

MONTEREY COUNTY PLANNING COMMISSION

Meeting: June 24, 2009	Time: 10:00 a.m.	Agenda Item Nos.: 3 & 4
Project Description: Combined Development Permit (PLN060652) 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.		
Project Location: 2770 15th Avenue, Carmel		APN: 009-511-001-000
Planning File Number: PLN060652 and PLN060651		Owner: Carmel Unified School District Agent: Tony Lombardo, Attorney
Planning Area: Carmel Area Land Use Plan		Flagged and staked: Not required for safety reasons
Zoning Designation: "PQP-D (CZ)" ["Public Quasi Public with Design Control in the (Coastal Zone)"]		
CEQA Action: Categorically Exempt per Section 15314		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Approve PLN060652 and PLN060651, based on the findings and evidence and subject to the conditions of approval (**Exhibit C1**):

PROJECT OVERVIEW:

On May 29, 2008 the Combined Development Permit (PLN060652) to clear code enforcement file CE060265 and the Coastal Administrative Permit (PLN060651) to allow a 3,232 square foot classroom wing were presented to the Zoning Administrator. However, due to neighborhood concerns regarding traffic and parking safety issues, the Zoning Administrator determined there were unresolved issues. Also, it was discovered that a future application for a multi-purpose auditorium was being prepared for submittal to the County. The Zoning Administrator recommended staff work with the applicants to revise the projects, address traffic and parking impacts and then referred both projects to the Planning Commission. PLN060651 has been revised to include the multi purpose auditorium.

Since that time, the applicants were required to address current water use/fixture standards with the Monterey County Water Resources Agency and the Monterey Peninsula Water Management District. Those issues have been addressed. Planning staff also requested a traffic analysis to address the parking and safety issues and to provide options to alleviate the situation. After several meetings and site visits with the applicants, their representatives, and County Planning and Public Works, a revised traffic analysis was received on April 22, 2009. It contained several options, two of which are being recommended by County Staff.

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

- √ RMA - Public Works Department
Environmental Health Division
- √ Water Resources Agency
Cal Fire Coastal District
Parks Department
California Coastal Commission

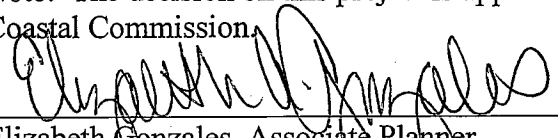
Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA – Public Works and Water Resources Agency have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as **Exhibit 1** to the draft resolution (**Exhibit C**).

The original application was referred to the Carmel Unincorporated/Highlands (LUAC) for review on April 21, 2008. Neighbor, Bart Hancock, spoke to impacts regarding traffic and congestion and student safety during drop off and pick up hours. The Committee recommended a (3-0) vote to approve the project and recommended the school meet with the neighbors in an effort to reduce concerns for safety and traffic. (**Exhibit E**)

The revised project was referred to the Carmel Unincorporated/Highlands (LUAC) for review on May 4, 2009. The Committee recommended a (4-3) vote to approve the project as a whole with structure design recommendations and a condition that parking and traffic impacts be resolved. Minutes and two opposition letters from Bart Hancock received at the meeting are attached as **Exhibit F**.

A letter in support of the project received from Congressman Sam Farr is attached as **Exhibit G**.

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


 Elizabeth Gonzales, Associate Planner
 (831) 755-5102, gonzalesl@co.monterey.ca.us
 June 12, 2009

cc: Front Counter Copy; Planning Commission; Carmel Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Elizabeth Gonzales, Project Planner; Carol Allen, Senior Secretary; Carmel Unified School District, Owner; Tony Lombardo, Agent; Bart Hancock, interested party; Planning File PLN060652 and PLN060651

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including:
		1. Conditions of Approval
		2. Site Plan, Floor Plan and Elevations
	Exhibit D	Vicinity Map
	Exhibit E	Advisory Committee Minutes (LUAC) dated April 21, 2008
	Exhibit F	Advisory Committee Minutes (LUAC) and comment letters dated May 4, 2009
	Exhibit G	Letter of Support dated June 3, 2009

This report was reviewed by Laura Lawrence, Planning Services Manager
LW for

EXHIBIT A

Project Information for PLN060652

Project Title: CARMEL UNIFIED SCHOOL DIST

Location: 2770 15TH AVE CARMEL

Primary APN: 009-511-001-000

Applicable Plan: Carmel Land Use Plan

Coastal Zone: Yes

Permit Type: Combined Development Permit

Zoning: POP-D(CZ)

Environmental Status: Exempt

Plan Designation: PUBLIC QUASI PUB

Advisory Committee: N/A

Final Action Deadline (884): 6/29/2009

Project Site Data:

Lot Size: 180,283

Coverage Allowed: 25%

Coverage Proposed: <5%

Existing Structures (sf): 33,681 SF

Height Allowed: 15 FEET

Proposed Structures (sf): 8632 SF

Height Proposed: 15 FEET

Total Sq. Ft.: 42,313 SF

FAR Allowed: N/A

FAR Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: No

Erosion Hazard Zone: LOW

Biological Report #: N/A

Soils Report #: N/A

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: HIGH

Geologic Hazard Zone: II

Archaeological Report #: LIB070496

Geologic Report #: N/A

Fire Hazard Zone: LOW

Traffic Report #: N/A

Other Information:

Water Source: PUBLIC

Sewage Disposal (method): PUBSEWER

Water Dist/Co: CAL-AM WATER

Sewer District Name: CAWD

Fire District: CARMEL HIGHLANDS FPD

Grading (cubic yds.): 0.0

Tree Removal: N/A

EXHIBIT A

Project Information for PLN060651

Project Title: CARMEL UNIFIED SCHOOL DIST

Location: 2770 15TH AVE CARMEL

Primary APN: 009-511-001-000

Applicable Plan: Carmel Land Use Plan

Coastal Zone: Yes

Permit Type: Administrative Permit

Zoning: POP (CZ)

Environmental Status: Exempt

Plan Designation: PUBLIC QUASI PUB

Advisory Committee: N/A

Final Action Deadline (884): 6/29/2009

Project Site Data:

Lot Size: 180,283

Coverage Allowed: 25%

Coverage Proposed: <5%

Existing Structures (sf): 33,681 SF

Height Allowed: 15 FEET

Proposed Structures (sf): 8632 SF

Height Proposed: 15 FEET

Total Sq. Ft.: 42,313 SF

FAR Allowed: N/A

FAR Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: No

Erosion Hazard Zone: LOW

Biological Report #: N/A

Soils Report #: N/A

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: HIGH

Geologic Hazard Zone: II

Archaeological Report #: LIB080233

Geologic Report #: N/A

Fire Hazard Zone: LOW

Traffic Report #: N/A

Other Information:

Water Source: PUBLIC

Sewage Disposal (method): PUBSEWER

Water Dist/Co: CAL-AM

Sewer District Name: CAWD

Fire District: CARMEL HIGHLANDS FPD

Grading (cubic yds.): 0.0

Tree Removal: N/A

EXHIBIT B DISCUSSION

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 May 29, 2008 the Combined Development Permit (PLN060652) to clear code enforcement file CE060265 and the Coastal Administrative Permit (PLN060651) to allow a 3,232 square foot classroom wing were presented to the Zoning Administrator. However, due to neighborhood concerns regarding traffic and parking safety issues, the Zoning Administrator determined there were unresolved issues. Also, it was discovered that a future application for a multi-purpose auditorium was being prepared for submittal to the County. The Zoning Administrator recommended staff work with the applicants to revise the projects, address traffic and parking impacts and then referred both projects to the Planning Commission. PLN060651 has been revised to include the multi purpose auditorium.

Since that time, the applicants were required to address current water use/fixture standards with the Monterey County Water Resources Agency and the Monterey Peninsula Water Management District. Those issues have been addressed. Planning staff also requested a traffic analysis to address the parking and safety issues and to provide options to alleviate the situation. After several meetings and site visits with the applicants, their representatives, and County Planning and Public Works, a revised traffic analysis was received on April 22, 2009. It contained several options, two of which are being recommended by County Staff. (*See Finding #1*)

The following applications are presented for consideration:

Application (PLN060652) requests a Combined Development Permit for:

- (1) Coastal Administrative Permit to allow for the relocation of six temporary modular classrooms to include connection to existing electrical, fire alarm, data and phone systems in order to clear code violation CE060265;
- (2) Coastal Development Permit to allow modification of parking requirements due to the unusual characteristics of the site vicinity.

Application (PLN060651) requests:

- (1) Coastal Administrative Permit 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;
- (2) Coastal Administrative Permit for construction of a 5,400 square foot multi-purpose auditorium (Building Q) to replace the remaining three modular structures upon completion of construction; and Design Approval.

LCP JURISDICTION

Schools are usually exempt from local jurisdiction review. Schools 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 permit from the County. The County may be constrained under state law from requiring items beyond those that are required through the LCP.

The parking spaces required to meet the Department of State Architect's standards is 58.5 spaces. The Carmel River School currently provides a total of 64 parking spaces which meets the State's requirement. With the proposed, the school would consist of 24 classrooms and one auditorium.

Pursuant to Chapter 20.58.040 of Monterey County Code, the total parking requirement demand is 110 parking spaces with 48 parking spaces attributed to classrooms and 62 parking spaces attributed to the auditorium. The proposed number of parking spaces provided by the school will be 66 spaces making the school deficient by 44 parking spaces.

Therefore, a Coastal Development Permit is required to modify the standards for parking, in cases which, due to the unusual characteristics of a use or its immediate vicinity do not necessitate the number of parking spaces, type of design, or improvements required by this Chapter. (Section 20.58.050 MCC)

The County supports a Coastal Development Permit because the auditorium will be used for student assemblies and a lunch room when it is raining outside. Therefore, the parking requirement should only be used for the classrooms to provide permanent parking for the school.

If any special events require the use of the multi-purpose auditorium outside of school hours, staff has required parking be provided on-site on the play ground. The applicant shall submit a parking plan showing how and where the cars will be parked on site during special after school events. (*Condition #11*)

LUAC

The original application was referred to the Carmel Unincorporated/Highlands (LUAC) for review on April 21, 2008. Neighbor, Bart Hancock, spoke to impacts regarding traffic and congestion and student safety during drop off and pick up hours. The Committee recommended a (3-0) vote to approve the projects and recommended the school meet with the neighbors in an effort to reduce concerns for safety and traffic. (**Exhibit E**)

The revised projects were referred to the Carmel Unincorporated/Highlands (LUAC) for review on May 4, 2009. The Committee recommended a (4-3) vote to approve the projects as a whole with structure design recommendations and a condition that parking and traffic impacts be resolved. Minutes and two opposition letters from Bart Hancock received at the meeting are attached as **Exhibit F**.

A letter in support of the project received from Congressman Sam Farr is attached as **Exhibit G**.

PROPOSED PARKING AND TRAFFIC SOLUTION

The County recognizes the need to provide child safety improvements during periods of ingress/egress, reduced traffic congestion and reduced neighbor parking impacts. Therefore, the following recommendations shall be implemented as requirements for approval of the projects.

- A passenger/car and bus pick-up/drop-off loading zone shall be created on Monte Verde Street:
Monte Verde Street measures approximately 465 feet from 16th Avenue to 15th Avenue. Currently approximately 110 feet is used for the bus loading zone, leaving 355 feet to be used as a legal pick-up/drop off loading zone. The bus loading zone shall be moved to the southern end of Monte Verde Street near 16th Avenue, and the location of the proposed passenger pick-up/drop-off loading area shall be clearly marked beginning at 15th Avenue. This shall consist of a new paved sidewalk on the eastside of Monte Verde Street. This paved sidewalk will provide the students with sufficient space to travel within the public right-of-way separated from vehicles and bicycles. The existing two sets of stairs will be removed and relocated as one set of stairs and an ADA pedestrian ramp. Signs such as “Limited Hour/Minute Parking Specific Hours” shall be posted along the east side of Monte Verde Street to indicate a no parking zone except between the specified passenger pick-up/drop-off times. No changes will be made to the west side of Monte Verde Street. Assistance should be used to help monitor the students as they enter and exit their vehicles, in order to manage the process and decrease the parking duration time of each vehicle. (*Conditions #15, #17 and #18*)
- All exit/entrance gates at the corner of 16th Avenue and Monte Verde and at the end of 16th Avenue shall be permanently closed to all pedestrian traffic. Currently, parents congest the corner of 16th Avenue and Monte Verde Avenue waiting for their children to exit one of two gates that are located at the rear of the school. These exits/entrances shall be permanently closed. (*Condition #14*)
- The parking lot located at the corner of 15th Avenue and Monte Verde Avenue shall be improved and designated for Faculty/Staff only. Once the stairs are removed for construction of the sidewalks, the parking lot will be repaved to include an additional two parking spaces. The 38 spaces in the parking lot provides for enough faculty/staff parking. Signs such as “Faculty/staff parking only” shall be posted at the entrance to the parking lot. (*Condition #12*)
- The turn around located on 15th Avenue shall be removed replacing it with a no parking zone. Currently, this turn around only provides for three cars at a time. Three new parking spaces will be added to the on-site parking spaces located perpendicular to 15th Avenue, providing 28 total spaces. These parking spaces shall be designated for Parent/Visitor Parking Only. Signs shall be posted along this strip of parking spaces and limited to “Limited Hour/Minute Parking Specific Hours” so as to avoid any long term parking. (*Condition #13*)

As part of the improvement plans, additional safety measures include re-striping 15th Avenue, installing yellow cross walks at the intersections of Monte Verde Street and Walker Avenue as well as the intersection of 14th Avenue and 15th Avenue, and installing a school crosswalk warning assembly at each intersection.

Conditions have been added to implement the safety improvements required to resolve the traffic and parking impacts. (*Conditions #11, #12, #13, #14, #15, #17 and #18*)

**EXHIBIT C
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

**CARMEL UNIFIED SCHOOL DISTRICT (PLN060652 AND PLN060651)
RESOLUTION NO. 0606652 & NO. 060651**

Resolution by the Monterey County Planning
Commission:

- 1) Approving Combined Development Permit (PLN060652) 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.

(PLN060652 and PLN060651, Carmel Unified School District, 2770 15th Avenue, Carmel, Carmel Area Land Use Plan (APN: 009-511-001-000)

The Combined Development Permit applications (PLN060652 and PLN060651) came on for public hearing before the Monterey County Planning Commission on June 24, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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 Monterey County General Plan,
 - Carmel Area Land Use Plan,

- Monterey County Coastal Implementation Plan (Part 4)
- Monterey County Zoning Ordinance (Title 20)

Conflicts were found to exist. Communications were received during the course of review of the project indicating 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 Public Quasi-Public (Coastal Zone) ("PQP (CZ)") which allows schools and structures accessory to the principal use. Therefore, the property is suitable for the proposed development.
- c) A complaint was submitted to Monterey County Code Enforcement in August, 2006, 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 student capacity classroom sizes. The Carmel Unified School District installed six modular classrooms to meet this requirement under the assumption that permits were not required from local jurisdiction. There was no increase in student attendance. (*See Finding #4*)
- d) On May 29, 2008 the Combined Development Permit (PLN060652) to clear code enforcement file CE060265 and the Coastal Administrative Permit (PLN060651) to allow a 3,232 square foot classroom wing were presented to the Zoning Administrator. However, due to neighborhood concerns regarding traffic and parking safety issues, the Zoning Administrator determined there were unresolved issues. Also, it was discovered that a future application for a multi-purpose auditorium was being prepared for submittal to the County. The Zoning Administrator recommended staff work with the applicants to revise the projects, address traffic and parking impacts and then referred both projects to the Planning Commission. PLN060651 has been revised to include the multi purpose auditorium.
- e) The application (PLN060652) requests a Combined Development Permit consisting of a Coastal Administrative Permit to allow for the relocation of six temporary modular classrooms to include connection to existing electrical, fire alarm, data and phone systems in order to clear code violation CE060265; and a Coastal Development Permit to allow modification of parking requirements due to the unusual characteristics of the site vicinity.
- f) The application (PLN060651) requests a Coastal Administrative Permit 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.
- g) Schools are usually exempt from local jurisdiction review. Schools 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 permit from the County.

- h) The parking spaces required to meet the Department of State Architect's standards is 58.5 spaces. The Carmel River School currently provides a total of 64 parking spaces which meets the State's requirement. The school will consist of 24 classrooms and one multi-purpose auditorium. Monterey County Code (Chapter 20.58.040) requires a total of 110 parking spaces with 48 parking spaces attributed to classrooms and 62 parking spaces attributed to the multi-purpose room. The proposed number of parking spaces provided by the school will be 66 spaces making the school deficient by 44 parking spaces. Therefore, a Coastal Development Permit is required to modify the standards for parking, in cases which, due to the unusual characteristics of a use or its immediate vicinity do not necessitate the number of parking spaces, type of design, or improvements required by this Chapter. (Section 20.58.050 MCC)
- i) The County supports a Coastal Development Permit because the auditorium will be used for student assemblies and a lunch room when it is raining outside. Therefore, the parking requirement should only be used for the classrooms to provide permanent parking for the school.
- j) If any special events require the use of the multi-purpose auditorium outside of school hours, staff will require parking be provided on-site on the play ground. The applicant shall submit a parking plan showing how and where the cars will be parked on site during special after school events. (*Condition 11*)
- k) The original application was referred to the Carmel Unincorporated/Highlands (LUAC) for review on April 21, 2008. Neighbor, Bart Hancock, spoke to impacts regarding traffic and congestion and student safety during drop off and pick up hours. The Committee recommended a (3-0) vote to approve the project and recommended the school meet with the neighbors in an effort to reduce concerns for safety and traffic. (**Exhibit E**)
- l) The revised project was referred to the Carmel Unincorporated/Highlands (LUAC) for review on May 4, 2009. The Committee recommended a (4-3) vote to approve the project as a whole with structure design recommendations and a condition that parking and traffic impacts be resolved. Minutes and two opposition letters from Bart Hancock received at the meeting are attached as **Exhibit F**. A letter in support of the project received from Congressman Sam Farr is attached as **Exhibit G**.
- m) The County recognizes the need to provide child safety improvements during periods of ingress/egress, reduced traffic congestion and reduced neighborhood parking impacts. Therefore, the following recommendations shall be implemented as requirements for approval of the projects.
- (1) A passenger/car and bus pick-up/drop-off loading zone to be created on Monte Verde Street; (*Conditions #15, #17, #18*)
 - (2) All exit/entrance gates at the corner of 16th Avenue and Monte Verde and at the end of 16th Avenue shall be permanently closed to all pedestrian traffic; (*Condition #14*)
 - (3) The parking lot located at the corner of 15th Avenue and Monte Verde Avenue shall be improved and designated for Faculty/Staff only; (*Condition #12*)
 - (4) The turn-round located on 15th Avenue shall be removed

replacing it with a no parking zone. Three new parking spaces will be added to the on-site parking spaces located perpendicular to 15th Avenue. These parking spaces shall be designated for Parent/Visitor Parking Only; (*Condition #13*)

As part of the improvement plans, additional safety measures include re-striping 15th Avenue, installing yellow cross walks at the intersections of Monte Verde Street and Walker Avenue as well as the intersection of 14th Avenue and 15th Avenue, and installing a school crosswalk warning assembly at each intersection.

- n) The project planner conducted site inspections on January 16, 2008 and May 20, 2009. Planning and Public Works staff met with school officials, their representatives and the traffic engineer to discuss resolving traffic and parking impacts. Based upon a revised traffic and parking analysis, an agreeable solution has been met.
- o) 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 PLN060652 and PLN060651.

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, Cal Fire Coastal District, Parks, Public Works, Environmental Health Division, 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 traffic. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - “Preliminary Archaeological Reconnaissance” (LIB070496) prepared by Archaeological Consulting, Salinas, Ca, dated April 27, 2007.
 - “Traffic and Parking Analysis” (LIB090294) prepared by Hatch Mott MacDonald, Gilroy, Ca, dated April 22, 2009.
 - c) Revised Traffic and Parking Analysis addresses the concerns of the County, local residents, and parents of enrolled students at Carmel River School regarding parking demand during the morning drop-off and afternoon pick-up times. Conditions have been added to implement the safety improvements required to resolve the traffic and parking impacts. (*See Conditions #11, #12, #13, #14, #15, #17, #18*)
 - d) 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 #4*)
 - e) Staff conducted a site inspection on January 16, 2008 and May 20, 2009

to verify that the site is suitable for this use.

- f) 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 PLN060652 and PLN060651.

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, Cal Fire Coastal District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. The Planning, Public Works and Water Resources Agency have recommended conditions, 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. The Cal Fire Coastal District did not have any conditions as they stated requirements come from the Department of State Architect. The applicant has agreed to the conditions as evidenced by the application and accompanying materials and conditions (**Exhibit C2**).
 - b) Necessary public facilities are available and will continue to be provided by California American Water and Carmel Wastewater District.
 - c) Preceding findings and supporting evidence for PLN060652 and PLN060651. (*See Findings #1, #2 and #4*)

4. **FINDING:** **NO VIOLATIONS** - The subject property is currently not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. One violation exists on the property. Zoning violation abatement costs have been paid.

- EVIDENCE:**
- a) 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. There was no increase in student attendance at the time.
 - b) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is aware of the violation existing on subject property and is requiring necessary permitting to remedy the situation. (See File PLN060652)
 - c) The application (PLN060652) includes a Coastal Administrative Permit to allow for the relocation of six temporary modular classrooms to include connection to existing electrical, fire alarm, data and phone systems in order to clear code violation CE060265. Once the Permit

- has been cleared, the violation case will be closed.
- d) Applicants understand that the application (PLN060651) for a new 3,232 square foot classroom wing (Building P) and a new 5,400 square foot multi-purpose auditorium (Building Q) are contingent upon the approval of PLN060652.
- e) The proposed project (PLN060652) cures an existing violation regarding (CE060265). 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.
- 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 PLN060652 and PLN060651.

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 15314, categorically exempts minor additions to schools within existing school grounds where the increase original student capacity or by more than 25% or 10 classrooms, whichever is less. The addition of portable classrooms is included in this exemption.
 - b) The new 3,232 square foot classroom building will contain three additional classrooms with three smaller rooms. The new 5,400 multi-purpose auditorium will be used for student assemblies and when inclement weather requires students to stay inside.
 - c) Any impacts to traffic and parking have been resolved through discussions among County staff, applicants and traffic engineer and the acceptance of a Traffic and Parking Analysis.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on January 16, 2008 and May 20, 2009.
 - e) See preceding and following findings and supporting evidence. (*see Findings #1, # 2, # 3 and #4*)

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 PLN060652 and PLN060651.

- e) The project planner conducted a site inspection on January 16, 2008 and May 20, 2009.

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).
 - b) 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 Planning Commission does hereby:

- A. Approve a Combined Development Permit (PLN060652) and Coastal Administrative Permits (PLN060651) in general conformance with the attached sketch (**Exhibit C2**) and subject to the conditions (**Exhibit C1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 24th day of June, 2009.

Mike Novo, Planning Commission

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 / IS NOT 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 4 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION PLN060652/PLN060651 - EXHIBIT C1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Carmel Unified School District
File No: PLN060652 AND PLN060651 **APNs:** 009-511-001-000
Approved by: Planning Commission **Date:** June 24, 2009

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN060652) 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	Adhere to conditions and uses specified in the permit. 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.	Owner/ Applicant RMA - Planning	Ongoing unless otherwise stated	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Verification of Compliance (name/date)
		<p>(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 project is located at 2770 15th Avenue, Carmel (Assessor's Parcel Number 009-511-001-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning Department)</p>	<p>To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the County 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.</p>	<p>WRA RMA - Planning</p>	
2.		<p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Number 009-511-001-000 on June 24, 2009. The permit was granted subject to 21 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)</p>	<p>Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.</p>	<p>Owner/ Applicant RMA- Planning</p>	<p>Prior to the issuance of grading and building permits or commencement of use.</p>

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
3.		<p>PD032 - PERMIT TIME/YEAR & DATE The permit shall be granted for a time period of 4 years, to expire on June 24, 2013. (RMA-Planning Department)</p>	<p>The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning.</p> <p>Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.</p>	Owner/ Applicant	As stated in the conditions of approval	
4.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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 Society 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 the discovery. (RMA - Planning Department)</p>	<p>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.</p>	Owner/ Applicant/ Archaeologist	Ongoing	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
5.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
6.		<p>PD012(E) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (OTHER THAN SINGLE FAMILY DWELLING)</p> <p>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)</p>	<p>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.</p> <p>Submit one (1) set landscape plans of approved by the RMA - Planning Department, Maximum Applied Water Allowance (MAWA) calculation, and a completed "Non-Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p> <p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</p> <p>Prior to issuance of Building Permits</p>	
7.		<p>PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN</p> <p>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</p>	<p>Submit an approved water permit from the MPWMD to the RMA - Building Permit</p> <p>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.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor</p> <p>Owner/ Applicant</p>	<p>Prior to issuance of Building Permits</p> <p>Prior to the issuance of building permits.</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>glare is fully controlled. The applicant shall submit 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)</p>	<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	<p>Owner/ Applicant</p>	<p>Prior to Occupancy / Ongoing</p>	
8.		<p>PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)</p>	<p>Install and maintain utility and distribution lines underground.</p>	<p>Owner/ Applicant</p>	<p>Ongoing</p>	
9.		<p>PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439) In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards: <ol style="list-style-type: none"> 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. All Air District standards shall be enforced by the Air District. (RMA – Planning Department)</p>	<p>Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition. Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.</p>	<p>Contractor /Owner/ Applicant Contractor /Owner/ Applicant/ Air District</p>	<p>Prior to the issuance of a demolition permit During demolition</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
10.		PDSP001 – REMOVAL OF TEMPORARY STRUCTURES (NON-STANDARD) The construction of the 3,232 square foot classroom wing shall replace three of the six modular classrooms and construction of the 5,400 square foot multi-purpose auditorium will replace the remaining three modular classrooms. (RMA – Planning Department)	The Applicant shall provide proof of evidence that the six modular classrooms have been demolished and removed from the premises.	Owner/ Applicant	Upon completion of each structure	
11.		PDSP002 – USE OF MULTI-PURPOSE AUDITORIUM AFTER SCHOOL HOURS (NON-STANDARD) The school shall provide on site parking when the multi-purpose auditorium is used outside of school hours. 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)	The Applicant shall submit a parking plan showing how and where the cars will be parked on site during the special events.	Owner/ Applicant	Ongoing/ Prior to occupancy	
12.		PDSP003 – DESIGNATED PARKING AND SIGNS FOR FACULTY/STAFF (NON STANDARD) The parking lot located at the corner of 15 th Avenue and Monte Verde Avenue shall be improved and designated for faculty/staff only. (RMA – Planning Department)	The Applicant shall provide proof of evidence that signs have been installed for the faculty/staff designated parking area.	Owner/ Applicant	Prior to commencement of use	
13.		PDSP004 – DESIGNATED PARKING AND SIGNS FOR PARENT/VISITOR ONLY (NON STANDARD) The turn around located on 15 th Avenue shall be removed and replaced with no parking zone. Three new parking spaces will be created and added to the on-site parking located perpendicular to 15 th Avenue. These parking spaces shall be designated for parent/visitor parking only. (RMA – Planning Department)	The Applicant shall provide proof of evidence that signs have been installed for the parent/visitor designated parking area.	Owner/ Applicant	Prior to commencement of use	

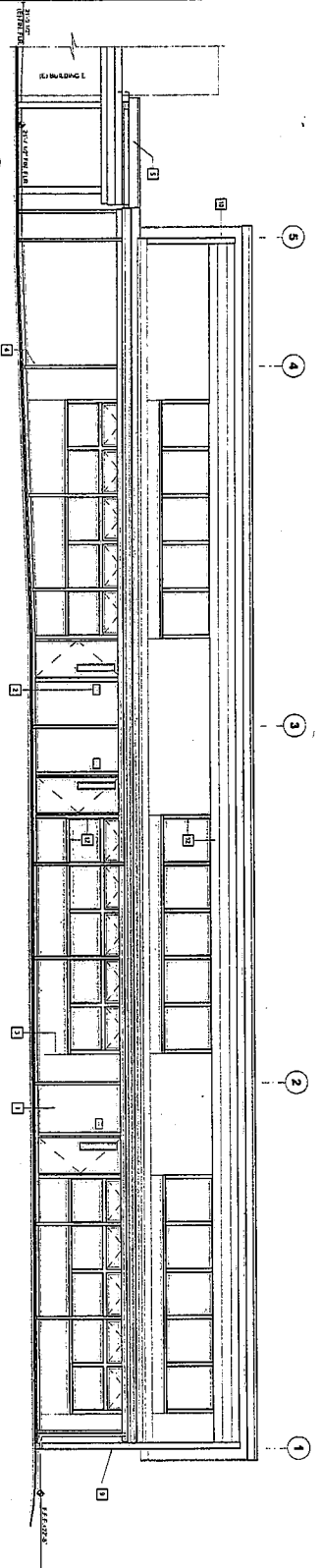
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
14.		PDSP005 – CLOSURE OF EXIT/ENTRANCE GATES (NON STANDARD) All exit/entrance gates at the corner of 16 th Avenue and Monte Verde and at the end of 16 th Avenue shall be permanently closed to all pedestrian traffic. (RMA – Planning Department)	The Applicant shall provide proof of evidence that the exit/entrance gates have been permanently closed.	Owner/ Applicant	Prior to Occupancy /Ongoing	
RMA – Public Works Department						
15.		PW0003 – ENCROACHMENT (CURB, ETC) Obtain and encroachment permit from the Department of Public Works and construct curb, gutter, sidewalk and pave-out along the frontage of 15 th Avenue and Monte Verde Street. (Public Works)	Applicant shall obtain an encroachment permit from DPW and complete improvements prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to commence ment of use	
16.		PW0007 – PARKING STD The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)	Applicant's engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to commence ment of use	
17.		PWSP001- TRAFFIC MONITORING (NON STANDARD) Applicant shall monitor traffic operations and submit report to County effectiveness of parking and pick up/drop off conditions. Applicant to submit report within one year of permit approval or upon request of the County.	Submit Traffic Analysis showing effectiveness of new conditions implemented to reduce traffic congestion and safety impacts.	Applicant/ Owner	One year from permit approval or upon request of the County	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Verification of Compliance (name/date)
18.		<p>PWSP002 – ESTABLISHMENT OF BUS AND PASSENGER LOADING AREAS (NON-STANDARD)</p> <p>Prior to commencement of construction, applicant shall submit a request to the County of Monterey Department of Public Works for establishment of bus loading area and passenger pickup and drop off area. (Public Works)</p>	<p>Submit a request to the Department of Public Works for establishment of bus loading area and passenger pickup and drop off area.</p>	<p>Applicant/ Owner</p>	<p>Prior to commencement of construction</p>
<p>Monterey County Water Resources Agency</p>					
19.		<p>WR40 - WATER CONSERVATION MEASURES</p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p>	<p>Compliance to be verified by building inspector at final inspection.</p>	<p>Owner/ Applicant</p>	<p>Prior to final building inspection/ occupancy</p>

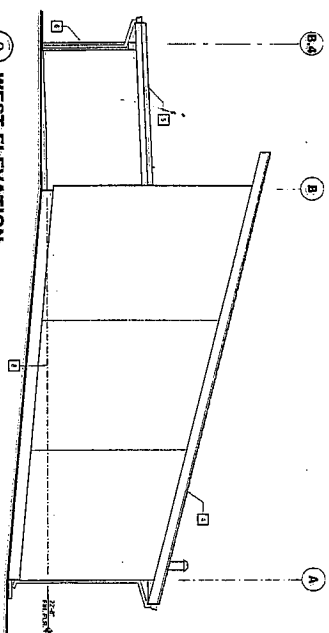
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20.		<p>WR43 - WATER AVAILABILITY CERTIFICATION</p> <p>The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)</p>	<p>Submit the Water Release Form to the Water Resources Agency for review and approval.</p>	Owner/Applicant	Prior to issuance of any building permits	
21.		<p>WRSP001 - FLOODPLAIN RECORDATION (NON-STANDARD)</p> <p>Prior to commencement of use, the owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)</p>	<p>Submit a floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)</p>	Owner/Applicant	Prior to commencement of use.	WRA

END OF CONDITIONS

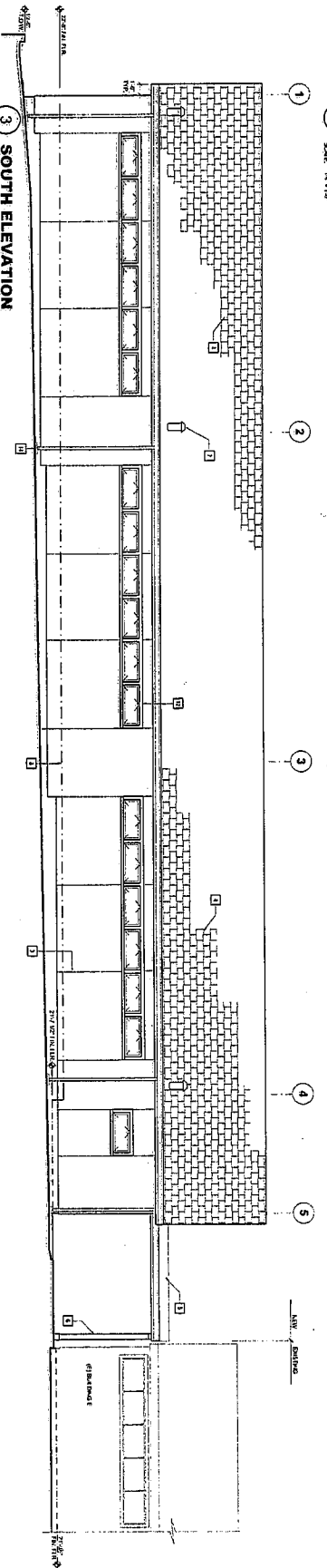
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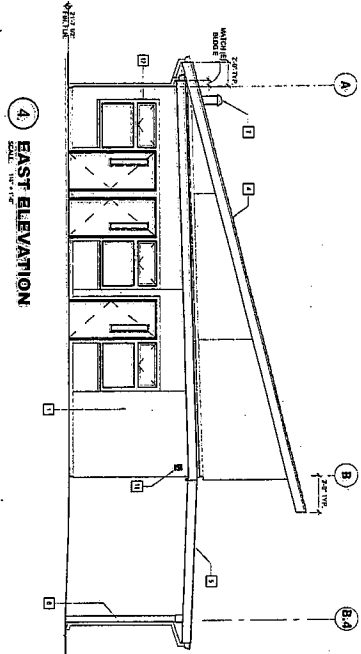
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

Exhibit C2
Page 3 of 8 Pages

KEY NOTES

- 1. STANDARD EXTERIOR FINISHING TYPE
- 2. EXTERIOR WALL FINISHING TYPE
- 3. EXTERIOR ROOF FINISHING TYPE
- 4. EXTERIOR ROOF FINISHING TYPE
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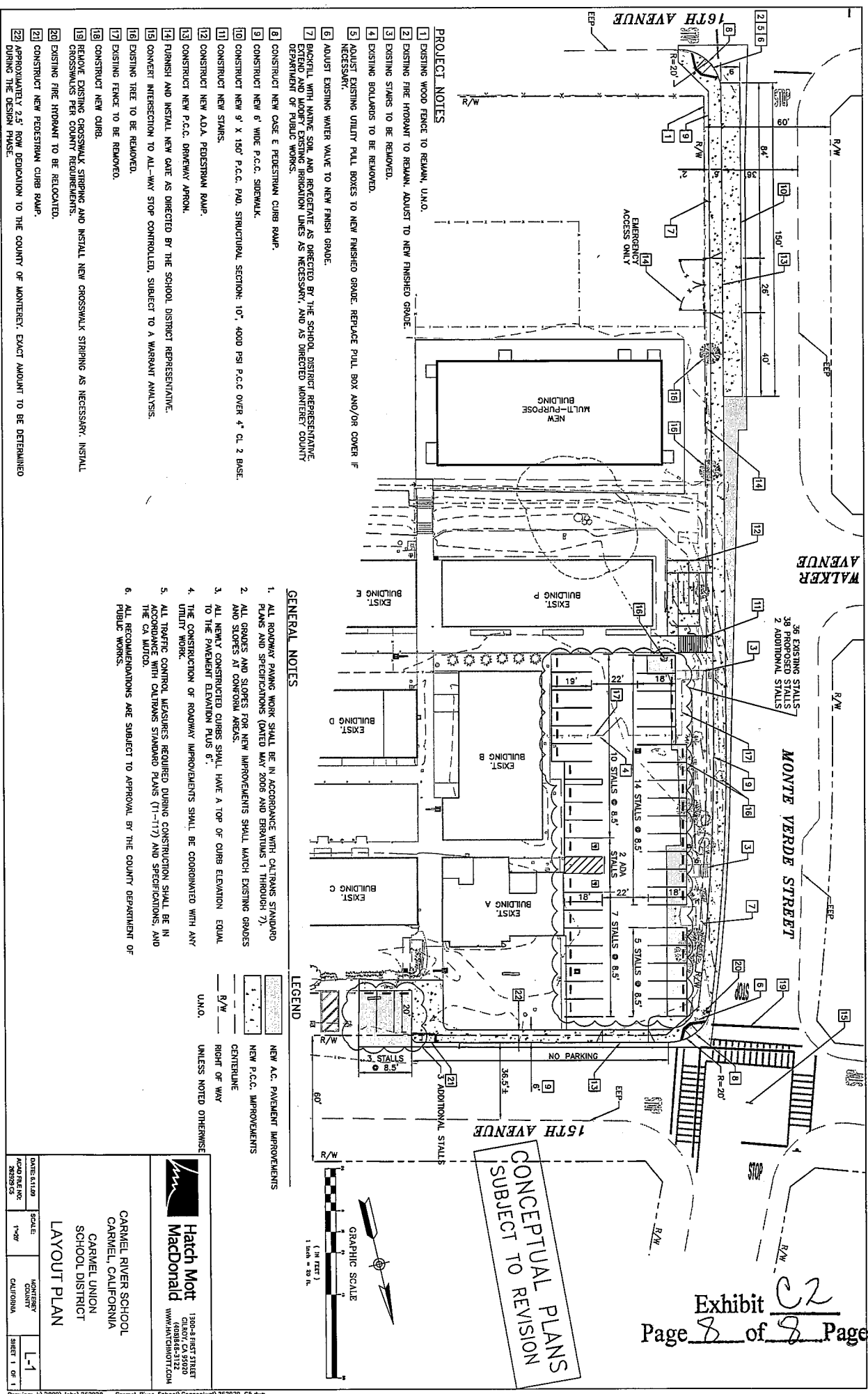
**CUSD CARMEL RIVER SCHOOL
NEW CLASSROOM BUILDING**

CUSD - CARMEL RIVER SCHOOL,
2770 15TH AVENUE,
CARMEL, CA. 93921



WRP&D
WIND RAIN & SUN ARCHITECTS
345 SANDHILL, SUITE 100
CARMEL, CALIFORNIA 93921
PHONE: 415.947.1442
FAX: 415.947.2334
WWW.WRPANDD.COM

Exterior Elevations
SCALE: A4.1
DATE: 12/11/11



PROJECT NOTES

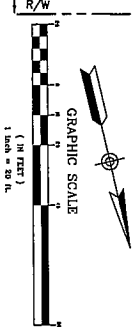
- 1 EXISTING WOOD FENCE TO REMAIN, U.N.O.
- 2 EXISTING FIRE HYDRANT TO REMAIN, ADJUST TO NEW FINISHED GRADE.
- 3 EXISTING STAINS TO BE REMOVED.
- 4 EXISTING BOUNDARIES TO BE REMOVED.
- 5 ADJUST EXISTING UTILITY PULL BOXES TO NEW FINISHED GRADE. REPLACE PULL BOX AND/OR COVER IF NECESSARY.
- 6 ADJUST EXISTING WATER VALVE TO NEW FINISH GRADE.
- 7 BACKFILL WITH MAINE SOIL AND REVEGETATE AS DIRECTED BY THE SCHOOL DISTRICT REPRESENTATIVE. EXTEND AND MODIFY EXISTING IRRIGATION LINES AS NECESSARY, AND AS DIRECTED MONTEREY COUNTY DEPARTMENT OF PUBLIC WORKS.
- 8 CONSTRUCT NEW CASE E PEDESTRIAN CURB RAMP.
- 9 CONSTRUCT NEW 6" WIDE P.C.C. SIDEWALK.
- 10 CONSTRUCT NEW 9' X 150' P.C.C. PAD. STRUCTURAL SECTION: 10", 4000 PSI P.C.C. OVER 4" CL. 2 BASE.
- 11 CONSTRUCT NEW STAIRS.
- 12 CONSTRUCT NEW ADA PEDESTRIAN RAMP.
- 13 CONSTRUCT NEW P.C.C. DRIVEWAY APPROX.
- 14 FURNISH AND INSTALL NEW GATE AS DIRECTED BY THE SCHOOL DISTRICT REPRESENTATIVE.
- 15 CONVERT INTERSECTION TO ALL-WAY STOP CONTROLLED, SUBJECT TO A WARRANT ANALYSIS.
- 16 EXISTING TREE TO BE REMOVED.
- 17 EXISTING FENCE TO BE REMOVED.
- 18 CONSTRUCT NEW CURB.
- 19 REMOVE EXISTING CROSSWALK STRIPING AND INSTALL NEW CROSSWALK STRIPING AS NECESSARY. INSTALL CROSSWALKS PER COUNTY REQUIREMENTS.
- 20 EXISTING FIRE HYDRANT TO BE RELOCATED.
- 21 CONSTRUCT NEW PEDESTRIAN CURB RAMP.
- 22 APPROXIMATELY 2.5' ROW DEDICATION TO THE COUNTY OF MONTEREY. EXACT AMOUNT TO BE DETERMINED DURING THE DESIGN PHASE.

GENERAL NOTES

1. ALL ROADWAY PAVING WORK SHALL BE IN ACCORDANCE WITH CALTRANS STANDARD PLANS AND SPECIFICATIONS (DATED MAY 2006 AND REVISIONS 1 THROUGH 7).
2. ALL GRADES AND SLOPES FOR NEW IMPROVEMENTS SHALL MATCH EXISTING GRADES AND SLOPES AT CONJOINING AREAS.
3. ALL NEWLY CONSTRUCTED CURBS SHALL HAVE A TOP OF CURB ELEVATION EQUAL TO THE PAVEMENT ELEVATION PLUS 6".
4. THE CONSTRUCTION OF ROADWAY IMPROVEMENTS SHALL BE COORDINATED WITH ANY UTILITY WORK.
5. ALL TRAFFIC CONTROL MEASURES REQUIRED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CALTRANS STANDARD PLANS (11-117) AND SPECIFICATIONS, AND THE CA MUTCD.
6. ALL RECOMMENDATIONS ARE SUBJECT TO APPROVAL BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

LEGEND

- NEW A.C. PAVEMENT IMPROVEMENTS
- NEW P.C.C. IMPROVEMENTS
- CENTRELINE
- R/W RIGHT OF WAY
- U.N.O. UNLESS NOTED OTHERWISE

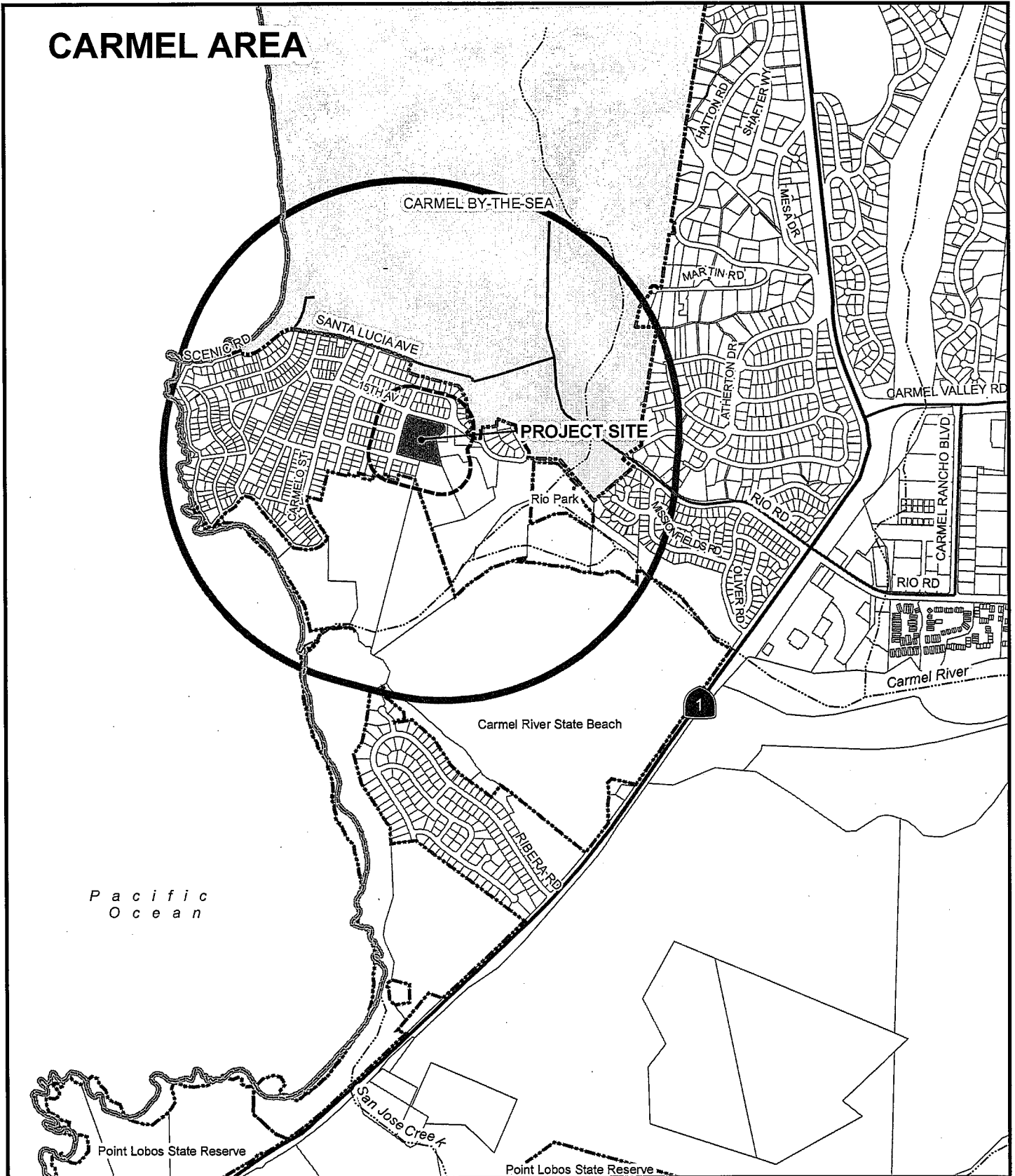


CONCEPTUAL PLANS
 SUBJECT TO REVISION

DATE: 6/11/09	SCALE: 1"=20'	MONTEREY COUNTY CALIFORNIA	SHEET 1 OF 1
ADD FILE NO: 262929 CS			
Hatch Mott MacDonald 1000-A FIRST STREET SUITE 200 CARMEL, CALIFORNIA 95008 (408) 448-3122 WWW.HATCHMOTT.COM			
CARMEL RIVER SCHOOL CARMEL, CALIFORNIA CARMEL UNION SCHOOL DISTRICT LAYOUT PLAN			

EXHIBIT "D"




CARMEL AREA

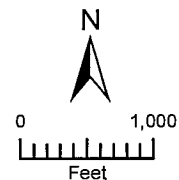


APPLICANT: CARMEL UNIFIED SCHOOL DISTRICT

APN: 009-511-001-000

FILE # PLN060652

 300' Limit  2500' Limit  City Limits



PLANNER: GONZALES

MINUTES

Carmel Unincorporated/Highlands Land Use Advisory Committee
Monday, April 21, 2008

1. Meeting called to order 4:46

2. Members Present: Berry, Wald, Raines, Davis (late)

3. Members Absent: Meheen, excused

4. Approval of Minutes: Motion: Berry (LUAC Member's Name)
(April 7, 2008)

Second: Wald (LUAC Member's Name)

Ayes: 4 (Raines, Wald, Davis, Berry)

Noes: _____

Absent: _____

Abstain: _____

5. Public Comments:

None

6. Other Items: A) Preliminary Courtesy Presentations by Applicants Regarding Potential
Projects/Applications:

None

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas, California
(831) 755-5025

Advisory Committee: Carmel Unincorporated/Highlands

Please submit your recommendations for this application by Monday, April 21, 2008.

Project Title: CARMEL UNIFIED SCHOOL DIST

Item continued from 4/7/08 meeting

File Number: PLN060651

File Type: ZA

Planner: GONZALES

Location: 2770 15TH AVE CARMEL

Project Description:

COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 3,232 SQUARE FOOT CLASSROOM WING CONTAINING THREE REGULAR CLASSROOMS AND THREE SMALLER SPACES FOR SPECIAL NEEDS PROGRAMS. THE PROPERTY IS LOCATED AT 2770 15TH AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-511-001-000), CARMEL AREA, COASTAL ZONE.

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

Bar Paul

PUBLIC COMMENT:

Bar Hancock - neighbor of River School, spoke to impacts of traffic and congestion and student safety during drop-off and pick-up hours along Monte Verde St. and 15th Ave. He opposes any further construction on River School site due to parking and safety issues.

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

Replacing the modular classrooms with a permanent building, as proposed, does not increase enrollment numbers at the school. Biggest concerns are for safety of students before and after school when parents are transporting students to and from school. Greatest traffic impacts occur along 15th Ave, and Monte Verde St. Neighbors who live in these areas have concerns for their own safety, as well as students entering and exiting school facility.

RECOMMENDED CHANGES/CONDITIONS (e.g. reduce scale, relocate on property, reduce lighting, etc.):

Not possible to relocate on school property. The modular class rooms (designated M, H, & G) will be removed when permanent school building is completed. The 3 western modular buildings (designated J, L, & K) will remain.

No impacts will be felt on the Carmel lagoon wetlands adjacent to school site.

ADDITIONAL LUAC COMMENTS:

- Several options for safety were suggested.
- 1. students stay on site until parents pick them up and they are escorted to waiting vehicles.
- 2. Teachers monitor pedestrian (students & parents) traffic before and after school
- 3. More students be required to ride school buses which do operate transportation for attending students.
- 4. Volunteers from community be used to monitor student safety.

RECOMMENDATION (e.g. recommend approval; recommend denial; recommend continuance):

Wald - Motion to approve as submitted. Requests county and school district address safety issues and traffic congestion during before and after school hours.

Boruy - 2nd to motion

CONCUR WITH RECOMMENDATION:

AYES: 3 (Boruy, Wald, Raines)

NOES: None

ABSENT: Mehran, excused, Davis excused.

ABSTAIN: None

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas, California
(831) 755-5025

Advisory Committee: Carmel Unincorporated/Highlands

Please submit your recommendations for this application by Monday, April 21, 2008.

Project Title: CARMEL UNIFIED SCHOOL DIST

File Number: PLN060652

File Type: ZA

Planner: GONZALES

Location: 2770 15TH AVE CARMEL

Project Description:

COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT TO ALLOW FOR THE RELOCATION OF FIVE MODULAR CLASSROOMS TO INCLUDE CONNECTION TO EXISTING ELECTRICAL, FIRE ALARM, DATA AND PHONE SYSTEMS IN ORDER TO CLEAR CODE VIOLATION CE060265; AND A COASTAL DEVELOPMENT PERMIT TO ALLOW MODIFICATION OF PARKING REQUIREMENTS DUE TO THE UNUSUAL CHARACTERISTICS OF THE SITE VICINITY. THE PROPERTY IS LOCATED AT 2770 15TH AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-511-001-000), COASTAL ZONE.

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

PUBLIC COMMENT:

letters submitted by Bart Hancock and Joyce Crosetti opposing project in its entirety. See attached correspondence.

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

Issues of student safety, traffic, and neighborhood impacts should be addressed by Carmel Unified School Dist. and Monterey County.

RECOMMENDED CHANGES/CONDITIONS (e.g. reduce scale, relocate on property, reduce lighting, etc.):

ADDITIONAL LUAC COMMENTS:

Impacts and safety issues addressed during review of previous application PLN 060651 see minutes.

RECOMMENDATION (e.g. recommend approval; recommend denial; recommend continuance):

Wald - motion to approve as submitted. Suggested that school district officials meet with neighbors in an effort to reduce concerns for safety and traffic.

Boruy - 2nd to motion.

CONCUR WITH RECOMMENDATION:

AYES: 3 (Boruy, Wald, Raines)

NOES: None

ABSENT: Meheen, Davis, excused

ABSTAIN: None

EXHIBIT "F"

MINUTES

Carmel Highlands Land Use Advisory Committee
Monday, May 4, 2009

1. Meeting called to order by Peter Davis at 4:03 am/pm

2. Roll Call

Members Present: Weber, Berry, Davis, Hurst, Wald, McKeen, # Rainer

Members Absent: None

3. Approval of Minutes:

A. April 20, 2009 minutes

Motion: Davis - motion to approve (LUAC Member's Name)

Second: Berry (LUAC Member's Name)

Ayes: 7 (Weber, Berry, Davis, ~~Hurst~~, Wald, McKeen, # Rainer)

Noes: 0

Absent: 0

Abstain: ~~0~~ Hurst

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)** -please refer to the Project Referral Sheets which follow for each separate file.

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects
(use back side or blank sheets if necessary)

None

B) Announcements, if any

Next meeting for HUAC: May 18, (Monday)

C) Miscellaneous

6. Meeting Adjourned: 7:00 am/pm

Minutes taken by: B. Rainer, Secty.

Exhibit F
Page 2 of 15 Pages

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA
(831) 755-5025

Advisory Committee: Carmel Highlands

Please submit your recommendations for this application by **May 4, 2009**

Project Name: CARMEL UNIFIED SCHOOL DIST

File Number: PLN060651

File Type: AP

Project Planner: GONZALES

Project Location: 2770 15TH AVE CARMEL

Project Description: COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 3,232 SQUARE FOOT CLASSROOM WING (BUILDING P) CONTAINING THREE REGULAR CLASSROOMS AND THREE SMALLER SPACES TO REPLACE THREE MODULAR STRUCTURES UPON COMPLETION OF CONSTRUCTION; AND A COASTAL ADMINISTRATIVE PERMIT TO ALLOW 5,400 SQUARE FOOT MULTI-PURPOSE BUILDING (BUILDING Q) TO REPLACE THREE MODULAR STRUCTURES UPON COMPLETION OF CONSTRUCTION. THE PROJECT IS LOCATED AT 2770 15TH AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-511-001-000), CARMEL AREA, COASTAL ZONE.

Was the Owner/Applicant/Representative Present at Meeting? Yes No *Manager Dan Paul - Operations Carmel Schools*
Marvin Brasotti - Superintendent

PUBLIC COMMENT:

	Name	Site Neighbor?		Issues / Concerns (suggested changes)
		YES	NO	
1.	Paul Hancock - Monte Verde St. Filed complaint in 2006 which instigated CE 060285 (code violation) Parking still hazardous. traffic conditions before & after school not acceptable. Letters submitted.	✓		Two letters submitted along with photos (8) describing safety issues and residential impacts for both students & residents.
2.	Phil Bradbury - home on 16th Ave. Parents picking up students park in his driveway. Ingress & egress on 16th St. has huge impacts to residents	✓		Parents park in driveway along 16th St. Traffic congestion and safety issues.

3. Bruce Meyer - recalls school days when his daughter & friends arrived at school by foot or by bicycle. No impacts from cars of parents transporting students. *→ No. Site neighbor*

4. Mark Mondragon - Fire Marshal - supports project and Carmel Schools efforts to provide better classrooms for students.

Exhibit F (over →)
Page 3 of 15 Pages

Public Comment

5. Marvin Biasetti, Carmel Schools Superintendent remarked that there would be no increase in student attendance. The new buildings are needed for already crowded class rooms. The multi use building will enhance programs designed for student creative activities such as dance programs, music programs, theatrical activities, and use during inclement weather periods. Also additional physical recreation programs could use new building.

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)
Proposed class room (Bldg. P) and multi-purpose building (Bldg. Q) could be designed so students can see out of windows. Poor architectural look to buildings. No character for sensitive site		Traffic impacts, student safety issues, staging area for vehicles during construction are all major concerns and need additional consideration.
Construction staging area for 10 month period will use portion of staff parking for Phase 1.		Suggest school establish a volunteer group to

ADDITIONAL LUAC COMMENTS

facilitate over seeing of student's safety during school periods for drop-off and pick-up times. Suggested staggering school instruction times to alleviate traffic impacts.

RECOMMENDATION :

Motion by Mehreen - approval of two new buildings (P. & Q) with condition that paved walk way be constructed along Monte Verde (between 15th & 16th) on school property to address student safety during school hours. (LUAC Member's Name)

Second by Rainer - 2nd (LUAC Member's Name)

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

Reason for Continuance: _____

Continued to what date: _____

AYES: 4 (Mehreen, Wald, Hirst, Rainer)

NOES: 3 (Weber, Berry, Davis) All 3 no votes suggested a re-design to show architectural sensitivity for this school site, Buildings as designed have no character. give more thought to window placement. Exhibit F

ABSENT: None

ABSTAIN: None

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA
(831) 755-5025

Advisory Committee: Carmel Highlands

Please submit your recommendations for this application by **May 4, 2009**

Project Name: CARMEL UNIFIED SCHOOL DIST

File Number: PLN060652

File Type: AP

Project Planner: GONZALES

Project Location: 2770 15TH AVE CARMEL

Project Description: 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; AND A COASTAL DEVELOPMENT PERMIT TO ALLOW MODIFICATION OF PARKING REQUIREMENTS DUE TO THE UNUSUAL CHARACTERISTICS OF THE SITE VICINITY. THE PROJECT IS LOCATED AT 2770 15TH AVENUE, CARMEL (ASSESSOR'S PARCEL NUMBER 009-511-001-000), CARMEL AREA, COASTAL ZONE.

Was the Owner/Applicant/Representative Present at Meeting? Yes No
*Dan Paul, operations Manager
 Marvin Brasotti, Carmel
 Schools Superintendent.*

PUBLIC COMMENT:

	Name	Site Neighbor?		Issues / Concerns (suggested changes)
		YES	NO	
1.	Bart Hancock - resident on Monte Verde St.	✓		2 letters submitted and attached stating concerns for traffic impacts, student safety and neighborhood private property impacts during periods of student drop-off and pick up times. Lack of student ingress, and egress locations. Lack of on site parking facilities.
2.	Phil Bradbury - residence on 16th Ave near school playground.	✓		
3.	Mark Mondragon - parent of Ruru school student supports schools efforts to address traffic impacts and new facilities to enrich student activities (Bldgs, P. & Q).		✓	

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)
School personnel must address parking, impacts and location of pick-up locations before and after school periods.		Suggest lower playing field could be temporary drop-off and pick-up location. with proper monitoring.
		Volunteers needed to help with times of ingress and egress congestion.

ADDITIONAL LUAC COMMENTS

LUAC members agree that the new classroom building and multi purpose building when constructed will allow for removal of temporary classroom modules (J, L, M.) These were installed without permit and school district is making every effort to clear the violation (CE 060265)

RECOMMENDATION :

Motion by Davis - to approve project as submitted (LUAC Member's Name)
 in order to clear code violation for the six modular classrooms.
 but parking issues have not been addressed nor resolved, and
 need to be at the zoning administrators hearing for applications
 Second by PLN 060651 and PLN 060652 (LUAC Member's Name)
 Support Project as proposed Berry - 2nd to motion.

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 7 (Webber, Bouzy, Davis, Horst, Wald, Mcheen, Rainer)

NOES: None

ABSENT: None

ABSTAIN: None

Exhibit F

Page 7 of 15 Pages

Gonzales, Liz x5102

From: Bart Hancock [hancockb@wildblue.net]
Sent: Tuesday, May 05, 2009 6:34 PM
To: Gonzales, Liz x5102
Cc: Novo, Mike x5192; Main, Jeff x5195; bardnbarb@sbcglobal.net
Subject: Carmel River School



RiverSchool_LUAC2 RiverSchool_LUAC1
.doc (27 KB) .doc (35 KB)

To: Elizabeth Gonzales

Monterey County Planning
May 5, 2009

Re: Carmel Unified School District PLN060651 and PLN060652

Dear Ms. Gonzales,
I have attached 2 Word documents that I presented at the LUAC meeting yesterday (5/4/09). One document has to do with my opposition to the proposed 5400 Sq.Ft. building. While I sympathize with school districts position, I feel that the school site is already built out and other alternatives need to be pursued. Keep in mind that the school district had the opportunity, following the passage of the first of two recent bonds, to move the school to a more appropriate location or to renovate. Renovation was chosen. Now the neighborhood is being asked to bear the consequences of expansion on a site that is already built out.

As I have said many times before, if the school can resolve ingress/egress and related parking issues in an acceptable manner, I will remove my objection. From what I have seen, the school district is not even close to coming up with an acceptable plan. They are simply unwilling to give up any of their own space to do this. However, I am still open to reviewing any suggested alternatives. The plan that I like best and could accept is the plan suggested by Jeff Main at the May 29, 2008 Zoning Administrators hearing.

The second document is to, once again, document my issues and offer Mr. Main's suggested solution as an acceptable plan. This plan utilizes playground space for ingress/egress area and some associated parking during ingress/egress periods and for parking space during meetings and special events. This plan keeps the children on the school grounds during the egress period and will allow monitoring. I realize that this plan, so far, is unacceptable to the school district. But considering the situation, it is the kind of tradeoff that they need to make to keep the children safe and reduce neighborhood impact.

Please know that I have no objections with permitting the school district to resolve portable building code violations. But, I do object to waiving coastal parking space requirements based on the unusual characteristics of the site vicinity until such time as an acceptable ingress/egress plan is adopted.

As you are aware, I feel the cement stairway down to Monte Verde Street from the school side yard is a safety hazard and an eyesore. It should be moved to a more suitable location inside the school yard or to the school yard exit point at the intersection of Walker Avenue and Monte Verde Street. This seems like a simple thing to do. But, so far, the school district has refused. The district seems unwilling to make any concessions they do not absolutely have to make.

Sincerely,

Bart Hancock
(209) 586-0734
(831) 624-3788
hancockb@wildblue.net

cc: Mike Novo, Jeff Main, Barbara Reiner

Exhibit F
Page 9 of 15 Pages

From: Bart Hancock
17101 Carriage Road
Sonora, CA 95370
(209) 586-0734
(831) 624-3788
hancockb@wildblue.net

May 04, 2009

To: Carmel Unincorporated/Highlands Land Use Advisory Committee

Subject: Carmel River School Expansion

Re: Monterey County Planning Project Plan PLN060651

I am in opposition of the subject expansion plan, particularly the addition of a 5400 Sq.Ft. multipurpose room (Auditorium). The school site is already built out. A 5400 Sq.Ft. building is the size of 4 houses and does not even address currently expanding enrollment. This is an ill-conceived plan and a good example of poor planning.

Several years ago when the first of two bond issues was passed, Carmel Unified School District had the option of relocating or renovating the River School. Renovation was chosen. In my opinion, this was a bad decision because there is, for all practical purposes, no room for expansion.

The school does not have an ingress/egress area, parking is substandard and a burden to the neighborhood. An additional area for parking and ingress/egress should be a prerequisite to any further school expansion. Lack of an ingress/egress area and adequate parking puts ingress/egress in the streets. This not only creates child safety concerns, but creates undue hardship on the surrounding neighborhood. Traffic congestion and on-street parking have already reached intolerable proportions. This is an existing problem that needs to be resolved regardless of expansion plans and certainly before any additional structures are built on the site. See my letter, dated the same, also to the Carmel Unincorporated/Highlands Land Use Committee regarding Project Plans PLN060651, PLN060652 and Case CE060265.

The school district has complained of inadequate playground space and now they want to put a 5400 Sq.Ft. building on that space. The proposed addition of a 5400 Sq.Ft. multipurpose building or auditorium has the potential to attract larger meetings and special events that create a need for a considerable amount of additional parking. The neighborhood is not equipped to handle school parking as is and should not be expected to absorb any additional parking. The school has already encroached on the neighborhood more than a reasonable amount. If there is not enough playground area, why is there room for additional buildings, but no room for a parking and ingress/egress area?

Once this 5400Sq.Ft. building is permitted and built, there is nothing to stop the school district from dividing it up into classrooms to accommodate expanding enrollment.

Expanding enrollment not only brings more children to the school, but more cars and traffic as well. This simply is not a good alternative for our school district.

Last but not least, the Carmel River School no longer serves the immediate neighborhood because there are simply few if any children in the neighborhood. Students are mostly all imported from outlying areas. Since the school district has started charging for busing, more and more of these children are being transported by car creating excessive traffic congestion and chaos at ingress/egress times. It's a parking free-for-all. Why should the neighborhood be expected to absorb the consequences of school expansion due to increased enrollment from outside areas and why should children's safety be further compromised?

It appears to me that the school district is trying to force fit six or seven acres of school into a five acre space and is increasingly encroaching on the neighborhood. It is not fair to the neighborhood. I would suggest that other alternatives be explored, like expanding at another location, such as at the Middle School site.

Bart Hancock

From: Bart Hancock
17101 Carriage Road
Sonora, CA 95370
(209) 586-0734
(831) 624-3788
hancockb@wildblue.net

May 04, 2009

To: Carmel Unincorporated/Highlands Land Use Advisory Committee

Re: Project Plans PLN060651, PLN060652 and Case CE060265

The River School is in a coastal zone. I have been a neighbor of the school since 1955. I bear no ill will against the school district and think that our teachers and children should have the facilities needed to create a proper learning environment. However, there are limits.

The school is increasingly encroaching on the neighborhood due to lack of on-site parking and is not adequately dealing with child safety during periods of ingress/egress. These are existing problems that need to be dealt with regardless of any further school expansion. Despite several neighbor complaints, the Monterey County Planning Department has failed to enforce coastal regulations that would mitigate the existing problems.

Traffic Congestion:

There is severe traffic congestion during periods of ingress/egress, meetings and special events to the point where traffic is completely stopped at times. People are stopping, pulling out, jockeying for a parking space, double parking, parking illegally, blocking driveways, if not parking in driveways, and making U-turns in the middle of streets adjacent to the school. All this while children and adults are in the streets. For all practical purposes, residents are imprisoned in their homes during these periods.

15th Avenue is a major route to the beach areas for emergency vehicles. Traffic on 15th Avenue is further restricted during ingress/egress by the placement of caution signs in the middle of the street.

Traffic Monitoring:

Traffic is not monitored during periods of ingress/egress

Parking:

The lack of on-site parking and an adequate ingress/egress area is creating an undue hardship on the neighborhood, not to mention the hardship that is created for parents

picking up and dropping off their children, who at times must park blocks away. Parents must pick up their children at their classrooms. This means they must park, get out of their cars and walk to the school, pick up their children and walk back to their cars. Since the walkways are in the middle of the streets, child safety and traffic flow are severely impacted.

Parents park as close to the school as they can get. They park in no parking zones, by the fire hydrant, blocking my driveway, in my driveway, on my property, on the corners, and at times double park. It is a total free-for-all. But, it does not have to be this way.

The school currently does not conform to chapter 58 of the Monterey County Coastal Implementation Plan, Title 20 document. The exact intent of this chapter is to reduce traffic congestion and mitigate the current problem.

1. Parking on 15th Avenue is not within the setback area. People have to walk behind parked cars in the street.
2. Parking space requirements are not being met.
3. Traffic congestion exceeds reason.

The county is obligated to the state for enforcement of the coastal rules and regulations set forth in the Monterey County Coastal Implementation Plan, Title 20 document. Why is this not happening?

Unusual Characteristics of the Site Vicinity:

The unusual characteristics of the site vicinity demand more parking. Coastal parking requirements should not be waived. There are very few if any children in the immediate neighborhood and one might ask why should we be expanding a school in a neighborhood without children. A few years ago when the first of two bond issues was passed, the school had to make a decision to renovate or relocate. The choice was renovation. Now the district wants to expand the school, which will undoubtedly worsen existing problems.

Since there are very few children living in the neighborhood, most all children must be transported to and from school from outlying areas. Since the school has started charging for bussing, more and more parents are transporting their children by car, compounding congestion and parking problems.

There are no sidewalks and no place for people to walk except in the streets. There are cross walks, but there is no way to get to them except from the street, creating total chaos in the streets, particularly during egress. This is a dangerous environment to be sure.

There is for all practical purposes no ingress/egress area. Ingress/egress is in the streets. There is a one or two car single file area at the front of the school by the corner of 15th Avenue and Monte Verde Street. It is in a dangerous place and there is no left turn into it. Due to the predominant direction of traffic flow, turning left would be the desirable thing to do.

Monte Verde Street Stairway:

There is a stairway down to Monte Verde Street in the middle of the block between 15th Avenue and Walker Avenue from the school side yard. The stairway is mostly on county property and was erected without an encroachment permit. The location of this stairway is particularly dangerous. Children exit from this stairway and the adjoining embankment out between parked cars and into the street. I have personally witnessed a lot of near accidents.

Proposed 3232 Sq.Ft. Classroom Wing

The proposed classroom wing is to replace three of the six portable buildings that were placed on-site between 1996 and 1998, primarily to meet state class size reduction mandates. These additional buildings were clearly an expansion of the school and were placed on site without a coastal permit or obtaining a water release. The proposed classroom wing to replace three of the portable buildings is an additional expansion of school classroom space by potentially three additional teaching stations.

The proposed building location has not been staked or flagged on the site in accordance with existing county regulations.

Proposed 5400 Sq.Ft. Multipurpose building

This multipurpose building or auditorium is clearly a major expansion of the school. It has the potential to attract even more special events and meetings and increases the need for more on-site parking. Enrollment at the River School is on the increase and there is a shortage of classroom space. Once this additional structure is approved, there is nothing to stop the school district from dividing it up into even more classrooms. The school district has indicated that there is a shortage of playground space, yet they plan to build a 5400 Sq.Ft. building on that space. So, why is there room to build new structures on that space, but no room for parking and an associated ingress/egress area?

There are six portable buildings on the site. Why are only three of them being removed? Not removing the other three is definitely an additional expansion of classroom space. This will allow the school district to grow the school even further, worsening the above stated problems.

The proposed building location has not been staked or flagged on the site in accordance with existing county regulations.

Proposed Solution and Mitigation Plan:

1. Use a portion of the existing 1 acre black top area at Monte Verde Street between Walker Avenue and 16th Avenue for a drive through ingress/egress area including

some parking during ingress and egress periods. The blacktop area could be transformed into a dual purpose area. This solution was proposed by Jeff Main, Monterey County Planning.

- ✓2. Provide parking in the blacktop area for meetings and special events.
3. Relocate the Monte Verde Street stairway inside the school grounds or at the Walker Avenue intersection.
- ✓4. Fence the remainder of the schoolyard, monitor exits and student egress.

If this plan or equally effective plan is not implemented, the portable buildings should be removed from the site and permits for future expansion denied.

As I said, I feel that our children and teachers should have the facilities that they need for a proper learning environment, but not at the expense of student safety. Perhaps needed expansion should occur at a different site. It appears that the school district is trying to force fit six or seven acres of school into a five acre space.

This year student enrollment is increasing. If this trend continues and the existing projects are approved, there will be nothing to stop the school district from dividing the planned multipurpose building into even more classrooms, compounding the problem further. The time to deal with the above stated issues is now.

Background:

1. From 1996 – 1998 six temporary portable buildings were placed on the River School Site without a coastal permit.
2. In 2006, the portable buildings were relocated on the site in preparation of new construction. Again, this was done without a coastal permit.
3. In August of 2006 I filed a complaint with the Monterey County Planning department regarding the issues stated above. My complaint resulted in the opening of Case CE060265. To this point, despite the number of complaints, the planning department has failed to enforce coastal requirements and is apparently exercising selective enforcement for the purpose of giving the school district preferential treatment.
4. In April of 2008, the LUAC heard the proposed River School projects and approved them with the proviso that parking issues be addressed.
5. In May of 2008, the Zoning Administrator heard the proposed River School projects, heard the opposition and ruled that the projects be submitted to the Monterey County Planning Commission. This did not happen. Furthermore, the minutes to this May 29th Zoning Administrators hearing were lost. They must of existed because they were approved as read during the next hearing.
6. In June of 2008, the school district requested that the planning commission hearing be postponed because they did not have the water credits to proceed.

Sincerely,
Bart Hancock

EXHIBIT "G"



June 3, 2009

Mr. Wayne Tanda
Director
Resource Management Agency
County of Monterey
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

Re: Carmel River School Use Permit

Dear Mr. Tanda,

I am a neighbor of Carmel River School and a strong supporter of their expansion plans. My house was the first to be built in the Walker Tract and I've lived there since 1974. The school, next to Mission Ranch, is the highlight of the neighborhood and a strong asset to the community. And it's long overdue for an expansion, including permanent classrooms and a multipurpose room to serve the entire student body. My granddaughter attends the school, and children have nowhere to eat lunch while protected from the elements. It's in the public interest that the expansion be granted.

As to complaints about traffic, I heard those same concerns when the school was built, again when my sister attended the school in the 1950s, and yet again when I was County Supervisor for the 5th District, responsible for the height restriction zoning in the neighborhood. The fact of the matter is that the lagoon area has always been an attraction for people in cars. The parcel was once a landing strip next to the Mission Ranch. And it's important to note is that the school traffic occurs only in mornings for drop off and afternoons for pickup. Weekends are silent, with few cars to be seen, but the playground still serves the public -- most of whom walk. Mission Ranch, on the other hand, is a non-conforming commercial use and attracts traffic on weekends, yet all its uses have been granted by the county.

River School is no different than any other elementary school in a residential neighborhood. The old Woods School, now Stevenson Elementary School, in Carmel Woods (also unincorporated) has the same traffic pattern that the county permitted. I think if you check around the county, this is standard operating procedure in all county jurisdictions with elementary schools.

I'm sorry I can't be there in person, but my congressional schedule requires me to be in Washington today. I sincerely hope you will grant the use with minimal conditions so the school can continue to serve the needs of the public and those of us who live in the neighborhood. My family joins me in this support.

Sincerely,

A handwritten signature in black ink that reads "Sam Farr". The signature is fluid and cursive, with a large initial "S" and "F".

Sam Farr and family