

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: February 9, 2012 Time: 1:40 P.M.	Agenda Item No.: 3
Project Description: Coastal Development Permit for an accessory to a conditional use (Carmel River School) to allow the demolition of an existing 3,400 square foot multi-purpose building and the construction of a 5,070 square foot building to house six classrooms. The proposed building would be located in approximately the same footprint. The proposed project also includes the removal of five (5) on-site temporary modules and six (6) non-native ornamental landscape trees.	
Project Location: 2770 15th Avenue, Carmel	APN: 009-511-001-000
Planning File Number: PLN110265	Owner: Carmel Unified School District Agent: Teri Wissler Adam, EMC Planning Group
Planning Area: Carmel Area Land Use Plan	Flagged and staked: Yes
Zoning Designation: : "PQP-D (CZ)" [Public Quasi Public with Design Control (Coastal Zone)]	
CEQA Action: Categorically Exempt per CEQA Section 15302 (a)	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Find the project Categorically Exempt per CEQA Section 15302 (a); and
- 2) Approve PLN110265, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**);

PROJECT OVERVIEW:

Project improvements at the Carmel River School have been ongoing since 2006. Approximately eight years ago, a State of California mandate required that school districts reduce student capacity in the classroom. At that time, the Carmel Unified School District installed six modular classrooms to meet this requirement under the assumption that permits were not required from the local jurisdiction. The six modular classrooms were a temporary solution until they could get funding to build a new permanent classroom building. A complaint was submitted to Monterey County Code Enforcement in August 2006, for the expansion of six portable classrooms and exterior stairway without benefit of a Coastal Development Permit (CE060265).

The current proposal will completely clear the code enforcement case. See discussion attached as (**Exhibit B**).

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- Environmental Health Bureau
- √ Water Resources Agency
- Carmel Highlands Fire Protection District
- Parks Department
- California Coastal Commission

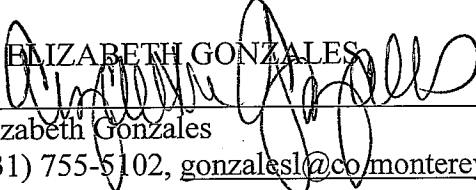
Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA Planning Department, RMA Public Works and Water Resources Agency have been

incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

On November 7, 2011, the Carmel Highlands/Unincorporated Land Use Advisory Committee (LUAC) voted (6-0 vote) to continue the project because they felt the proposed architectural design was unattractive. They recommended adding more windows to provide more natural lighting. A redesigned project with additional windows and skylights came back before the Carmel Highlands/Unincorporated LUAC on January 17, 2012. They recommended approval (7-0 vote) stating the improvements were more architecturally attractive. They would also like to review the landscape plan and comment on it when it is submitted by the applicant. At the time this report was due staff had not yet received the LUAC minutes from the January 17th meeting.

Note: The decision on this project is appealable to the Board of Supervisors and the Coastal Commission.

/S/ ELIZABETH GONZALES


Elizabeth Gonzales

(831) 755-5102, gonzalesl@co.monterey.ca.us

January 17, 2011

cc: Front Counter Copy; Zoning Administrator; Carmel Highlands Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Wanda Hickman, Planning Services Manager; Elizabeth Gonzales, Project Planner; Carol Allen, Senior Secretary; Carmel Unified School District, Owner; Teri Wissler Adam, EMC Planning Group, Agent; The Open Monterey Project; LandWatch; Bart Hancock, neighbor; Planning File PLN110265

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including: <ul style="list-style-type: none">• Conditions of Approval• Site Plan, Floor Plan and Elevations,
	Exhibit D	Vicinity Map
	Exhibit E	Advisory Committee Minutes (LUAC) for November 17, 2011
	Exhibit F	Project Correspondence

This report was reviewed by Bob Schubert, Senior Planner



EXHIBIT A

Project Information for PLN110265

Project Information:

Project Name: CARMEL UNIFIED SCHOOL DIST	
Location: 2770 15TH AVE CARMEL	
Permit Type: Coastal Development Permit	
Environmental Status: Exempt	Final Action Deadline (884): 2/7/2012
Existing Structures (sf): 42313	Coverage Allowed: 25%
Proposed Structures (sf): 5070	Coverage Proposed: 4%
Total Sq. Ft.: 43983	Height Allowed: 30 feet
Tree Removal: 6 ornamentals	Height Proposed: 20 feet
Water Source: Public	FAR Allowed: n/a
Water Purveyor: Public	FAR Proposed: n/a
Sewage Disposal (method): Public Sewer	Lot Size: 180283
Sewer District: Carmel Area Wastewater Dist	Grading (cubic yds.): 0

Parcel Information:

Primary APN: 009-511-001-000	Seismic Hazard Zone: Low
Applicable Plan: CARMEL LUP	Erosion Hazard Zone: Low
Advisory Committee: Carmel Uninc/Highlands LUAC	Fire Hazard Zone: Low
Zoning: PQP-D (CZ)	Flood Hazard Zone: Moderate
Land Use Designation: Public Quasi Public	Archaeological Sensitivity: High
Coastal Zone: yes	Viewshed: No
Fire District: Carmel Highlands	Special Setbacks on Parcel: N

Reports on Project Parcel:

Soils Report #: n/a
Biological Report #: n/a
Geologic Report #: n/a
Forest Management Rpt. #: n/a
Archaeological Report #: LIB070496
Traffic Report #: n/a

EXHIBIT B DISCUSSION

LCP Jurisdiction:

Although schools are usually exempt from local jurisdiction review, they are not exempt from the Coastal Act where development is proposed. Monterey County carries out the Coastal Act through its Local Coastal Program (LCP). If a school is undertaking an activity that qualifies as a "development" under the LCP, then it needs a Coastal Development Permit from the County. The County may be constrained under state law from requiring items beyond those that are required through the LCP.

History:

Approximately eight years ago, a State of California mandate required that school districts reduce student capacity in the classroom. At that time, the Carmel Unified School District installed six modular classrooms to meet this requirement under the assumption that permits were not required from the local jurisdiction. The six modular classrooms were a temporary solution until they could get funding to build a new permanent classroom building. There was no increase in student attendance.

A complaint was submitted to Monterey County Code Enforcement in August 2006, for the expansion of six portable classrooms and exterior stairway installed 7-8 years ago eliminating required parking spaces, without benefit of a Coastal Development Permit (CE060265). In August of 2006, the portables had been moved from their original location onto the blacktop to prepare for a new permanent classroom building that would replace three of the modular classrooms.

On June 24, 2009, the Monterey County Planning Commission approved PLN060651 and PLN060652 for a Combined Development Permit consisting of a Coastal Administrative Permit to allow for the relocation of six modular classrooms to include connection to existing electrical, fire alarm, data and phone systems in order to clear code violation CE060265; a Coastal Development Permit to allow modification of parking requirements due to the unusual characteristics of the site vicinity; a Coastal Administrative Permit (PLN060651) to allow the construction of a 3,232 square foot classroom wing (Building P) containing three regular classrooms with three smaller spaces to replace three of the modular structures upon completion of construction; and a Coastal Administrative Permit to allow 5,400 square foot multi-purpose auditorium (Building Q) to replace the remaining three modular structures upon completion of construction; and Design Approval.

The six modular structures were to be removed from the premises upon completion of construction of Building P and Building Q. However, due to an influx of students, a Minor and Trivial Amendment (PLN100243) was approved on May 18, 2010, for the removal of one modular classroom (Building H) and allowing the remaining five modular classrooms (Buildings G, J, K, L and M) to remain on site for an additional three years (i.e., until June 17, 2013).

The applicants are now proposing a Coastal Development Permit to allow the replacement of an existing 3,400 square foot multi-purpose building with the construction of a 5,070 square foot building to house six classrooms and replace the five (5) on-site temporary modules. The proposed building would be located in approximately the same footprint. The proposed project also includes the removal of six (6) non-native ornamental landscape trees.

Project Issues

The County has received correspondence from a neighbor concerned with increased student capacity and encroachment on the neighborhood. The original permit required a traffic study and implementation of traffic improvements. Staff visited the site on December 7, 2011 and confirmed that the following traffic improvements have been installed:

- 1) Curb, gutter, sidewalk and pave out along the frontage of 15th Avenue and Monte Verde Street installed;
- 2) Parking lot located at the corner of 15th Avenue and Monte Verde Avenue improved and designated for faculty/staff only;
- 3) Turn around located on 15th Avenue was removed and replaced with no parking zone. Three new parking spaces were created and added to the on-site parking located perpendicular to 15th Avenue.
- 4) Bus loading area and passenger pickup and drop off area were established.

The applicant has been given until June 14, 2012 to submit a follow up traffic report detailing the effectiveness of the improvements. County staff observed a major improvement since the original traffic issues were raised (Condition #10).

The neighbor requested his correspondence be included as an attachment to the staff report. His letter and staff's response to his letter are included as Exhibit F.

Recommendation:

With this new request, the School District has made two concessions in an effort to reduce enrollment as much as they can. They have relocated the kindergarten program to Tularcitos school and moved the school boundary line to the west to allow more students to attend Tularcitos school.

Staff recommends approval of their proposal. All conditions required of the previously approved projects that have not been adhered to are included with this permit.

**EXHIBIT C
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

CARMEL UNIFIED SCHOOL DISTRICT (PLN110265)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorically Exempt per CEQA Section 15302 (a); and
- 2) Approving Coastal Development Permit for an accessory to a conditional use (Carmel River School) to allow the demolition of an existing 3,400 square foot multi-purpose building and the construction of a 5,070 square foot building to house six classrooms. The proposed building would be located in approximately the same footprint. The proposed project also includes the removal of five (5) on-site temporary modules and six (6) non-native ornamental landscape trees.

[PLN110265, Carmel Unified School District, 2770
15th Avenue, Carmel , Carmel Area Land Use Plan
(APN: 009-511-001-000)]

The Coastal Development Permit application (PLN110265) came on for public hearing before the Monterey County Zoning Administrator on February 9, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 4;
 - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. Communication was received during the course of review of the project; however, evidence was not sufficient to indicate any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 2770 15th Avenue, Carmel (Assessor's Parcel Number 009-511-001-000), Carmel Area Land Use Plan. The parcel is zoned "PQP-D (CZ)" Public/Quasi-Public, which allows for public schools which is a conditional use and accessory structures to the conditional use. Therefore, the project is an allowed land use for this site.
- c) Pursuant to Chapter 20.44, Design Control Zoning Districts, the project requires design review of structures to make sure they are appropriate to assure protection of the public viewshed, neighborhood character, and assure visual integrity. The proposed accessory structure has been designed with earth-toned colors and materials to match the existing school.
- d) The project planner conducted site inspections on May 18 and December 7, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- e) On June 24, 2009, the Monterey County Planning Commission approved PLN060651 and PLN060652 for a Combined Development Permit consisting of a Coastal Administrative Permit to allow for the relocation of six modular classrooms to include connection to existing electrical, fire alarm, data and phone systems in order to clear code violation CE060265; a Coastal Development Permit to allow modification of parking requirements due to the unusual characteristics of the site vicinity; a Coastal Administrative Permit (PLN060651) to allow the construction of a 3,232 square foot classroom wing (Building P) containing three regular classrooms with three smaller spaces to replace three of the modular structures upon completion of construction; and a Coastal Administrative Permit to allow 5,400 square foot multi-purpose auditorium (Building Q) to replace the remaining three modular structures upon completion of construction; and Design Approval.
- f) The six modular structures were to be removed from the premises upon completion of construction of Building P and Building Q. However, due to an influx of students, a Minor and Trivial Amendment (PLN100243) was approved on May 18, 2010, for the removal of one modular classroom (Building H) and allowing the remaining five modular classrooms (Buildings G, J, K, L and M) to remain on site for an additional three years (i.e., until June 17, 2013).
- g) The applicants are now proposing a Coastal Development Permit to allow the replacement of an existing 3,400 square foot multi-purpose building with the construction of a 5,070 square foot building to house six classrooms and replace the five (5) on-site temporary modules. The proposed building would be located in approximately the same footprint. The proposed project also includes the removal of six (6) non-native ornamental landscape trees.
- h) The County has received correspondence from a neighbor concerned with increased student capacity and encroachment on the neighborhood. The original permit required a traffic study and implementation of traffic improvements. Staff visited the site on December 7, 2011 and confirmed that the following traffic improvements have been installed:
 - 5) Curb, gutter, sidewalk and pave out along the frontage of 15th Avenue and Monte Verde Street installed;

- 6) Parking lot located at the corner of 15th Avenue and Monte Verde Avenue improved and designated for faculty/staff only;
- 7) Turn around located on 15th Avenue was removed and replaced with no parking zone. Three new parking spaces were created and added to the on-site parking located perpendicular to 15th Avenue.
- 8) Bus loading area and passenger pickup and drop off area were established.

The applicant has been given until June 14, 2012 to submit a follow up traffic report detailing the effectiveness of the improvements. County staff observed a major improvement since the original traffic issues were raised. *(See Condition 10)*

- i) With this new request, the School District has made two concessions in an effort to reduce as many students as they can. They have relocated the kindergarten program to Tularcitos school and moved the school boundary line to the west to allow more students to attend Tularcitos school. All conditions required of the previously approved projects that have not been adhered to are included with this permit. *(See Conditions 8, 9 & 10)*.
- j) On November 7, 2011, the Carmel Highlands/Unincorporated Land Use Advisory Committee (LUAC) voted (6-0 vote) to continue the project because they felt the proposed architectural design was unattractive. They recommended adding more windows to provide more natural lighting. A redesigned project with additional windows and skylights came back before the Carmel Highlands/Unincorporated LUAC on January 17, 2012. They recommended approval (7-0 vote) stating the improvements were more architecturally attractive. They would also like to review the landscape plan and comment on it when it is submitted by the applicant.
- k) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110265.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Archaeological Resources. A technical report by an outside consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. Although the project is located in a high archaeological zone per (20.146.090 CIP), the report is negative. A standard Condition of Approval has been added to ensure that if, during the course of construction, any resources are uncovered at the site

(surface or subsurface resources) work shall be halted immediately. (See *Condition 3*) County staff independently reviewed this report and concurs with its conclusion. The following report has been prepared: "Preliminary Archaeological Reconnaissance" (LIB070496) prepared by Archaeological Consulting, Salinas, Ca, dated April 27, 2007.

- c) Staff conducted a site inspection on May 18 and December 7, 2011 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110265.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are existing and available through California American Water and Carmel Area Wastewater District for their sewer system. Water Resources Agency has reviewed and approved the Monterey Peninsula Water Management District form.
 - c) Preceding findings #1 and #2 and supporting evidence for PLN110265.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is aware of a violation existing on subject property.
 - b) Staff conducted a site inspection on May 18 and December 7, 2011 and researched County records to assess if any violation exists on the subject property.
 - c) In August, 2006, Monterey County Code Enforcement cited the Carmel Unified School District for the expansion (6 portable classrooms and exterior stairway installed 7-8 years ago eliminating required parking spaces), without benefit of a coastal development permit. (CE060265) Eight years ago, State mandate required California Schools to reduce classroom sizes. The Carmel Unified School District installed the modular classrooms to meet this requirement under the assumption that

permits were exempt from local jurisdiction.

- d) Previous projects (PLN060651 and PLN0690652) partially cured violations regarding (CE060265), except for the removal of five modular units. Previous amendment PLN100243 amended the time frame for removal of those modular units to June 17, 2013. This permit PLN110265 expands an existing building that will house students currently using the modular units. When implemented, the project will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violation. (*See Condition 8*)
- e) Zoning violation abatement costs, if any, have been paid.
- f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110265.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15302 (a) categorically exempts replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
 - b) Applicants are proposing the replacement of an existing 3,400 square foot multi-purpose building with the construction of a 5,070 square foot building to house six classrooms. The proposed building would be located in approximately the same footprint as the existing.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 18 and December 7, 2011.
 - d) See preceding and following findings and supporting evidence.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3, the Public Access Map in the Carmel Area Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110265.
 - e) The project planner conducted site inspections on May 18 and

December 7, 2011.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:** a) Section 20.86.030.A of the Monterey County Coastal Implementation Plan, Part 1 (Board of Supervisors).
- a) Section 20.86.080.A.3 of the Monterey County Coastal Implementation Plan, Part 1 (Coastal Commission). Development that is permitted as a conditional use is appealable to the Coastal Commission.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project Categorical Exempt per CEQA Section 15302 (a);
2. Approve Coastal Development Permit for an accessory to a conditional use (Carmel River School) to allow the demolition of an existing 3,400 square foot multi-purpose building and the construction of a 5,070 square foot building to house six classrooms. The proposed building would be located in approximately the same footprint. The proposed project also includes the removal of five (5) on-site temporary modules and six (6) non-native ornamental landscape trees, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of February, 2012 upon motion of

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 11-10-2011

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN110265

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN110265) for an accessory to a conditional use (Carmel River School) to allow the demolition of an existing 3,400 square foot multi-purpose building and the construction of a 5,070 square foot building to house six classrooms. The proposed building would be located in approximately the same footprint. The proposed project also includes the removal of five (5) on-site temporary modules and six (6) non-native ornamental landscape trees and was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice to contain the Resolution Number, and that the Zoning Administrator approved the Coastal Development Permit PLN110265, with Assessor's Parcel Number 009-511-001-000) on February 9, 2012, and the statements "The permit was granted subject to conditions of approval which run with the land" and "A copy of the permit is on file with the Monterey County RMA - Planning Department."
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: A NOTE ON THE BUILDING PLANS SHALL STATE: "The Owner/Applicant shall adhere to this condition on an on-going basis. Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery."

4. PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by the RMA-Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Non-Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to the RMA-Building Services Department.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

5. PD014(A) - LIGHTING-EXTERIOR LIGHTING PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

6. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on February 9, 2015 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

7. PD035 - UTILITIES UNDERGROUND

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

8. PDSP001 - REMOVAL OF TEMPORARY STRUCTURES (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Upon completion of the demolition of an existing 3,400 square foot multi-purpose building and the construction of a 5,070 square foot building to house six classrooms, the Carmel Unified School District shall remove the five remaining modular units known as Buildings G, J, K, L and M. This shall be done No Later Than June 17, 2013 (pursuant to Minor and Trivial Amendment PLN100243).

Compliance or Monitoring Action to be Performed: Provide evidence that Buildings G, J, K, L and M have been removed by June 17, 2013.

9. PDSP002 - USE OF MULTI-PURPOSE AUDITORIUM AFTER SCHOOL HOURS (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The School District shall provide on-site parking when the multi-purpose auditorium is being used outside of school hours, except when the event include the blacktop area. Staff has required a parking plan showing how and where the cars will be parked on site during special after school events. (RMA Planning Department)

Compliance or Monitoring Action to be Performed: The applicant shall submit a parking plan showing how and where the cars will be parked on site during the special events.

On-Going

10. PDSP003 - FINAL TRAFFIC IMPROVEMENTS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The original permit required a traffic study and implementation of traffic improvements. The following traffic improvements have been installed:
5) Curb, gutter, sidewalk and pave out along the frontage of 15th Avenue and Monte Verde Street installed;
6) Parking lot located at the corner of 15th Avenue and Monte Verde Avenue improved and designated for faculty/staff only;
7) Turn around located on 15th Avenue was removed and replaced with no parking zone. Three new parking spaces were created and added to the on-site parking located perpendicular to 15th Avenue.
8) Bus loading area and passenger pickup and drop off area were established.
A FOLLOWUP TRAFFIC REPORT IS REQUIRED
(RMA - Planning Department and RMA Public Works)

Compliance or Monitoring Action to be Performed: The applicant shall submit a follow up traffic report detailing the effectiveness of the improvements NO LATER THAN JUNE 14, 2012.

11. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

12. WRSP1 - DRAINAGE PLAN (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application. The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

13. WRSP2 - WATER AVAILABILITY CERTIFICATION (NON-STANDARD CONDITION)

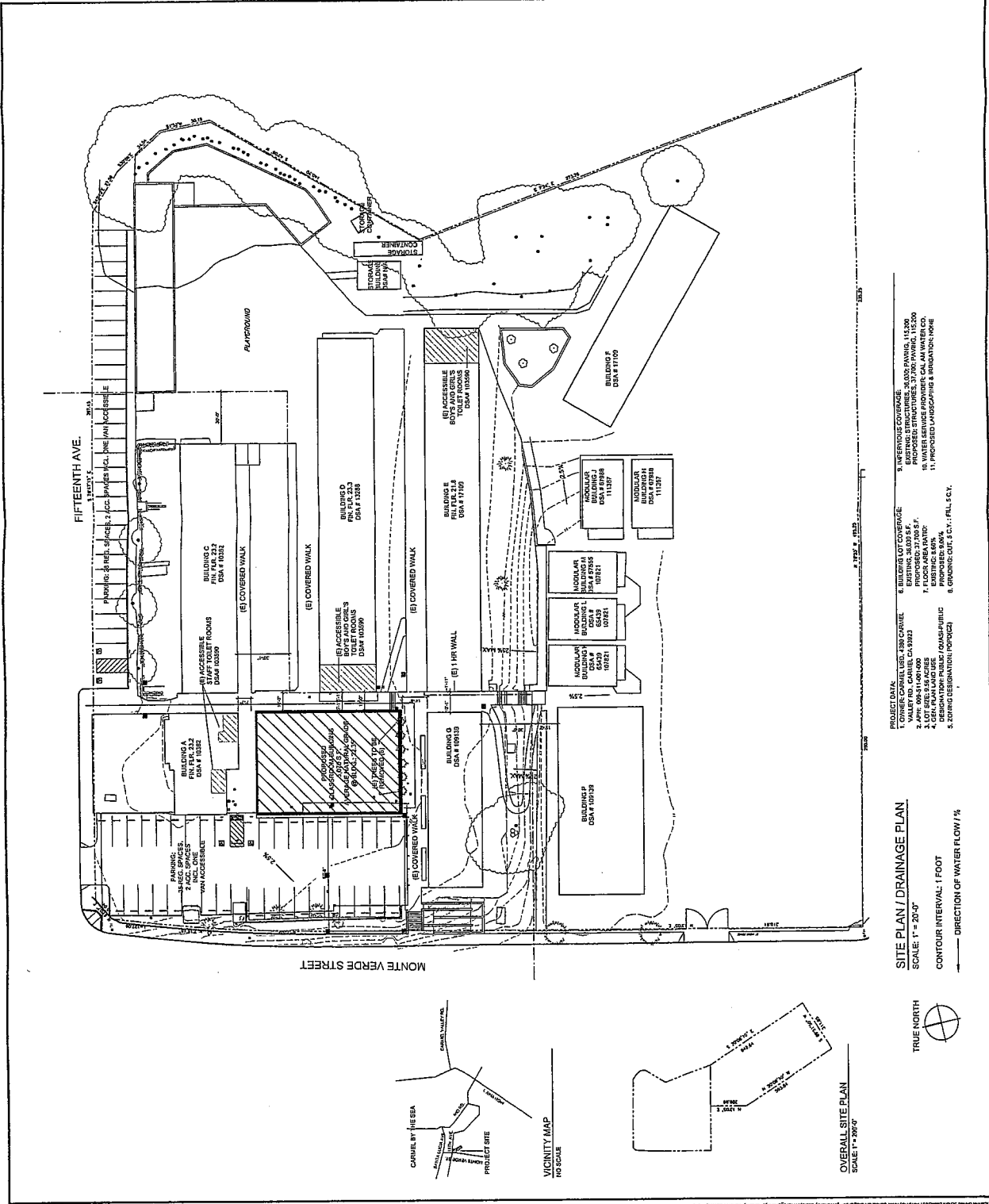
Responsible Department: Water Resources Agency

**Condition/Mitigation
Monitoring Measure:** The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

**Compliance or
Monitoring
Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

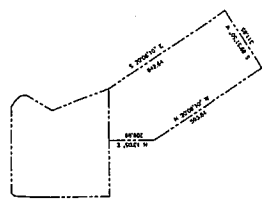
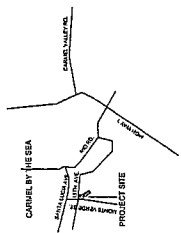
A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at: www.mcwra.co.monterey.ca.us

NO.	DATE	BY	REVISION
1	08/20/14	NTD	ISSUED FOR PERMIT
2	08/20/14	NTD	REVISED PER COMMENTS
3	08/20/14	NTD	REVISED PER COMMENTS
4	08/20/14	NTD	REVISED PER COMMENTS
5	08/20/14	NTD	REVISED PER COMMENTS
6	08/20/14	NTD	REVISED PER COMMENTS
7	08/20/14	NTD	REVISED PER COMMENTS
8	08/20/14	NTD	REVISED PER COMMENTS
9	08/20/14	NTD	REVISED PER COMMENTS
10	08/20/14	NTD	REVISED PER COMMENTS
11	08/20/14	NTD	REVISED PER COMMENTS



- PROJECT DATA:**
- 1. OWNER: CARMELE UNIFIED SCHOOL DISTRICT
 - 2. APN: 069-31-009-000
 - 3. PROJECT: NEW CLASSROOM BUILDING
 - 4. LOT AREA: 1.00 ACRES
 - 5. ZONING: R1-1 (RESIDENTIAL SINGLE-FAMILY)
 - 6. EXISTING USE: RESIDENTIAL SINGLE-FAMILY
 - 7. PROPOSED USE: CLASSROOM BUILDING
 - 8. PROPOSED GROSS AREA: 11,520 S.F.
 - 9. PROPOSED LOT COVERAGE: 11.5%
 - 10. PROPOSED MAXIMUM HEIGHT: 10 FEET
 - 11. PROPOSED LANDSCAPING & IRRIGATION: NONE

- SITE PLAN / DRAINAGE PLAN**
- SCALE: 1" = 20'-0"
- CONTOUR INTERVAL: 1 FOOT
- DIRECTION OF WATER FLOW 1/8"



- KEYNOTES
- 1 STEEL DOOR/LAND FRAME PAINTED
 - 2 ALUMINUM WINDOW/ DOOR/ PANEL/ FINISHED
 - 3 EXTERIOR CORNER PANEL, PAINTED
 - 4 EXTERIOR CORNER PANEL, PAINTED, JOINT
 - 5 COMPACTED GRAVEL EXPOSED
 - 6 WOOD FASION, PAINTED
 - 7 STEEL SPEC EXTERIOR JOINT, PAINTED
 - 8 STEEL COLUMN, PAINTED
 - 9 METAL OUTLET, PAINTED
 - 10 STEEL LUMBER, PAINTED

ARCHITECT & ENGINEER

NTD ARCHITECTURE

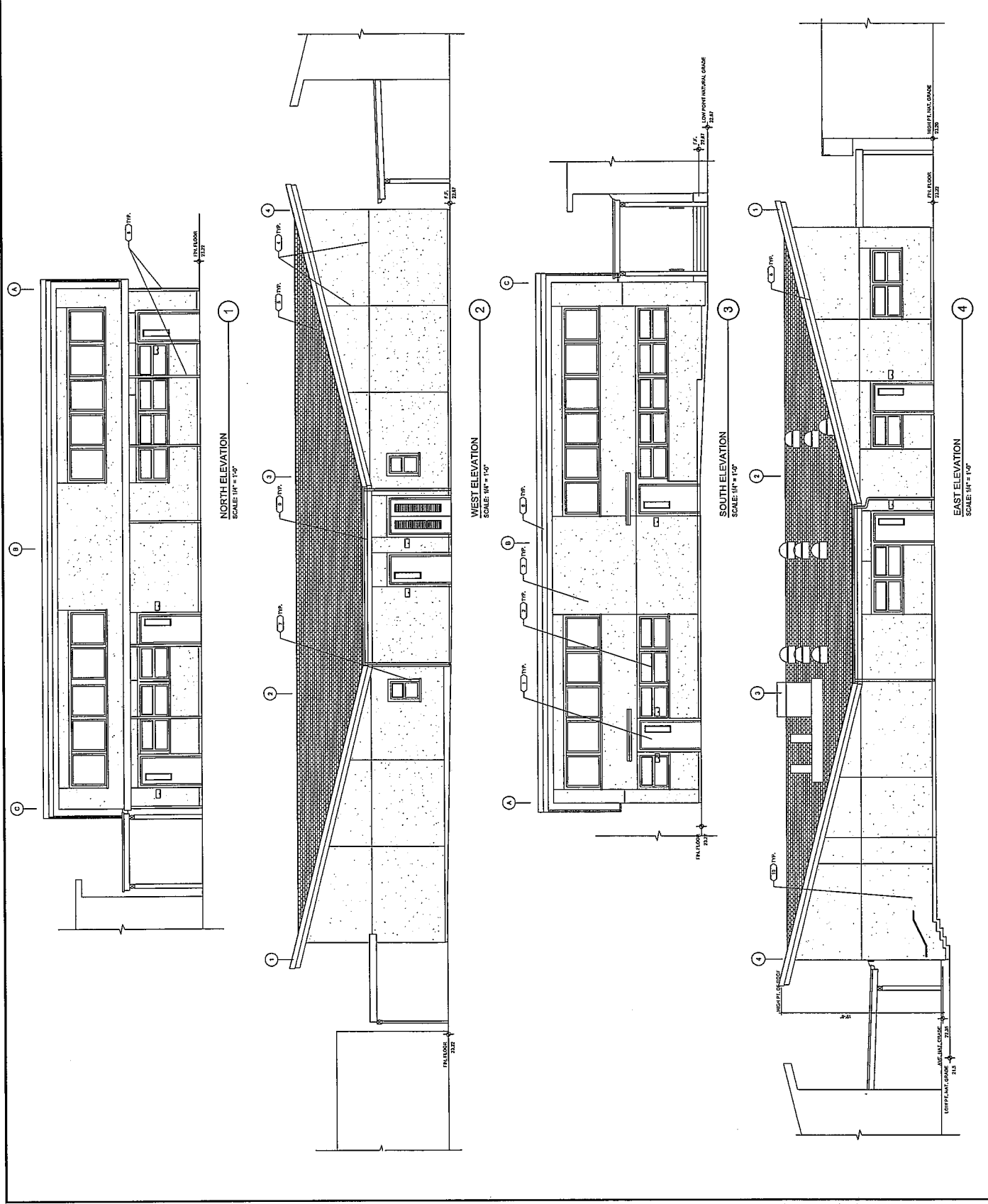
3111 SOUTH 1ST STREET
SUITE 100
PHOENIX, AZ 85034
PHONE: 602.998.1111
FAX: 602.998.1112

PROJECT: CAROL ANN RIVER SCHOOL DISTRICT
CAROL ANN RIVER SCHOOL
NEW CLASSROOM BUILDING

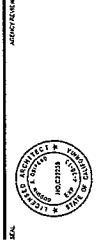
EXTERIOR ELEVATIONS

DATE: 08/11/2011
 DRAWN BY: J. WILSON
 CHECKED BY: J. WILSON
 PROJECT MANAGER: J. WILSON
 ARCHITECT: J. WILSON
 ENGINEER: J. WILSON

A6.1



GENERAL NOTES
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
ELECTRICAL AND MECHANICAL WORK SHALL BE SHOWN ON SEPARATE SCHEDULES.

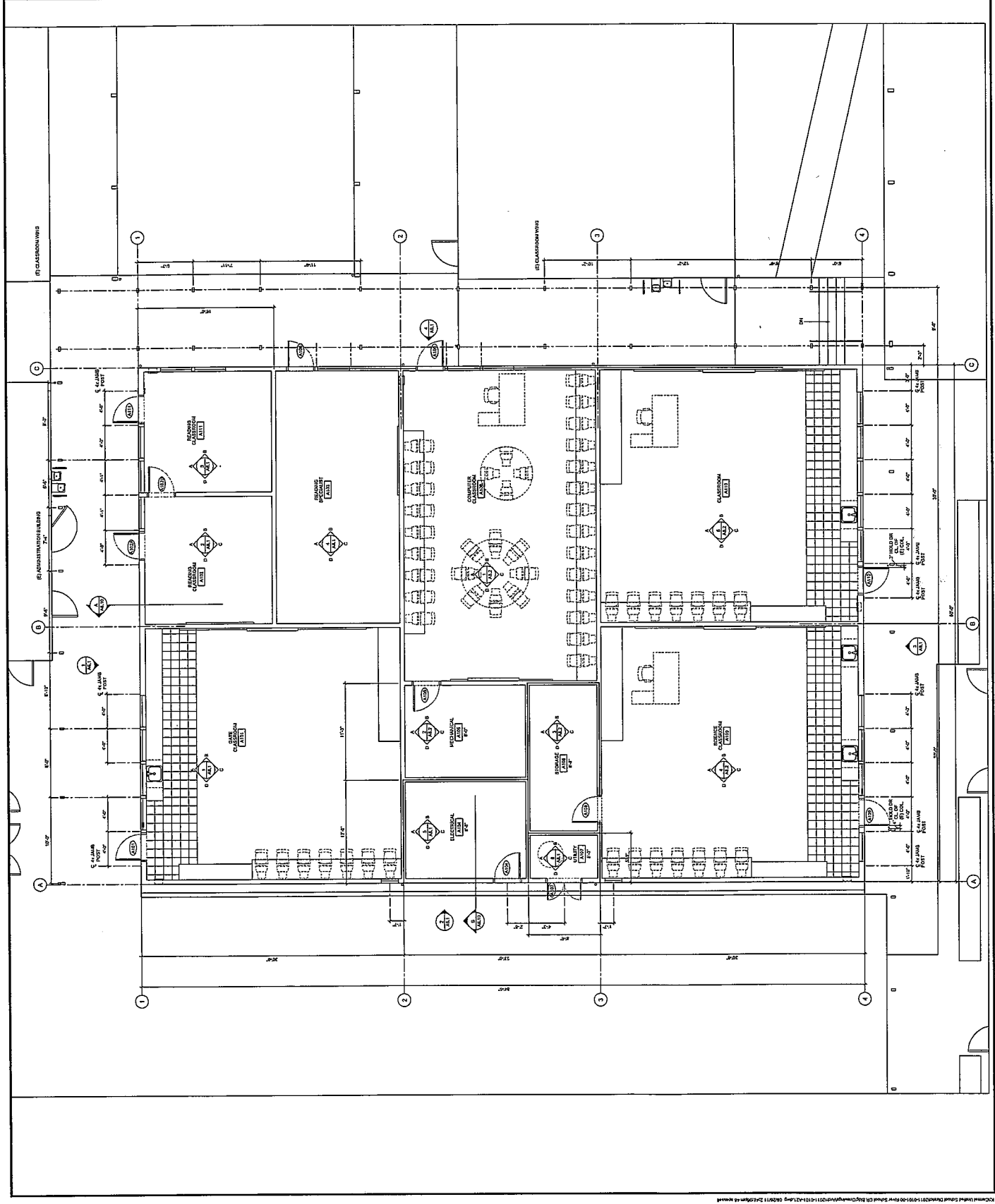


CARMEL UNIFIED SCHOOL DISTRICT
CARMEL RIVER SCHOOL
NEW CLASSROOM BUILDING

FLOOR PLAN

NO. 001	DATE	PROJECT
001	08/15/2023	CARMEL RIVER SCHOOL
001	DESIGNED BY	ARCHITECT
001	DRAWN BY	ARCHITECT

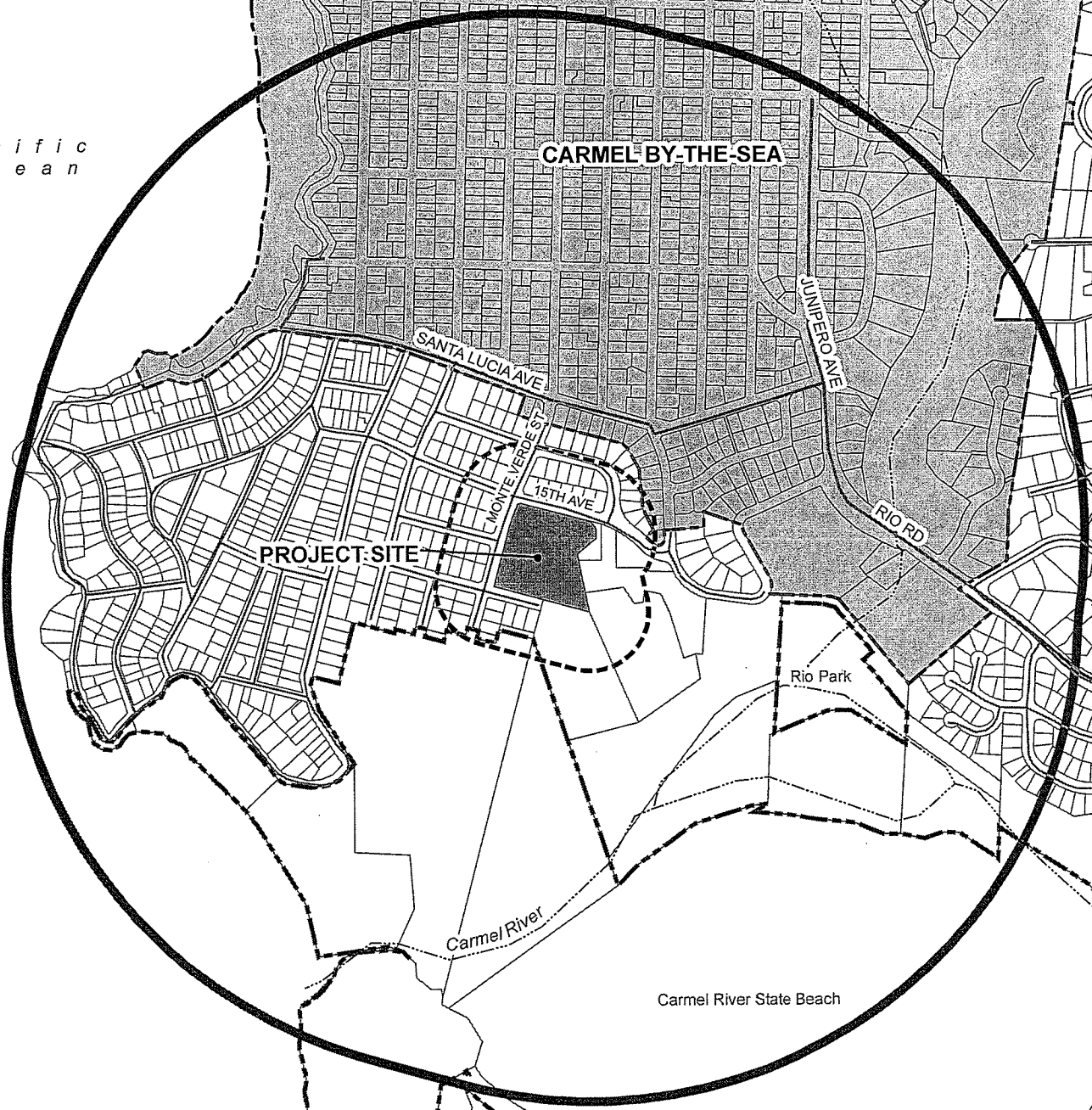
A2.1



CARMEL AREA

Pacific Ocean

CARMEL BY-THE-SEA



PROJECT SITE

SANTA LUCIA AVE

JUNIPER AVE

RIO RD

15TH AVE

L'ANNONCE BLVD

Rio Park

Carmel River

Carmel River State Beach



APPLICANT: CARMEL UNIFIED SCHOOL DISTRICT

APN: 009-511-001-000

FILE # PLN110265

 Water
  2500' Limit
  300' Limit
  City Limits



EXHIBIT "E"

FILE COPY

MINUTES

Carmel Highlands Land Use Advisory Committee
Monday, November 7, 2011

1. Meeting called to order by Peter Davis at 4:00 pm

2. Roll Call

Members Present: Weber, Davis, Wald, McKeon, Jeselnick, Rainor

Members Absent: Hall (due to jury duty), Hirst

3. Approval of Minutes:

a. October 10, 2011 minutes

Motion: none available for action (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

RECEIVED

NOV 11 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

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.

The Carmel Uninc./Highlands Advisory Comm. wishes to acknowledge with Thanks ^{to} the Monterey County Supervisors for their unanimous vote in denial of the Villas de Carmelo project, a 46 unit development and a zoning change for this property where the old community hospital is located. Our LUAC looked at this proposed project over a year ago and unanimously voted against it at that time. We are pleased to know the Board of Supervisors acknowledged the unresolved issues of traffic, water, and density associated with this project.

5. **Scheduled Item(s)** – Refer to attached project referral sheet(s)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

LVAC meeting for Nov. 21st, Monday, at 4:00 pm.

7. Meeting Adjourned: 5:25 pm

Minutes taken by: B. Rainor, Secty.

RECEIVED

NOV 13 2017

MONTEREY COUNTY
PLANNING & BUILDING
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

RECEIVED

NOV 15 2011

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **November 7, 2011**

**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.**

Project Title: STATE OF CALIFORNIA
File Number: PLN110099
File Type: ZA
Planner: LISTER
Location: POINT LOBOS RANCH STATE PARK

Project Description:
Combined Development Permit consisting of 1) Coastal Development Permit to allow the abandonment of five existing antiquated septic systems (two of which have failed) and the placement of new sewer lines from the subject property to the Carmel Area Wastewater District (CAWD); 2) a Coastal Development Permit to allow development with a positive archaeology report; and 3) Design Approval for control box. The project includes grading associated with trenching of approximately 1,404 linear feet for sewer line placement. The property is located at the Point Lobos State Park (Assessor's Parcel Number 243-112-019-000) Carmel Area Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes ✓ No

*Jean Carpenter, P.E.
Assoc. Civil Engineer
Monterey, District. State Parks*

Was a County Staff/Representative present at meeting? Anna Quenga (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)
Septic systems of 5 small houses on park property have had problems		The five houses where the sewer systems have failed are considered
Trenching of properties to install sewer pipes		historic. No plans presently proposed will change the houses. Only request is to hook up new sewer lines
will be done by hand to avoid root damage to trees along this line for sewer hook-up.		to these existing houses.

ADDITIONAL LUAC COMMENTS

According to Joan Carpenter, Engineer for this project, the state parks have no encroachment permit from Caltrans (to date) to cross Hwy 1 in order to hook up with existing sewer line along west side of Hwy 1. Application has been made. State Parks hopes to have these five homes available for park personnel residences once the sewage problems are addressed. One home, the Owl's Nest is being used as a residence for an on duty ranger.

RECOMMENDATION :

Motion by: Davis, approval as submitted (LUAC Member's Name)

Second by: Weber (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: _____
Continued to what date: _____

AYES: Weber, Davis, Wald, ~~Wald~~, ~~Wald~~, Jeselnick, Reinert

OES: None

ABSENT: Hall (jury duty), Hirst

ABSTAIN: Members (concern for State Parks budget)

RECEIVED

NOV 15 2011

MONTEREY COUNTY
PLANNING & BUILDING
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

RECEIVED

NOV 15 2011

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **November 7, 2011**

**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT**

Project Title: CARMEL UNIFIED SCHOOL DISTRICT

File Number: PLN110265

File Type: DIRECTOR OF PLANNING

Planner: GONZALES

Location: 2770 15TH AVE CARMEL

Project Description:

Coastal Development Permit for an accessory to a conditional use (Carmel River School) to allow the demolition of an existing 3,400 square foot multi-purpose building and the construction of a 5,070 square foot building to house six classrooms. The proposed building would be located in approximately the same footprint. The proposed project also includes the removal of five (5) on-site temporary modules and six (6) non-native ornamental landscape trees. The property is located at 2770 15th Avenue, Carmel (Assessor's Parcel Number 009-511-001-000), Carmel Area Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes No

Dan Paul
Terri Whissler Adam
EMC Planning Group
Rick Blankmeister
Chief Business Officer

Was a County Staff/Representative present at meeting? Ann Quengz (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)
Architecturally unattractive	According to applicant, the division of State architects dictates the design.	We should be trying to influence the students with quality architectural design.
Not appropriate for this site and existing classroom buildings. There should be a degree of integrity for this school district.	Limitations due to structural code for schools presently in effect.	Teachers would be confined to jail like rooms.
Proposed design not a reasonable teaching environment for either teachers or students.		Windows for students to see out doors would be less confining.
Present design looks like a big box. No character.		

ADDITIONAL LUAC COMMENTS

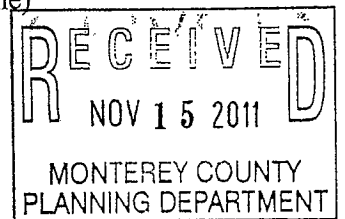
LUAC members approve of the removal of modular buildings on playground. This will enlarge athletic area used by students. Enrollment is approximately 500 students. District hopes to stabilize attendance at 450-475 in near future. Newly proposed classrooms in one new building will provide additional space for classrooms and special instruction.

LUAC members felt the design of new classroom building had to come before LUAC before being submitted to state. Process for RECOMMENDATION: review seemed backward.

Motion by: Jesselnick-continue with (LUAC Member's Name)
 request to design a more attractive building for this public school site, in a residential area.

Second by: Wald (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item



Reason for Continuance: Proposed architectural design unattractive

Continued to what date: Nov. 21, 2011

AYES: 6-Weber, Davis, Wald, Melcen, Jesselnick, Kainer

OES: None

ABSENT: Hall (jury duty), Horst

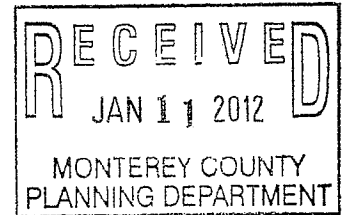
ABSTAIN: None

EXHIBIT "F"

From: Bart Hancock
17101 Carriage Road
Sonora, CA 95370

January 09, 2012

To: Monterey County Planning Dept.
168 W. Alisal St., 2nd Floor
Salinas, CA 93901
Attn: Elizabeth Gonzales



Sub: Carmel River School PLN110265
Re: Notice of Carmel Unincorporated/Highlands LUAC Meeting, 11/07/2011
Ref:

- Coastal Implementation Plan, Title 20, Zoning Ordinance for the County of Monterey.
- My Complaint regarding Carmel River School Expansion, 07/17/06, Case CE060265
- PLN060652, PLN060651 & My Associated Correspondence.
- My letter to the Planning Director, Dated 11/14/2011
- Your letter to me, dated 12/16/2011

Dear Ms. Gonzales,

I am very well aware of all that has been done at the River School. But, the referenced plans were forced upon the community, increased encroachment on the neighborhood and definitely not to my liking. I still feel the community and the school would have been better served by moving classes off-site to a location where expansion would not be so much of a problem. Allowing the school to proceed did not alter the fact that the school has outgrown the site, traffic is out of hand during pick-up and drop-off times or that the planning department waived coastal parking requirements in the face of several neighbor complaints. I might add that some of these complaints were not included in your package or presented at the planning commission hearing in 2010. During that hearing, I was given 5 minutes to talk and was shut down. At that time, it became obvious that I was not being fairly represented, but stopped short of hiring an attorney and appealing to the board of supervisors and ultimately to the Coastal Commission.

When I first complained in 2006, school admission was roughly 390 and some. Today it is around 440 even though boundaries have been changed and kindergarten classes have been moved off site (at least for the moment). This is a far cry from an attendance of less than 100 in 1955 when we purchased the home on Monte Verde Street across from the school. Even though kindergarten classes have been moved off site, many parents still drop their kindergartners off at the school where they are subsequently bussed to the Carmelo School site. In short, traffic around pick-up and drop-off times is getting worse and parking is inadequate.

I met with Superintendent Marvin Biasotti and Principal Jay Marden during the Christmas holidays and was shown the plans for the proposed building. If it were really

all for the classrooms as you stated in the hearing notice, I would have a problem regarding the expansion. However, it is not currently being designed that way and I take them at their word. My one concern is the additional encroachment on the staff parking lot. I understand that parking spaces are not being taken away, but am concerned that there may not be enough space between rows to adequately access these spaces after construction is completed.

To the schools credit, they are doing what they can to organize traffic at pick-up and drop-off times. Morning drop-off is much better organized and afternoon pickup not so much. Child safety, while far from perfect, is much improved.

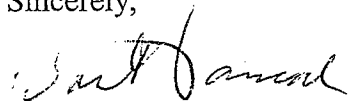
As I mentioned before, I feel that additional parking is needed. I would suggest perpendicular parking be added on 16th Avenue similar to that at the front of the school on 15th Avenue. This parking would serve those using the play fields before school, after school, on weekends, during special events and meetings or presentations at the auditorium. Be aware that in the past, events/meetings have brought as many as 300 cars to a neighborhood that is not equipped to handle the parking needs. While additional parking spaces as I have suggested would not solve all parking related issues, it would certainly help mitigate the situation as well as help those needing access to school facilities.

I have been assured that grape stick fencing, the same as was removed during construction, will be replaced and that fencing of the staff parking lot will be added. I have also been assured that trees removed directly across the street from my residence will be replaced and I appreciate that. Many trees have been removed from the site. Most notable are the ornamental trees adjacent to the playground on Monte Verde Street. I noticed that the area was covered with new blacktop and there was no obvious intent to plant trees. I would like to see those trees replaced. I would especially like to see some trees planted to obscure the view of the recently added buildings.

After having said all that and given my understanding of the plan, I have no plans to try and prevent the school district from proceeding. I have no plans to attend the LUAC hearing this month or the February 9, 2012 hearing. However, I would appreciate it if you would present this letter to the LUAC and included it in your package for all subsequent planning department hearings regarding the subject plan.

Please feel free to contact me or have the LUAC contact me if additional information is desired.

Sincerely,



Bart Hancock
Phone: (209) 586-0734, (831) 624-3788
hancockb34@gmail.com

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY



Planning Department

Mike Novo, AICP, Director of Planning

168 West Alisal Street, 2nd Floor
Salinas, CA 93901
(831) 755-5025
Fax: (831) 757-9516
www.co.monterey.ca.us/rma

VIA EMAIL & MAIL
Hancockb34@gmail.com

December 16, 2011

Bart Hancock
17101 Carriage Road
Sonoma CA 95370

Subject: Carmel River School PLN110265

Dear Mr. Hancock,

Thank you for your letter dated November 14, 2011 regarding your concerns with the Carmel River School. First letter me clarify the timeline of events that have been approved with Coastal Development Permits from the County of Monterey:

- 1) PLN060652 – Combined Development Permit for the relocation of six module structures and modification of parking requirements;
- 2) PLN060651 – Coastal Administrative Permit for the construction of Building P to replace three modules and construction of Building Q to replace the remaining three structures; with this permit, the modules were to be removed when construction was completed;
- 3) PLN100243 – Minor and Trivial Amendment to PLN060652 & PLN060651 to allow five of the six modules remain on site for three more years (expiration June 17, 2013) and an interior remodel of the existing multi-purpose room. The school posted notices at the site and neighbors within 300 feet were notified of this Amendment. I personally made sure you received a copy of the Notice at your Sonoma address.

The applicants are now requesting a Coastal Development Permit (PLN110265) to allow replacement of the existing 3,400 square foot multi-purpose building (PLN110243) with a 5,070 square foot building to house six classrooms. The proposed building would be located in approximately the same footprint with an additional 1,670 square feet. The Coastal Development Permit is going to include all the conditions of the previous approved permits.

Two County employees visited the site on December 7, 2011 at 8:00 a.m. right before school started and confirmed that the following traffic improvements have been installed:

- 1) Curb, gutter, sidewalk and pave out along the frontage of 15th Avenue and Monte Verde Street installed;

- 2) Parking lot located at the corner of 15th Avenue and Monte Verde Avenue improved and designated for faculty/staff only;
- 3) Turn around located on 15th Avenue was removed and replaced with no parking zone. Three new parking spaces were created and added to the on-site parking located perpendicular to 15th Avenue.
- 4) Bus loading area and passenger pickup and drop off area were established.

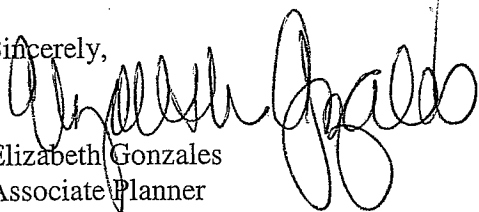
The applicant has been given until June 14, 2012 to submit a follow up traffic report detailing the effectiveness of the improvements. County staff observed a major improvement since the original traffic issues were raised.

I understand your frustration. However, the School District has adhered to all conditions required of the previously approved projects. With this new request, they have made two concessions in an effort to reduce as many students as they can, i.e., relocated the kindergarten program and moved the school boundary line to the west to allow more students to attend Tularcitos school.

The County's responsibility is to make sure applications meet all regulations of the district in which it lies. Although they don't have enough on-site parking they are close and they were given a permit for modification of parking requirements. The application will be going back to the Carmel Highlands/Unincorporated Land Use Advisory Committee on January 17, 2012. I have also set this project for the Zoning Administrator Hearing on January 24, 2011. This is a public hearing and I would recommend if you still have issues, you attend the hearing to address them.

I would also suggest that you contact the River School principal, Jay Marsden, to discuss your issues. I would be happy to set up a meeting with the two of you, but unfortunately, due to the holidays, I would not be able to do that until after January 9, 2012. Please contact me if you would like to meet with us.

Sincerely,


Elizabeth Gonzales
Associate Planner

:eag