway One, southerly of Post Ranch Inn, Big Sur Coast Area, Monterey County.  
**Project description** .....PLN040180 – Lot line adjustment to reconfigure four existing lots of record of approximately 0.15, 23, 34, and 75 acres each in/ adjacent to Coastlands into four lots of approximately 18, 27, 45 and 45 acres each; variance to allow two resulting lots that do not meet the minimum lot size of 40 acres.  
**File documents**.....Monterey County Certified Local Coastal Program (LCP), including Big Sur Coast Land Use Plan (LUP) and Coastal Implementation Plan (CIP); Monterey County Coastal Development Permit PLN040180.  
**Staff recommendation** ...**Substantial Issue**

### I. Recommended Findings and Declarations for Substantial Issue:

Monterey County's approval of a Coastal Development Permit for a lot line adjustment to reconfigure four existing lots of record of approximately 0.15, 23, 34, and 75 acres each in and adjacent to Coastlands into four lots of approximately 18, 27, 45 and 45 acres each, and a variance to allow two resulting lots that do not meet the minimum lot size of 40 acres has been appealed to the Coastal Commission on the basis that: (1) the lot line adjustment creates two parcels less than 40 acres in size, which raises a substantial issue of consistency with LCP policies that require 40-acre minimum parcel size; (2) the adjustment will increase the density of residential development beyond that which is allowed by the LCP; (3) the increase in development density resulting from the lot line adjustment will have cumulative adverse impacts on coastal access and recreation, water supplies, and the unique coastal resources of the Big Sur coast. Project location and plans are attached as Exhibit s A-C. Photos of the



California Coastal Commission  
August 2005 Meeting in Costa Mesa  
Staff: K. Cuffe Approved by:

**Appeal A-3-MCO-05-052**  
Weston, et al, Lot Line Adjustment  
Substantial Issue Staff Report  
Page 2

site are included in Exhibits D and E. The County's Final Local Action Notice (FLAN), approving the project (Minor Subdivision Committee Resolution Number 05014), is attached to the report as Exhibit H. The submitted reasons for appeal are attached to this report as Exhibit I.

These contentions are valid as discussed below, and, thus, the Commission finds that the appeal raises a substantial issue regarding the project's conformance to the Monterey County certified LCP.

The project area is governed by the Big Sur LUP and is within the LCP's Rural Density Residential (RDR) land use designation and Watershed and Scenic Conservation (WSC) zoning district. Sections 20.17.060.B and 20.145.140.A.8 of the LCP's Coastal Implementation Plan (CIP) establish a forty acre minimum parcel size for such areas. In this case, there is no way the density standard of 40-acre minimum parcel size could be met, since a minimum of 160 acres is necessary to have four buildable lots. With a combined total area for the four lots (which currently measure 0.15, 23, 34, and 75 acres each) of 132.15 acres, conformance with the 40-acre minimum can not be accomplished by this lot line adjustment. While the proposed lot line adjustment would reduce the number of undersized lots from three to two, it still results in establishing two lots that are non-conforming with regards to minimum lot size. However, conformance with the 40-acre density standard could be achieved by merging the four parcels into three legally conforming parcels, as provided for by the Big Sur LUP Policy 5.4.3.G<sup>1</sup>, provided there is substantial evidence demonstrating that there are at least three currently buildable lots. The lot line adjustment approved by the County thus raises a substantial issue of consistency with the minimum lot size requirements, as well as with Big Sur LUP Policy 5.4.3.G and CIP Section 20.145.140.A.1<sup>2</sup>, because the project creates two new parcels under 40 acres in size. That the project was granted a variance because it did not meet the minimum lot size is evidence that the project does not meet "all other LCP requirements," as required by CIP Section 20.145.140.A.1. In addition, the County's findings for approval of a variance to LCP minimum lot size requirements are not accompanied by substantial evidence to establish consistency with LCP standards for variances (CIP Section 20.78).

With regards to development potential of the existing parcels, CIP Section 20.145.140.A.5 states that development of a parcel shall be limited to density, land use, and site development standards specific to that parcel's land use designation. Furthermore, CIP Section 20.145.140.A.15 states that existing parcels of record are considered to be buildable provided that: a) all resource protection policies of the land use plan and standards of the ordinance can be met; b) there is adequate building area on less than 30% slopes; and, c) that all other provisions of the Coastal Implementation Plan can be fully met. (Ref.

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<sup>1</sup> Big Sur LUP Policy 5.4.3.G – Specific Policies for Rural Residential land uses – Reconstitution of parcels or mergers may be required for any area of the coast where past land divisions have resulted in parcels being unusable under current standards or where cumulative impacts on coastal resources require limitations on further development. Parcel mergers shall be based on the following criteria: a) the minimum buildable parcel shall be one acre; b) each parcel must contain a suitable septic and drainfield location on slopes less than 30%, and must be able to meet regional Water Quality and County stream setback and septic system requirements; and c) each parcel must conform to all Plan policies for residential development on existing parcels.

<sup>2</sup> Section 20.145.140.A.1 of the LCP's Implementation Plan (CIP) requires the development to conform and be consistent with policies of the Big Sur Land Use Plan (BSLUP)



## Appeal A-3-MCO-05-052

Weston, et al, Lot Line Adjustment

Substantial Issue Staff Report

Page 3

LUP Policy 5.4.2.5). Pursuant to these standards, two of the four existing parcels (the 0.15-acre Lot 3 and 26-acre Lot 4) should not be considered buildable with residential uses for the following reasons:

- **Wastewater Treatment.** Lot 3 (0.15 acres) and Lot 4 (26 acres) do not meet the on-site wastewater treatment standards established by CIP Section 20.145.140.A.13. Specifically lot 3 does not conform to the 1-acre minimum, while Lot 4 does not have adequate area outside of 30% slopes to accommodate on-site treatment.
- **Slopes.** Lot 4 is too steep for residential and associated roadway development. With an average slope of approximately 60%, and very little, if any, portion of the property containing slopes less than 30%, it would be impossible to construct a residence and access road consistent with CIP Section 20.145.140.A.4, which limits development to slopes of under 30%.
- **Hazards.** Lots 3 and 4 are within High Hazard Areas due to their proximity to a fault scarp, and in the case of Lot 4, the presence of a large, active landslide (see Exhibits E through G). Big Sur LUP Policy 3.7.1 requires that land use and development be carefully regulated through the best available planning practices in order to minimize risk to life and property and damage to the natural environment. Policy 3.7.2.3 states that areas of a parcel which are subject to high hazards shall generally be considered unsuitable for development, and requires an environmental or geotechnical report prior to County review of development. The County's approval of the Lot Line Adjustment does not contain adequate information regarding hazards at the project site, and, as a result, does not conform to the requirements of Policies 3.7.1 and 3.7.2.3, nor establishes that Lots 3 and 4 are buildable under their current configuration.
- **Water Supplies.** The County's approval of the lot line adjustment does not contain evidence of an adequate water supply to support future residential development of Lots 3 and 4, and thereby does not address the requirements of Big Sur LUP Policy 3.4.2.3, which limits development to prevent overuse of limited water supplies, protect the public's health and safety, and preserve the natural value of streams and watersheds.

To summarize, the increase in residential development enabled by the adjustment conflicts with Big Sur LUP Policy 5.4.3.H.4, which states that "lot line adjustments are encouraged when no new developable lots are created and when plan policies are better met by this action" (emphasis added). In other words, Policy 5.4.3.H.4 encourages reconfiguration of buildable parcels so that coastal resources can be better protected, and discourages adjustments that convert unbuildable parcels into buildable parcels. The County approved lot line adjustment and variance raises a substantial issue of consistency with Policy 5.4.3.H.4 because it converts sub-standard parcels that cannot be developed with residential uses into buildable parcels, and sets a precedent that would have significant adverse cumulative impacts on coastal resources, as discussed further below, that do not advance LCP policies. Policy 5.4.3.G, in fact, acknowledges that past land use divisions may have resulted in parcels being unusable under current standards, and provides a remedy by stating that the reconstitution of parcels or mergers may be required in such cases.

Finally, the reconfiguration of sub-standard parcels that cannot safely accommodate residential development into new buildable parcels would cumulatively increase the level of residential



## **Appeal A-3-MCO-05-052**

Weston, et al, Lot Line Adjustment

Substantial Issue Staff Report

Page 4

development in Big Sur well beyond that which is anticipated and allowed by the LCP. This will result in increased traffic on Highway One, which currently operates at the worst level of service (LOS F) at peak times, and would thereby interfere with the public's ability to access and recreate on the Big Sur Coast. Such an increase in residential development will also place greater demands on limited water supplies, which would, in turn, adversely impact riparian habitats. For example, the additional water use associated with the increase in residential development resulting from this lot line adjustment poses adverse impacts to the sensitive habitats of the Mule Creek watershed. Furthermore, increases in residential development potential (over and above that already contemplated in the LCP) throughout the planning area could alter the unique character of Big Sur that makes it such a popular destination for coastal access and recreation. Because of these cumulative impacts, the lot line adjustment raises a substantial issue of consistency with Big Sur LUP Policy 5.4.3.G.3, which provides for unbuildable lots to be merged where cumulative impacts on coastal resources require limitations on further development, as well as with Coastal Act Sections 30211 and 30213, which protect the public's right of access to the sea, and to lower cost visitor and recreational facilities, such as the many camping and hiking opportunities that make the Big Sur coast such a highly desirable destination for coastal recreation.

### **II. Recommended Motion and Resolution**

#### MOTION:

*I move that the Commission determine that Appeal No. A-3-MCO-05-052 raises **NO** substantial issue with respect to the grounds on which the appeal has been filed under § 30603 of the Coastal Act.*

#### STAFF RECOMMENDATION:

Staff recommends a **NO** vote. Failure of this motion will result in a *de novo* hearing on the application, and adoption of the following resolution and findings. Passage of this motion will result in a finding of No Substantial Issue and the local action will become final and effective. The motion passes only by an affirmative vote of the majority of the appointed Commissioners present.

#### RESOLUTION TO FIND SUBSTANTIAL ISSUE:

The Commission hereby finds that Appeal No. A-3-MCO-05-052 presents a substantial issue with respect to the grounds on which the appeal has been filed under § 30603 of the Coastal Act regarding consistency with the Certified Local Coastal Plan and/or the public access and recreation policies of the Coastal Act.

### **III. Appeal Procedures:**

Coastal Act Section 30603 provides for the appeal of approved coastal development permits in jurisdictions with certified local coastal programs for development that is (1) between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance; (2) on tidelands,



## **Appeal A-3-MCO-05-052**

Weston, et al, Lot Line Adjustment

Substantial Issue Staff Report

Page 5

submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff; (3) in a sensitive coastal resource area; (4) for counties, not designated as the principal permitted use under the zoning ordinance or zoning district map; and (5) any action on a major public works project or energy facility. This project is appealable because it is between the first public road and the sea, and because a lot line adjustment is not designated as the principal permitted use.

The grounds for appeal under Section 30603 are limited to allegations that the development does not conform to the standards set forth in the certified LCP or the public access policies of the Coastal Act. Section 30625(b) of the Coastal Act requires the Commission to conduct a *de novo* coastal development permit hearing on an appealed project unless a majority of the Commission finds that “no substantial issue” is raised by such allegations. Under Section 30604(b), if the Commission conducts a *de novo* hearing, the Commission must find that the proposed development is in conformity with the certified local coastal program. Section 30604(c) also requires an additional specific finding that the development is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act, if the project is located between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone. This project is located between the first public road and the sea and thus, this additional finding would need to be made in a *de novo* review in this case.

The only persons qualified to testify before the Commission on the substantial issue question are the Applicant, persons who made their views known before the local government (or their representatives), and the local government. Testimony from other persons regarding substantial issue must be submitted in writing. Any person may testify during the *de novo* stage of an appeal.





## Friedrich, Michele x5189

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**From:** Guthrie, Jaime S. x6414  
**Sent:** Friday, October 8, 2021 8:41 PM  
**To:** Friedrich, Michele x5189  
**Subject:** Fw: Comment on Proposed Project in Big Sur

Michele,

Please find below the forwarded email to the LUAC from a member of the public re: PLN040180-AMD1.

Thank you,

*Jaime Scott Guthrie, AICP*

**Associate Planner**

831.796.6414 | [GuthrieJS@co.monterey.ca.us](mailto:GuthrieJS@co.monterey.ca.us)

County of Monterey Housing & Community Development

1441 Schilling Place South, 2<sup>nd</sup> Floor, Salinas, CA 93901

Code of [Ordinances](#) + [Accela Citizens Access \(ACA\)](#)



*The Monterey County Housing and Community Development Department is currently operating with limited in-office staff to reduce risk of COVID-19 transfer to and between its workforce and our customers. During this time, responses may be delayed, but staff is checking email and will respond to you. If you have an urgent issue that requires immediate attention, please contact our main line at: [831-755-5025](tel:831-755-5025).*

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**From:** T W <[timweiss@mac.com](mailto:timweiss@mac.com)>  
**Sent:** Thursday, October 7, 2021 1:16 PM  
**To:** Guthrie, Jaime S. x6414 <[GuthrieJS@co.monterey.ca.us](mailto:GuthrieJS@co.monterey.ca.us)>  
**Subject:** Comment on Proposed Project in Big Sur

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Dear Ms. Guthrie

Attached below is an email I plan on sending to the Big Sur LUAC regarding an issue on their upcoming meeting. I hope you have the time to review it as well. I greatly appreciate your attention to the issue. If you have any questions please do not hesitate to contact me through this email.

Thanking you in advance for your careful review of this proposed plan.

Tim Weiss

*Dear LUAC Members*

*As 17 year residents in the Coastlands, my wife and I have serious concerns about this attempt to once again (in a prior attempt, the Coastal Commission Staff recommended a NO vote due to the*

*many inconsistencies with the Big Sur LCP and CIP) build 3 homes within the Coastlands development in which they legally are not a part of. There is only one very small triangular lot (.14 acre) that maintains a Coastlands water right. All the additional acreage is serviced by a single water right traded to the Short family in 1927 in exchange for access over a small part of their property and is not part of the Coastlands community. This additional acreage pays no monies for the water it uses or the road it drives on (and like most roads in Big Sur, it requires special care and often times major repair). It is an unreasonable expectation that the Coastlands community supply free water and road maintenance for 3 new homes. Additionally, the only access to this property is through a shared dirt driveway which would be unsafe and a potential hazard and liability with repeated heavy truck and automobile usage and there is no practical way of realigning it.*

*I unfortunately will not be able to attend the upcoming meeting due to a jury duty commitment but do appreciate your close review of this plan.*

*Thank you*

*Tim Weiss*

Jean and Tim Weiss  
48198 Highway 1  
Big Sur 92930

Project Name: Bergeron Big Sur Development LLC  
File Number: PLN040180-AMD1  
Project Location: 48170 Hwy 1 Big Sur  
Assessor' Parcel Number(s): 420-011-041-000 & 420-171-032-000  
Project Planner: Jaime Guthrie  
Area Plan: Big Sur Coast Land Use Plan

<b>Name</b>	<b>Jean and Tim Weiss</b>
<b>Site Neighbor</b>	<b>Yes</b>
<b>Issues/Concerns</b>	<b>Water and Road easements for new parcels</b>

**Friedrich, Michele x5189**

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**From:** Guthrie, Jaime S. x6414  
**Sent:** Friday, October 8, 2021 6:05 PM  
**To:** Friedrich, Michele x5189  
**Subject:** Re: Big Sur LUAC Agenda for Tuesday, October 12, 2021  
**Attachments:** LUAC finalv.docx

Michele,  
Please find attached a letter from the public to the LUAC.

Thank you,  
*Jaime Scott Guthrie, AICP*

**Associate Planner**  
831.796.6414 | [GuthrieJS@co.monterey.ca.us](mailto:GuthrieJS@co.monterey.ca.us)  
County of Monterey Housing & Community Development  
1441 Schilling Place South, 2<sup>nd</sup> Floor, Salinas, CA 93901  
Code of [Ordinances](#) + [Accela Citizens Access \(ACA\)](#)



*The Monterey County Housing and Community Development Department is currently operating with limited in-office staff to reduce risk of COVID-19 transfer to and between its workforce and our customers. During this time, responses may be delayed, but staff is checking email and will respond to you. If you have an urgent issue that requires immediate attention, please contact our main line at: [831-755-5025](tel:831-755-5025).*

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**From:** Friedrich, Michele x5189 <[friedrichm@co.monterey.ca.us](mailto:friedrichm@co.monterey.ca.us)>  
**Sent:** Thursday, September 30, 2021 10:13 AM  
**Cc:** Quenga, Anna V. x5175 <[QuengaAV@co.monterey.ca.us](mailto:QuengaAV@co.monterey.ca.us)>; Guthrie, Jaime S. x6414 <[GuthrieJS@co.monterey.ca.us](mailto:GuthrieJS@co.monterey.ca.us)>  
**Subject:** Big Sur LUAC Agenda for Tuesday, October 12, 2021

Due to the Shelter-in-Place mandate, all Land Use Advisory Committee meetings will be held remotely using the Zoom application (via teleconference or video conference). The necessary information is listed in the agenda including the meeting website link, or telephone number to call & the Meeting ID number in order to gain access to the meeting. I also attached a set of instructions on how to view application materials online using Accela Citizen Access.

The agenda is also posted on our website at <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/committees-hearings-agendas/land-use-advisory-committees>.

Thank you.

**Michele Friedrich**  
**Principal Office Assistant**  
**County of Monterey Housing & Community Development Department – Permit Center**  
**Direct Line: (831) 755-5189**  
**Main Line: (831) 755-5025**

To access our permit database, please go to: <https://aca-prod.accela.com/monterey/Default.aspx>

*The Monterey County Housing and Community Development Department is currently operating with limited in-office staff to reduce risk of COVID-19 transfer to and between its workforce and our customers. During this time, responses may be delayed, but staff is checking email and will respond to you. If you have an urgent issue that requires immediate attention, please contact our main line at: 831-755-5025.*

October 7, 2021

To: The Big Sur Land Use Advisory Committee

From: Board of Directors of Coastlands Mutual Water Company

Re: PLN040180-AMD1 Big Sur Development LLC



Members of the LUAC,

The Board of Directors of The Coastlands Mutual Water District, representing the Coastlands community, has serious concerns relative to the above mentioned plan that is requesting lot line adjustments for APNs 420-011-041-000 and 421-171-032-000.

As we all are acutely aware, water usage, as well as maintaining safe road access to our homes, is a critically important aspect of our lives in Big Sur. The Coastlands Mutual Water Company assumes the responsibility for providing both to the community of Coastlands.

Coastlands is comprised of 48 lots in which the CMWC provides these services and is duly compensated through annual assessments (currently \$5,000 per year). In 1927, there was an agreement made between the Santa Lucia Company (Coastlands) and the Short family to provide water and road access to an inaccessible lot that can only be reached via the Coastlands community road in exchange for Coastlands to be able to pass over a small segment of the Coastlands road that crossed over a piece of the Short property. This property is now owned by Big Sur Development, LLC. This documented exchange clearly states that this “free” (no annual assessment is attached to this lot) water right and road access was for a **single** dwelling. Additionally, in 1950, a very small lot (.14 acres) within the Coastlands community, and adjacent to the larger Short property, was purchased by the Short family. This small lot gave the Short family an additional water right that fell under the by-laws of CMWC and is billed an annual water and road assessment similar to all other lots in the Coastlands but most importantly, this small lot gave the Short family the **only** access from the Coastlands’ road to their property via a shared dirt driveway. Without this small lot, there would literally be no way to access the Short property. This shared driveway crosses over a portion of Lot 21 (not owned by Big Sur Development) in The Coastlands and currently is utilized in a very limited capacity.

Another important note that the LUAC, as well as the County Planner, must consider is the fact that the Coastlands’ community is zoned as Rural Residential, while the Big Sur Development property is zoned as Watershed Scenic Conservation. The proposal of realigning Coastlands Lot 20 (.14 acre lot) to encompass the additional acreage presents a zoning conflict.

The board of CMWC’s concerns center on the proposed plan to expand the number of lots that will be using the Coastland’s water, road, and shared driveway from its current one dwelling to

three. This proposed expanded use of water and road are serious concerns of the CMWC board. As you all know, our roads demand constant attention and repair and over the years CMWC has spent large amounts of our reserves in road repair and water filtration and retrieval systems. None of these costs have been borne by the Short family or Big Sur Development since 1927. The only fees that were paid, beginning in 1950, were associated with the small .14 acreage lot.

The board's other concern, over and above the additional water and road usage, is the proposed expanded utilization of the shared driveway. Upon your site visit, you will be able to see that this driveway poses a potential hazard and liability if there would be repeated truck and car utilization and that there is no practical way to realign it.

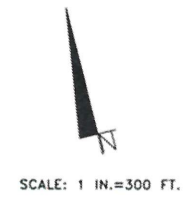
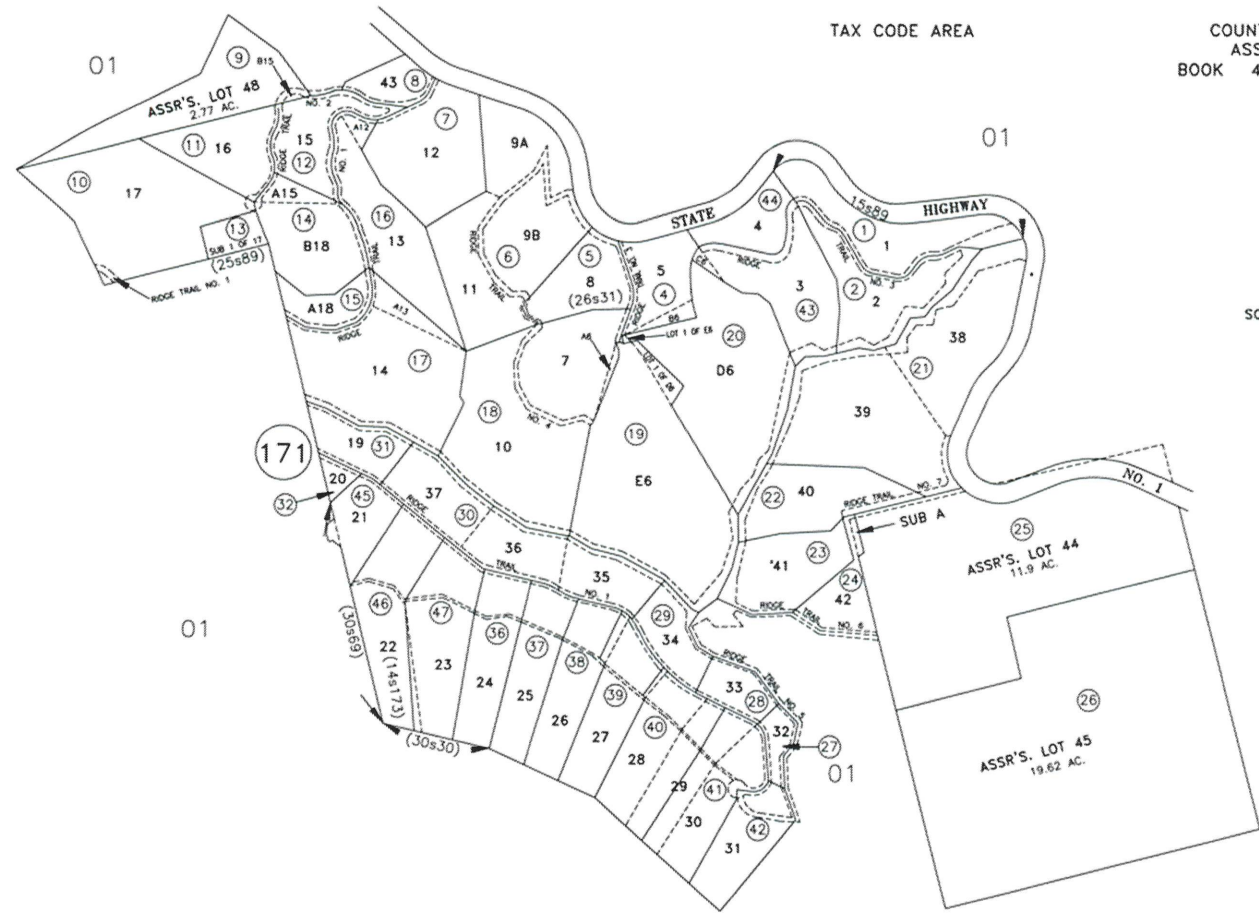
The CMWC fully understands that Big Sur Development maintains 2 water rights from Coastlands. One paid for (associated with Lot 20, .14 acres), one for free (all the additional acreage). That has been what has been in place since 1950 and with the current utilization has not presented any major issues since there has historically been only a single dwelling on that property. Further development not only is contrary to the documented agreement (a single water right and road access for a single dwelling) but would put an additional strain on the water supply of CMWC as well as the wear and tear on the road—neither of which could be assessed an annual fee under the 1927 legal agreement. Additionally, the shared driveway that would consequently experience expanded use from the current access to a single dwelling to a proposed 3 dwellings, creates not only a strain on that infrastructure but a serious liability to the owners of Lot 21.

The CMWC Board recommends that this plan be reviewed very closely and requests that the LUAC recommend to the Planning Commission that it not be approved.

Thank you for your consideration.

The Board of Coastlands Mutual Water Company

TAX CODE AREA



THIS MAP IS INTENDED TO BE USED FOR  
PROPERTY TAX ASSESSMENT PURPOSES ONLY

COAST LANDS TR. NO. 1  
T.20S. R.2E.

**RECEIVED**  
OCT 08 2021  
MONTEREY COUNTY  
RESOURCE MANAGEMENT AGENCY  
LAND USE DIVISION

## Friedrich, Michele x5189

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**From:** Guthrie, Jaime S. x6414  
**Sent:** Sunday, October 10, 2021 1:50 PM  
**To:** Friedrich, Michele x5189  
**Subject:** Fw: PLN040180-AMDI Bergeron Big Sur LLA Amendment  
**Attachments:** Scan 2021-10-07 11-41-41-105.pdf

Michele,

Please find below email correspondence from a member of the public for the Big Sur LUAC on Tuesday.

Thank you,

*Jaime Scott Guthrie, AICP*

**Associate Planner**

831.796.6414 | [GuthrieJS@co.monterey.ca.us](mailto:GuthrieJS@co.monterey.ca.us)

County of Monterey Housing & Community Development

1441 Schilling Place South, 2<sup>nd</sup> Floor, Salinas, CA 93901

Code of [Ordinances](#) + Accela Citizens Access [\(ACA\)](#)



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---

**From:** seth bunnell <[sethbunnell@att.net](mailto:sethbunnell@att.net)>

**Sent:** Saturday, October 9, 2021 4:14 PM

**To:** Guthrie, Jaime S. x6414 <[GuthrieJS@co.monterey.ca.us](mailto:GuthrieJS@co.monterey.ca.us)>

**Cc:** Paula And Brook Sargent <[flynnsargent@comcast.net](mailto:flynnsargent@comcast.net)>; todd Sargent <[t.sargent@volcano.net](mailto:t.sargent@volcano.net)>; deborah raphael <[deborah.raphael.lcsw@gmail.com](mailto:deborah.raphael.lcsw@gmail.com)>; Anne Hightower <[annehightower@gmail.com](mailto:annehightower@gmail.com)>; Julie Raphael <[raphael\\_julie@yahoo.com](mailto:raphael_julie@yahoo.com)>

**Subject:** PLN040180-AMDI Bergeron Big Sur LLA Amendment

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Dear Big Sir Land Use Advisory Committee.

Our families purchased Parcel Number 420-011-001-000 from a trustee of Marie Short with an established footpath for access. The pathway ran along the Katherine Short/Post Ranch boundary from the sharp bend in Coastlands Road to the most inland corner of our 43.68 acre parcel formerly known as "Marie Short Trust Property". The Katherine Short property now belongs to Bergeron Big Sur Development LLC.

We would like to know that proposed lot line adjustments, especially that of Proposed Parcel "A" will not negatively influence access to our land. The historic footpath may have grown over after decades without use, but it is still our access point.

Thank you for acknowledging our concern, Seth Bunnell.

PO Box 2056  
Petaluma, CA  
94953





RALPH W. THOMPSON  
DONALD G. HUBBARD  
RUSSELL A. THOMPSON  
ROBERT R. WELLINGTON  
A. DAVID PARNIE, JR.

THOMPSON & HUBBARD  
ATTORNEYS AT LAW  
AGUAJITO BUILDING  
400 CAMINO AGUAJITO  
MONTEREY, CALIFORNIA 93940

TELEPHONE:  
MONTEREY  
372-7571  
  
SALINAS  
422-6763  
AREA CODE 408

May 14, 1971

Mr. Judd Boynton  
701 Panoramic Way  
Berkeley, California 94704



Dear Mr. Boynton:

I have your letter of March 15, 1971 and that of April 24, 1971. Between the two letters, I endeavored to learn, with the help of Erik Short whether anything would be accomplished by reopening the boundary line determination with the Posts. We had generally concluded that there would be nothing gained by disputing the boundary line, when your letter of April 24, 1971 was received. One matter contained in your March 15, 1971 letter should be answered. There is no document which I, for my clients, can unilaterally record to re-establish a boundary line.

Regarding your letter of April 24, 1971, I enclose a photocopy of my letter of December 7, 1964, which explains what was anticipated at the time of the conference in my office and subsequently thereto. The enclosed letter explains that a survey of the boundary line would be necessary so as to locate the way of necessity as close to the Post property as it can be located. The letter goes on to explain that neither Katherine Short nor her remaindermen will be required to perform any engineering service, do any survey work, or perform any construction work of improvement, grading or erosion protection in connection with the development of the road.

In response to your suggestion that you take that "option" by designating Katherine Short's driveway as a course for you to traverse in order to reach your property, I advise you that such will not be tolerated. Likewise, I remind you that the recently constructed trail through the Katherine Short property to the beach is the private property of Mrs. Short and her invitees.

You expend four pages of your letter criticizing various agents and representatives of Katherine Short, when in fact the reason you have not completed the construction of your road is all of your own failure. Had you surveyed the course of the area which you cleared for the proposed road, also had you

Mr. Judd Boynton  
May 14, 1971  
Page 2

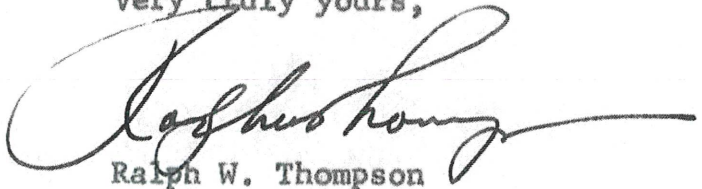
located certain points along the Post boundary, you could have presented to Katherine Short and her representatives the specific areas in which you desired to modify the course of the road so as to make it more usable and less steep. This would have permitted an agreement many years ago as to the actual course of the road, and you could have had it constructed.

I am sending a copy of this letter to each one of the owners, and have two requests of you. Firstly, please direct your letters and calls about the problems of your access road to me, as they have become very disturbing and upsetting to Katherine Short. Next, I request that the whole of the road be surveyed and mapped or chartered so that same can be examined by Mrs. Short and her representatives. We don't want the road constructed in parts, and it was never anybody's intention to agree to it being constructed in parts. Once you have a map of the road, compared to the Post boundary, my clients will then consider what deviations you desire to make the road less steep and consequently more usable.

At such time as any construction commences upon the property of Katherine Short, I desire that you obtain liability insurance and that you execute a covenant indemnifying Katherine Short and the remaindermen against all risks of injury to individuals and other persons' property involved in such construction.

Last week, it was confirmed, as expected, that your camping platform on the beach is approximately 500 feet along the beach - into the Katherine Short property. Your personal property at that point should be removed, and before any further construction or improvements are made, request is made that you confirm your boundary in that area.

Very truly yours,



Ralph W. Thompson

RWT:lh  
encl

cc: Dr. Thornton Sargent, III  
1044 Siler Place  
Berkeley, California 94705

Mr. Judd Boynton  
May 14, 1971  
Page 3

cc: Dr. Wendell Lipscomb  
Box X  
Talmage, California 95481

Dr. James Rafael  
944 Euclid  
Berkeley, California 94708

Dr. Serling Bunnell  
367 Ferndale  
Mill Valley, California 94941

THOMPSON & HUBBARD  
ATTORNEYS AT LAW  
480 CALLE PRINCIPAL  
MONTEREY, CALIFORNIA

TELEPHONE  
372-7871  
AREA CODE 408

RALPH W. THOMPSON  
DONALD G. HUBBARD

RECEIVED

OCT 09 2021

MONTEREY COUNTY  
RESOURCE MANAGEMENT AGENCY  
LAND USE DIVISION

December 7, 1964

Mr. Roscoe Jordan  
Attorney at Law  
9633 East 14th Street  
Oakland 3, California

RE: Access to former Marie Short property, Big Sur.

Dear Mr. Jordan:

To confirm the intentions of Katherine Short, the life tenant, and Erik Short, one of the remaindermen owners of the real property contiguous on the southeast to the acreage purchased by Judd Boynton from the Trustee of Marie Short, I advise the following:

Mr. Boynton will be granted permission to enter upon and over the real property owned by Katherine Short as life tenant and Erik Short and others as remaindermen during the next one hundred twenty (120) days for the purpose of clearing a trail along that part of said Katherine Short property as lies contiguous with the southerly and easterly boundary of Mr. Boynton's property between the point of the sharp bend in Coastlands Road and the forty-three (43) acres formerly known as Marie Short Trust Property. The purpose of allowing Mr. Boynton to clear certain trails is to permit the boundary line on the east and southeast of the Katherine Short property to be eventually surveyed.

The purpose of the survey of such boundary is to then permit the location of a way of necessity not to exceed eight (8) feet in width for vehicular traffic to be constructed by Mr. Boynton, his assigns and successors, from point where Coastlands Road (Ridge Trail #1) crosses Colby Creek, staying as close to the Post property as the road can. Such road when located will be submitted for approval by Katherine Short and her remaindermen as to location, and will then be surveyed as to centerline. Thereafter, construction of the road by Mr. Boynton may commence.

This area for the installation of such access road is permitted and designated by Katherine Short and remaindermen as and because of necessity to cross the Katherine Short property to reach the Marie Short property from any travelled road. This way of necessity will no longer be permitted at such time in the future

Mr. Roscoe Jordan

-2-

December 7, 1964

as any other direct access be obtained to the said Marie Short Trust Property now owned by Mr. Boynton.

The intention and belief of Katherine Short and her remaindermen, insofar as this letter can speak for the remaindermen who were not present at our meeting and have not authorized in writing the foregoing, is that such way of necessity hereby generally designated is for the servicing of one residence; and nothing herein contained should be construed to indicate that Katherine Short or her remaindermen believe that acquiescence in the service of more than one dwelling house on such forty-three (43) acres purchased from the Marie Short Trust is expected from Katherine Short and said remainderman. However, the foregoing is not a condition placed upon this designation of an area for the creation of such way of necessity, but is only a statement of the belief of Katherine Short and remaindermen.

It is understood that this authority to Judd Boynton to go on the property will include others who are on the property for the specific purpose of clearing such trails and are upon the property in the area of the trails to be cleared; and it is on the condition that Mr. Boynton will give anyone working for him in his behalf in clearing such trails written authority to have upon their person for such work an access upon the property. It is also the understanding of Katherine Short and her remaindermen that this designation of an area for a right-of-way in no way obligates Katherine Short or her remaindermen to perform any engineering service, do any survey work, or perform any construction or work of improvement, grading or erosion protection in connection with the development of such way of necessity, if Mr. Boynton assumes to proceed under this permission.

Very truly yours,

RALPH W. THOMPSON

Ralph W. Thompson

RWT/ad

cc: Mrs. Katherine Short ✓  
Mr. Erik Short

## Friedrich, Michele x5189

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**From:** Guthrie, Jaime S. x6414  
**Sent:** Sunday, October 10, 2021 1:50 PM  
**To:** Friedrich, Michele x5189  
**Subject:** Fw: PLN040180-AMD1 Bergeron Big Sur LLA Amendment

Michele,  
Please find below email correspondence from a member of the public for the Big Sur LUAC on Tuesday.

Thank you,  
*Jaime Scott Guthrie, AICP*

**Associate Planner**  
831.796.6414 | [GuthrieJS@co.monterey.ca.us](mailto:GuthrieJS@co.monterey.ca.us)  
County of Monterey Housing & Community Development  
1441 Schilling Place South, 2<sup>nd</sup> Floor, Salinas, CA 93901  
Code of [Ordinances](#) + Accela Citizens Access ([ACA](#))



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**From:** Julie Raphael <[raphael\\_julie@yahoo.com](mailto:raphael_julie@yahoo.com)>  
**Sent:** Sunday, October 10, 2021 1:47 PM  
**To:** Guthrie, Jaime S. x6414 <[GuthrieJS@co.monterey.ca.us](mailto:GuthrieJS@co.monterey.ca.us)>  
**Subject:** PLN040180-AMD1 Bergeron Big Sur LLA Amendment

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

To Big Sur Land use Advisory Committee,

In 1964 members of our families purchased from the trustee of Marie Short 43.68 acres in Big Sur. Parcel #420-011-001. At the time of purchase we had a footpath that ran along Katherine Short and the Post Ranch boundary. The Katherine Short property is now owned by Bergeron Big Sur Development LLC.

I'm concerned that the proposed lot line adjustments might adversely effect the access to our property. This is our only point of access.

Thank you. Julie Raphael

392 Shorewood Drive  
Detroit Lakes, MN. 56501

**MINUTES**  
**Big Sur Land Use Advisory Committee**  
**Tuesday, May 09, 2023**

1. Meeting called to order by     Mary Trotter     at     9:00     am

2. **Roll Call**

**Members Present:**

    Mary Trotter, Steve Beck, Dave Smiley, Marcus Foster, Dick Ravich (5)    

**Members Absent:**

    0    

3. **Approval of Minutes:**

A.     February 14, 2023     minutes

Motion:     Steve Beck     (LUAC Member's Name)

Second:     Dave Smiley     (LUAC Member's Name)

Ayes:     Mary Trotter, Steve Beck, Dave Smiley, Marcus Foster, Dick Ravich (5)    

Noes:     0    

Absent:     0    

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    

5. **Scheduled Item(s)**



**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

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B) Announcements

None

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**7. Meeting Adjourned:** 10:55 am

**Minutes taken by:** Dick Ravich

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Housing & Community Development  
 1441 Schilling Place 2<sup>nd</sup> Floor  
 Salinas CA 93901  
 (831) 755-5025

**Advisory Committee:** Big Sur

- 1. Project Name:** BERGERON BIG SUR DEVELOPMENT LLC  
**File Number:** PLN040180-AMD1  
**Project Location:** 48170 HWY 1 HWY, BIG SUR, CA 93920  
**Assessor's Parcel Number(s):** 420-011-041-000  
**Project Planner:** Fiona Jensen  
**Area Plan:** Big Sur Coast Land Use Plan, Coastal Zone  
**Project Description:** An application for Amendment to a previously approved Combined Development Permit (PLN040180) consisting of: Coastal Development Permit for a Lot Line Adjustment to reconfigure four (4) existing lots of record comprising 34.1 acres +/- (Parcel 1), 74.2 acres +/- (Parcel 2), 0.14 acres +/- (Parcel 3) and 24.8 +/- acres (Parcel 4) in the Coastlands Subdivision into three (3) lots of approximately 52.6 +/- acres (Parcel "A"), 40.5 +/- acres (Parcel "B") and 40.1 +/- acres (Parcel "C"). Transfer of Development Credit (TDC) that had been allowed in PLN060613 to create a receiver site for a donor, would be extinguished. This is changed from the Coastal Development Permit for a Lot Line Adjustment to reconfigure four (4) existing lots of record (Assessor's Parcel Numbers 420-011-041-000 [formerly 420-011-002-000] and 420-171-032-000) of approximately 0.15, 23, 34 and 75 acres each in the Coastlands Subdivision into four (4) lots of approximately 18, 27, 45 and 45 acres each; and a Variance to allow two (2) resulting lots that do not meet the minimum lot size of 40 acres.

**Was the Owner/Applicant/Representative present at meeting?** YES X NO \_\_\_\_\_

**(Please include the names of those present)**

Aengus Jeffers  
 \_\_\_\_\_  
Dan Clark, Janet Hardesty  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Was a County Staff/Representative present at meeting?** Fiona Jensen (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dan Clark, Janet Hardesty	X		There are still differences concerning water and access between the parties, Coastlands and the applicant.

Dan Clark	X		Disputes the number of buildable lots.

**LUAC AREAS OF CONCERN**

<b>Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)</b>	<b>Policy/Ordinance Reference (If Known)</b>	<b>Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)</b>
LUAC is concerned that lot line adjustments are being used to increase development, home size and to maximize property values.		
LUAC is concerned that water use and access issues be amicably resolved between the parties.		

**ADDITIONAL LUAC COMMENTS**

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**RECOMMENDATION:**

Motion by: Steve Beck (LUAC Member's Name)

Second by: Dave Smiley (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: Mary Trotter, Dick Ravich (2)

Noes: Steve Beck, Dave Smiley (2)

Absent: 0

Abstain: Marcus Foster (1)

**Second Vote:**

Motion by: Dave Smiley (LUAC Member's Name)

Second by: Steve Beck (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_

Ayes: Mary Trotter, Dick Ravich, Dave Smiley (3)

Noes: Steve Beck (1)

Absent: 0

Abstain: Marcus Foster (1)