

MINUTES
South County Land Use Advisory Committee
Wednesday, June 18, 2025

1. Meeting called to order by Ed Buntz (secretary) at 7:02 pm

2. Roll Call

Members Present:

Ed Buntz, Bill Bartosh, Carol Kenyon

Members Absent:

Greg Michael Traynor

3. Approval of Minutes:

A. July 17, 2024 minutes

Motion: Bill Bartosh (LUAC Member's Name)

Second: Ed Buntz (LUAC Member's Name)

Ayes: 3

Noes: 0

Absent: Greg Michael Traynor

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:** File Number PLN230230

6. Other Items:

A) LUAC member nominated for Chairperson: Carol Kenyon

Motion: Ed Buntz (LUAC Member's Name)

Second: Bill Bartosh (LUAC Member's Name)

Ayes: 3

Noes: 0

Absent: Greg Michael Traynor

Abstain: 0

B) LUAC member nominated for Secretary: Ed Buntz

Motion: Carol Kenyon (LUAC Member's Name)

Second: Bill Bartosh (LUAC Member's Name)

Ayes: 3

Noes: 0

Absent: Greg Michael Traynor

Abstain: 0

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

7. Meeting Adjourned: 7:23 pm

Minutes taken by: Ed Buntz

Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: South County

1. **Project Name:** CA RANCHES LLC (FORMERLY SINGLETON PROPERTIES LLC) AND REYNOLDS LAND & CATTLE CO
File Number: PLN230230
Assessor's Parcel Number: 419-151-014-000 and 419-151-015-000
Project Location: PROPERTY IS LOCATED OFF OF LONOAK ROAD, KING CITY (EAST OF KING CITY). SEE ATTACHMENTS.
Project Planner: HYA HONORATO
Area Plan: CENTRAL SALINAS VALLEY AREA PLAN
Project Description: Lot Line Adjustment between two legal lots of record consisting of Parcel 1A containing 388 acres (APN: 419-151-015-000) and Parcel 2A containing 471.77 acres (APNs: 419-151-014-000), resulting in two legal lots of 254.65 acres [Adjusted Parcel 1A] and 605.12 acres [Adjusted Parcel 2A]. CSVAP

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

(Please include the names of those present)

Deanna Davis- CFO/Treasurer for Reynolds Land and Cattle Company
No representative present for CA RANCHES LLC (FORMERLY SINGLETON PROPERTIES LLC)
County Planning Commissioners Paul Getzelman and Ben Work attended

Was a County Staff/Representative present at meeting? Kayla Nelson (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

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.)
Need to ensure CA Ranches LLC is represented in person for final decision, since LUAC did not hear from them.		

ADDITIONAL LUAC COMMENTS: Deanna Davis summarized the project. The properties are both in Williamson Act. The owners had discussed this adjustment for several years and decided to proceed with the formal Lot Line Adjustment. There is no payment between the two parties and they are equally sharing the cost associated with this action. They agree the change mutually benefits both parties.

RECOMMENDATION:

Motion by: Bill Bartosh (LUAC Member's Name)

Second by: Ed Buntz (LUAC Member's Name)

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

Reason for Continuance: _____

Continue to what date: _____

Ayes: 3

Noes: 0

Absent: Greg Michael Traynor

Abstain: 0