

## MONTEREY COUNTY PLANNING COMMISSION

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| <b>Meeting:</b> November 18, 2009   | <b>Time:</b> 1:30 P.M | <b>Agenda Item No.:</b> 6  |
| <b>Project Description:</b> A General Plan Amendment to change General Plan Land Use Designation from “Public-Quasi-Public” to “Low Density Residential”; Rezone a 0.35 acre parcel from “Public-Quasi-Public” zoning district to “Low Density Residential” district; Combined Development Permit consisting of: 1) Minor Subdivision Tentative Map to allow the division of a 1.98-acre parcel into two parcels of 0.35 acres (Parcel 1) and 1.63 acres (Parcel 2) (Note: Parcel 1 includes an existing single family dwelling and Parcel 2 includes the existing Mid-Valley Fire Station); and 2) A variance to allow a reduction of the minimum lot size from 1 acre to 0.35 acres in the “Low Density Residential” zoning district. |                       |  |
| <b>Project Location:</b> 8455 Carmel Valley Road  |                       | <b>APN:</b> 169-061-014-000  |
| <b>Planning File Number:</b> GPZ090003  |                       | <b>Owner:</b> Carmel Valley Fire Protection District<br><b>Agent:</b> Dorothy Priolo |
| <b>Planning Area:</b> Carmel Valley Master Plan   |                       | <b>Flagged and staked:</b> No  |
| <b>Zoning Designation:</b> : “PQP-D-S” [Public Quasi Public, with Design Control and Site Plan Review Overlays]   |                       |  |
| <b>CEQA Action:</b> Statutory Exemption per Section 15270 (a) and (b) – CEQA does not apply to projects which are disapproved.  |                       |  |
| <b>Department:</b> RMA - Planning Department  |                       |  |

**RECOMMENDATION:**

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

1. Find the project Statutorily Exempt from CEQA pursuant to Section 15270 (a) and (b) – (CEQA does not apply to projects which are disapproved); and
2. Deny GPZ090003, based on the findings and evidence.

**PROJECT OVERVIEW:**

The Carmel Valley Fire Protection District seeks approval to subdivide a 1.98-acre parcel at the Mid Valley Station Property into two lots of .35 acres (Parcel 1) and 1.63 acres (Parcel 2). This would allow the District to sell the smaller proposed parcel (Parcel 1) and in doing so, provide revenue for the District. Parcel 1 (.35 acres) would contain an existing single family dwelling and two accessory detached buildings used as a garage and garage/shop. This house is currently being rented to firefighters employed on-site. Parcel 2 (1.63 acres) would contain the existing fire station, a detached building used for equipment storage and a portable building used for training with an existing 45 stall parking lot.

The current zoning and general plan designation for the 1.98-acre parcel is “Public-Quasi-Public” (PQP). The applicant is requesting to change the zoning and general plan designation for proposed Parcel 1 (.35 acres) to “Low Density Residential” (LDR). A variance to allow a reduction of the minimum lot size from 1 acre to 0.35 acres in the “Low Density Residential” zoning district is also being requested Parcel 1 (.35 acres).

Analysis of this project reveals that significant land use issues exist with this proposal. The project objectives are not consistent with either the PQP or LDR land use or zoning. Parcel 1 would be in violation of Environmental Health regulations relating to minimum lot size requirements and maximum septic flow requirements.

A complete discussion of these issues is included in **Exhibit B (Project Discussion)**:

Staff is recommending denial of this project because it is inconsistent with the General Plan, Carmel Valley Master Plan and the Zoning Ordinance, and because Parcel 1 can not achieve the minimum requirements needed for septic discharge.

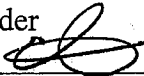
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

RMA - Public Works Department  
Environmental Health Division  
Water Resources Agency  
Carmel Valley Fire Protection District  
Parks Department  
Sheriffs Office

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) on October 5, 2009, for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project raises significant land use issues that necessitate review prior to a public hearing. The LUAC recommended denial of the project with a unanimous vote (see minutes, **Exhibit E**).

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

/s/ Eric Snider



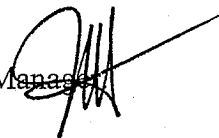
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Eric Snider, Assistant Planner  
(831) 784-5737, SniderE@co.monterey.ca.us  
October 23, 2009

cc: Front Counter Copy; Planning Commission; Carmel Valley Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; John Ford, Planning Services Manager; Eric Snider, Project Planner; Carol Allen, Senior Secretary; Dorothy Priolo, Agent; Planning File GPZ090003

Attachments: Exhibit A Project Data Sheet  
Exhibit B Project Discussion  
Exhibit C Draft Resolution, including:  
1. Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map  
Exhibit D Vicinity Map  
Exhibit E Advisory Committee Minutes (Carmel Valley LUAC)  
Exhibit F Project Correspondence, Health Department  
Exhibit G Phase I and II Historic Assessment

This report was reviewed by John Ford, Planning Services Manager



# EXHIBIT A

## PROJECT DATA SHEET

# EXHIBIT A

## Project Information for GPZ090003

**Project Title:** MID VALLEY FIRE PROTECTION DIS

**Location:** 8455 CARMEL VALLEY RD CARMEL

**Primary APN:** 169-061-014-000

**Applicable Plan:** Carmel Valley Master Plan

**Coastal Zone:** No

**Permit Type:** Combined Development Permit

**Zoning:** POP-D-S-RAZ

**Environmental Status:** EXEMPT

**Plan Designation:** PQP

**Advisory Committee:** Carmel Valley

**Final Action Deadline (884):** 10/11/1810

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### Project Site Data:

**Lot Size:** NA

**Coverage Allowed:** 25%

**Existing Structures (sf):** NA

**Coverage Proposed:** NA

**Proposed Structures (sf):** NA

**Height Allowed:** NA

**Height Proposed:** NA

**Total Sq. Ft.:** NA

**FAR Allowed:** NA

**FAR Proposed:** NA

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### Resource Zones and Reports:

**Environmentally Sensitive Habitat:** No

**Erosion Hazard Zone:**

**Biological Report #:** N/A

**Soils Report #:**

**Forest Management Rpt. #:** N/A

**Archaeological Sensitivity Zone:** HIGH

**Geologic Hazard Zone:** UNDETER

**Archaeological Report #:** N/A

**Geologic Report #:** N/A

**Fire Hazard Zone:**

**Traffic Report #:** N/A

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### Other Information:

**Water Source:** CALAM

**Sewage Disposal (method):** SEPTIC

**Water Dist/Co:** GMPMWD

**Sewer District Name:** n/a

**Fire District:** CARMEL VALLEY

**Grading (cubic yds.):** 0.0

**Tree Removal:** N/A

# EXHIBIT B

## PROJECT DISCUSSION

## **EXHIBIT B PROJECT DISCUSSION**

### **I. PROJECT SETTING**

#### **Setting**

The project site is approximately 1.98 acres, located at 8455 Carmel Valley Road, Carmel Valley. The location is in the Mid-Valley section of Carmel Valley. The site supports the Mid-Valley Fire Protection District with an existing fire station building, 45-stall parking lot, two outbuildings for the use of the fire station, an existing single family dwelling, and two detached buildings used as a garage and a garage/shop. The property is accessed from Carmel Valley Road. The Fire Station and the residence have separate access points onto Carmel Valley Road. The site is zoned Public-Quasi-Public, with Design Control and Site Plan Review Overlays (PQP-D-S).

The Land Use surrounding the site is predominantly Low Density Residential with a density of 2.5 acres per unit (LDR 2.5). There is only one other land use in the immediate vicinity and that is Public-Quasi-Public (PQP) zoning to the south (across Carmel Valley Road).

The historic Carmelo School Building is located immediately adjacent to the proposed Parcel 1. This site has an underlying land use and zoning of LDR 2.5 with a Historic Overlay Zoning Designation. The Phase I and II Historic report prepared for the site (**Exhibit G**) finds that *“the existing house meets the criteria for historic significance per the CEQA standards for significance. The property retains its original integrity as a good example of an early 20<sup>th</sup> century rural vernacular cottage. It is a familiar feature on the Carmel Valley streetscape. It yields information significant to the understanding of the area’s history.”*

### **II. ANALYSIS**

#### **Project Description**

The project consists of an application for a General Plan Amendment to change General Plan Land Use Designation from “Public-Quasi-Public” to “Low Density Residential”; Rezone a 0.35 acre parcel from “Public-Quasi-Public” zoning district to “Low Density Residential” district; Combined Development Permit consisting of: 1) Minor Subdivision Tentative Map to allow the division of a 1.98-acre parcel into two parcels of 0.35 acres (Parcel 1) and 1.63 acres (Parcel 2); and 2) A variance to allow a reduction of the minimum lot size from 1 acre to 0.35 acres in the “Low Density Residential” zoning district.

#### **Project Issues**

The site is designated for Public-Quasi-Public development (PQP-D-S). The uses permitted in this district include schools, parks, regional parks, and uses which serve the public at large. Currently the project site houses the Mid-Valley Fire Protection District which provides fire protection for the area and the use is consistent with the land use and zoning designations. As previously noted, the site also has an existing single family dwelling that pre-dates the construction of the fire station. This house is currently being rented to firefighters employed on-site. This is an acceptable accessory use of the site. The PQP zoning designation does not allow single family dwellings either as a permitted or as a conditionally permitted use within this zone. Detaching the house from the fire station and placing it on a separate parcel would make the dwelling a non-conforming use. The General Plan Amendment

and Rezoning are necessary to make the use consistent with the Land Use and Zoning designations on the Property.

#### General Plan Consistency

The surrounding Land Use is predominantly LDR 2.5. The creation of Parcel 1 would be inconsistent with the land use density in the surrounding area. The surrounding properties are much larger in area, and are consistent with the LDR 2.5 designation. There are not any other residential densities within the area that could be applied to this parcel and thus make it consistent with the Land Use. The residential use would be consistent with the LDR 2.5 land use designation, but the area provided in proposed Parcel 1 would be inconsistent with the General Plan and Carmel Valley Master Plan.

#### Zoning Consistency

The LDR zone requires a minimum lot size of one acre. Parcel 1 is proposed at .35 acres which is far below the minimum lot size required by the zoning ordinance. This is the reason for the variance request, to allow creation of a parcel that is less than the area provided for in the LDR Zone. A Variance can be used to provide zoning consistency in situations where there are unique circumstances associated with the site that would otherwise preclude expected development of the site. In this particular case the size of the existing 1.98 acre parcel is approximately equivalent to many of the other lots in the area. There are not any unique circumstances associated with the site that would warrant approval of the variance. Approval of a variance in these circumstances would be a special privilege that is inconsistent with the intent of the Variance provisions.

#### Carmel Valley Master Plan

The Carmel Valley Master Plan calls for a 100' Setback from Carmel Valley Road. Most of proposed Parcel 1 would be within the 100 foot setback. The policy specifically exempts existing structures so as to not make them non-conforming. The setback does not apply to the existing structures as long as they continue to exist. They can be added to and modified consistent with the other provisions of the Zoning Ordinance. The issue is that if this house ever needs to be rebuilt, or the structures needed to be replaced, they could not be unless this policy of the Carmel Valley Master Plan is amended. A Variance can not be granted to give relief from General Plan policies. In effect this parcel would be a parcel that could not support new development. Creation of this parcel would lock all future property owners into keeping what is there and not modifying that significantly.

The Carmel Valley Master Plan Subdivision Scoring System was reviewed in relation to this project and most of the policies do not apply, so a formal scoring evaluation has not been conducted.

#### Health and Safety Issues (Septic)-

The Monterey County Department of Environmental Health identified a number of concerns with the subdivision of this property. Environmental Health's written comments are included in Exhibit F, and the concerns associated with the project are summarized as follows:

1. Monterey County Code section 15.20.060 requires that a lot served by a public water system, and uses a septic system for sewer be at least one acre in area. Parcel 1 does not comply with this requirement.
2. The "Carmel Valley Wastewater Study" prepared by Montgomery Engineers in 1982 identifies this area as not being appropriate for further subdivision. In this study, this area is limited to septic discharge of 150 gallons per day per acre. The whole 1.98 acre parcel would be allowed 297 gallons per day. There is no flow meter on the existing septic systems, but it is likely that the fire station alone generates more sewer discharge than this. The house and fire station exist, but are currently out of compliance from a wastewater perspective. Creating a separate parcel would only

compound this issue. Technically Parcel 1, as proposed, would only be allowed 55 gallons a day of septic discharge. This is not nearly enough to support a single family residence.

3. The large area reserved for future septic system expansion on the property should be noticed. In addition to the other limitations placed upon expanding the existing structure, the area needed for future septic expansion will also limit what can be done on the property.

The project was reviewed by the Carmel Valley Land Use Advisory Committee on October 5, 2009. The LUAC recommends denial because the project is not consistent with the General Plan or subdivision moratorium in Carmel Valley.

### **Resolved Issues**

Board of Supervisors Resolution No. 02-024, Disapproving Subdivisions Proposed in Carmel Valley Master Plan Area- Board of Supervisor's Resolution No. 02-024 was adopted on January 22, 2002 and extends and augments the previous Board Policies 99-379 and 01-133. Resolution No. 02-024 states that it is the policy of the Board of Supervisors that residential and commercial subdivisions proposed in the Carmel Valley Master Plan Area be denied. In addition, paragraph "C" of the resolution states: "Additional units from new residential and commercial subdivisions in the Carmel Valley Master Plan area would foreseeably increase daily traffic on the already deficient segments of State Highway 1 and Carmel Valley Road. In this particular case the fire station and the residence exist. The proposed subdivision will not generate any additional traffic beyond what exists.

### **California Environmental Quality Act**

Pursuant to Section 15270(a) and (b) of the California Environmental Act (CEQA), CEQA does not apply to projects which a public agency rejects or disapproves. This exemption was constructed to allow applicants to receive quick feedback on projects which can not be supported or approved. This project falls into that category. If it is the intent to approve this project an Initial Study would need to be prepared to evaluate the potential environmental effects of the project.



# EXHIBIT C

## DRAFT RESOLUTION, INCLUDING:

1. SITE PLAN, FLOOR PLAN  
AND ELEVATIONS, PARCEL  
MAP, TENTATIVE MAP

**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 VALLEY FIRE PROTECTION DISTRICT (GPZ090003)**

**RESOLUTION NO. 09-0003**

Resolution by the Monterey County Planning  
Commission:

- 1) Finding the project statutorily exempt per Section 15270 (a) and (b),
- 2) Denying a General Plan Amendment to change the General Plan Land Use Designation from "Public-Quasi-Public" to "Low Density Residential"; a rezone of a 0.35 acre parcel from "Public-Quasi-Public" zoning district to "Low Density Residential" district; a Combined Development Permit consisting of: 1) Minor subdivision tentative map to allow a division of a 1.98 acre parcel into two parcels of 0.35 acres (parcel 1) and 1.63 acres (parcel 2); (parcel 1 includes an existing single family dwelling, and parcel 2 includes the existing Mid-Valley Fire Station); 2) A variance to allow a reduction of the minimum lot size from 1 acre to 0.35 acres in the "Low Density Residential" district.

GPZ090003, Carmel Valley Fire Protection District,  
8455 Carmel Valley Road, Carmel Valley Master  
Plan (APN: 169-061-014-000)

**The Mid-Valley Fire application (GPZ090003) came on for public hearing before the Monterey County Planning Commission on November 18, 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 Valley Master Plan,
  - Carmel Valley Master Plan, Inventory and Analysis,

- Monterey County Zoning Ordinance (Title 21)
- Monterey County Subdivision Ordinance (Title 19)

**Conflicts were found to exist.** During the course of review of the project inconsistencies with the text, policies, and regulations in these documents were found.

- b) The property is located at 8455 Carmel Valley Road (Assessor's Parcel Number 169-061-014-000, Carmel Valley Master Plan. The parcel is zoned "PQP-D-S" [Public Quasi Public, with Design Control and Site Plan Review Overlays], which allows uses such as schools, parks, and uses which serve the public at large. Currently, the 1.98 acre parcel contains the Mid-Valley Fire Station and a single family dwelling which is rented to fire-fighters who are employed on-site. The use of the site as it currently exists is consistent with all land use and zoning provisions.
- c) The project objective is to divide the existing 1.98 acre parcel and sell a .35 acre portion including the existing residence as a stand alone single family residence. A single family dwelling is not a permitted use within the PQP zoning district necessitating a General Plan Amendment and zone change from PQP to LDR.
- d) The residential density surrounding the project is low density residential at 2.5 acres per unit. The Minimum lot size for the LDR zoning district is 1 acre. The existing 1.98 acre parcel can not be subdivided in such a way to create a lot for the existing fire station and create a new residential parcel that is consistent with the surrounding residential density specified in the General Plan and Carmel Valley Plan or maintain the 1 acre minimum lot size of the zoning district.
- e) A variance is necessary to create a lot of substandard size. The variance is not necessary to allow development of the property as the existing 1.98 acre property already supports an existing fire station and accessory residence. The variance is solely necessary to create a new parcel that is inconsistent with the General Plan density and is less than the minimum lot size of the zoning district
- f) The Carmel Valley Master Plan identifies a minimum 100 foot setback along Carmel Valley Road. While existing structures are specifically exempted from this, the result is that the proposed Parcel 1 would not have any developable area for new construction. In the event that the existing structure reaches the end of it's useful life, in can not be replaced without a modification to the Carmel Valley Master Plan Provisions of the General Plan to allow a new structure to be placed within the 100' setback from Carmel Valley Road.
- g) The project planner conducted a site inspection on October 5, 2009, to verify that the project on the subject parcel conforms to the plans listed above.
- h) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project raises significant land use issues that necessitate review prior to a public hearing. The LUAC recommended

denial of the project with a unanimous vote because the project is inconsistent with the General Plan.

- i) 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 GPZ090003.

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 agencies: RMA - Planning Department, Carmel Valley Fire Protection District, Parks, Public Works, Environmental Health Division, Water Resources Agency, and Sheriffs Office. The respective departments/agencies have commented where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. **The result of this analysis is a determination that the site is not suitable for the proposed development.**
  - b) Parcel 1 apart from the existing buildings is an undevelopable parcel (apart from the existing buildings) which could result in dilapidated structures creating unsafe living conditions.
  - c) Parcel 1 does not comply with Monterey County Code section 15.20.060 requires that a lot served by a public water system, and uses a septic system for sewer be at least one acre in area.
  - d) The “Carmel Valley Wastewater Study” prepared by Montgomery Engineers in 1982 identifies this area as not being appropriate for further subdivision. In this study, this area is limited to septic discharge of 150 gallons per day per acre. The whole 1.98 acre parcel would be allowed 297 gallons per day. There is no flow meter on the existing septic systems, but it is likely that the fire station alone generates more sewer discharge than this. The house and fire station exist, but are currently out of compliance from a health and safety perspective. Creating a separate parcel would only compound this issue. Technically Parcel 1 would only be allowed 55 gallons a day of septic discharge. This is not nearly enough to support a single family residence.
  - e) Staff identified potential impacts to Historical Resources. 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. The following reports have been prepared:  
-“Phase I & II Historical Assessment: Residence at Mid Valley Fire Protection District” (LIB090003) prepared by Elizabeth Moore, Pacific Grove, CA, November 2, 2009).
  - f) The historical report (LIB090003) prepared identifies the single family dwelling on the project site meets the CEQA standards for significance.
  - g) Staff conducted a site inspection on October 5, 2009, to verify that the site is **not** suitable for this use.
  - h) 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 GPZ090003.

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 has potential to be detrimental to public health and safety because it restricts redevelopment of the property.
  - b) The single family dwelling has existed as part of the larger parcel for some time. The site is currently out of Compliance with the Carmel Valley Wastewater Master Plan. Creating a separate lot will not help this situation but will ensure that the house continues to exist which will continue to contribute septic discharges in excess of that identified in the Carmel Valley Wastewater Master Plan.
  - c) Creating a small lot that restricts future development encourages existing development to be retained even if structures become dilapidated. This could result in unhealthy and unsafe living conditions as an aging structure continues to decline beyond its useful life.
  - d) This property is served by existing Cal-Am water connections
  - e) Preceding findings and supporting evidence for GPZ090003.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on October 5, 2009, and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
  - e) 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 GPZ090003.

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 15270 (a) and (b), statutorily exempts projects which are disapproved. CEQA does not apply to projects which a public agency rejects or disapproves.

5. **FINDING:** **SUBDIVISION** – Section 66474 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance) of the Monterey County Code requires that a request for subdivision be **denied** if any of the following findings are made:
1. That the proposed map is not consistent with the applicable general plan and specific plans.
  2. That the design or improvement of the proposed subdivision is not consistent with the applicable general plan and specific plans.
  3. That the site is not physically suitable for the type of development.
  4. That the site is not physically suitable for the proposed density of development.
  5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
  6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
  7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

- EVIDENCE:**
- a) **Consistency.** The project as designed is **not** consistent with the 1982 Monterey County General Plan, or the Carmel Valley Master Plan. The residential density surrounding the project is low density residential at 2.5 acres per unit. The Minimum lot size for the LDR zoning district is 1 acre. The existing 1.98 acre parcel can not be subdivided in such a way to create a lot for the existing fire station and create a new residential parcel that is consistent with the surrounding residential density specified in the General Plan and Carmel Valley Plan or maintain the 1 acre minimum lot size of the zoning district.
  - b) **Design.** The lot design is **not** consistent with the Lot Design Standards of Section 19.10.030 County Codes. Minimum lot size, lot width and depth and building setback lines do not conform to the standards established by county zoning regulation for low density residential (LDR) lots. The LDR Zoning District requires all lots to be a minimum of one acre. Parcel 1 is proposed at .35 acres which does not conform to the minimum lot size requirements of the zone.
  - c) **Site Suitability.** The site is **not** suitable for the proposed project including the type and density of the development.
    1. Monterey County Code section 15.20.060 requires that a lot served by a public water system, and uses a septic system for sewer be at least one acre in area. Parcel 1 does not comply with this requirement.
    2. The “Carmel Valley Wastewater Study” prepared by Montgomery Engineers in 1982 identifies this area as not being appropriate for further subdivision. In this study, this area is limited to septic discharge of 150 gallons per day per acre. The whole 1.98 acre parcel would be allowed 297 gallons per day. There is no flow meter on the existing septic systems, but it is likely that the fire station alone generated more sewer discharge than this. The house

and fire station exist, but are currently out of compliance from a health and safety perspective. Creating a separate parcel would only compound this issue. Technically Parcel 1 would only be allowed 55 gallons a day of septic discharge. This is not nearly enough to support a single family residence.

3. The Carmel Valley Master Plan calls for a 100' Setback from Carmel Valley Road. Most of the proposed Parcel 1 would be within the 100 foot setback. The policy specifically exempts existing structures so as to not make them non-conforming. This will preclude future development, redevelopment or replacement of structures on the site.
- d) Health and Safety. The proposed project as designed and conditioned will, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County, because the site is currently out of Compliance with the Carmel Valley Wastewater Master Plan. Creating a separate lot will not help this situation but will ensure that the house continues to exist which will continue to contribute septic discharges in excess of that identified in the Carmel Valley Wastewater Master Plan
- e) Easements. The subdivision or the type of improvements will not conflict with easements.
- f) Water Supply. Section 19.10.070 MCC requires provision be made for domestic water supply as may be necessary to protect public health, safety, or welfare, and that the source of supply is adequate and potable. The site is currently served by CalAm and project approval will not result in any additional water use.
- g) Sewage Disposal (Sections 19.03.015.K and 19.07.020.J MCC). The project does not meet Code requirements because the site is not at least one acre in area and the site is not in compliance with the Carmel Valley Wastewater Master Plan. (See "c)" above.)
- h) Traffic There are no impacts to traffic by the proposed project. Usage, access and circulation would not be affected by the project.
- i) The application, tentative map and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File GPZ090003.
- j) The project planner conducted a site inspection on October 5, 2009.

6. **FINDING:** **VARIANCE (Authorized Use)** – The Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

- EVIDENCE:**
- a) The current zoning of the property is Public-Quasi-Public which does not allow residential uses. The application includes a proposal to rezone the property from PQP to Low Density Residential. Single Family Residences are allowed within the LDR zoning district..
  - b) 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 GPZ090003.

7. **FINDING:** **VARIANCE (Special Circumstances)** - Because of special circumstances applicable to the subject property, including the size, shape, topography, location of the lot, or the surrounding area, the strict application of development standards in the Monterey County Codes is found to deprive the subject property of privileges enjoyed by other property owners in the vicinity under identical zoning classification.

- EVIDENCE:**
- a) The intent of the Low Density Residential Zoning District is to accommodate low density and intensity of uses in the rural and suburban areas of the County and to insure that allowable land uses are compatible in the area. To this extent the LDR district requires that lots be a minimum of one acre unless specifically approved as part of a cluster development.
  - b) At the time that the Fire station was developed, the existing house on the property was retained. The primary use of the property is for the fire station. The desire to sell a portion of the property such that the newly created lot does not conform to zoning minimum lot size provisions is not a special circumstance. There is nothing unusual about the property.
  - c) Other residential lots in the area comply with the minimum lot size standards of the LDR Zoning District.
  - 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 GPZ090003.
  - e) The project planner conducted a site inspection on October 5, 2009, to verify the circumstances related to the property.

8. **FINDING:** **VARIANCE (Special Privileges)** - The variance shall not constitute a grant of privileges inconsistent with the limitations upon other property owners in the vicinity and zone in which such property is situated.

- EVIDENCE:**
- a) Other properties in the area have been required to comply with minimum lot area requirements. There are no circumstances associated with the property that makes this unique, therefore to grant this variance to create a lot that is not in compliance with the zoning ordinance minimum lot size requirements would be a grant of a special privilege. The variance is not necessary to allow development of the property, as the property is already developed.
  - b) 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 GPZ090003.
  - c) The project planner conducted a site inspection on October 5, 2009, to identify circumstances related to other property in the vicinity and in the same zoning district.

9. **FINDING:** **WATER SUPPLY** – The project has an adequate long-term water supply and manages development in the area so as to minimize adverse effects on the aquifers and preserve them as viable sources of water for



human consumption.

- EVIDENCE:** a) The property is currently served by Cal-Am connections.  
 b) The project should neither increase nor decrease the water usage associated with the property.

10. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** a) Section 21.80.040 Monterey County Zoning Ordinance.

**DECISION**

**NOW, THEREFORE,** based on the above findings and evidence, the Planning Commission does hereby:

- A. Statutorily Exempt from CEQA pursuant to Section 15270 (a) and (b)
- B. Deny a General Plan Amendment to change General Plan Land Use Designation from “Public-Quasi-Public” to “Low Density Residential”; rezone a 0.35 acre parcel from “Public-Quasi-Public” zoning district to “Low Density Residential” district. Combined Development Permit consisting of: 1) Minor subdivision tentative map to allow a division of a 1.98 acre parcel into two parcels of 0.35 acres (parcel 1) and 1.63 acres (parcel 2); (parcel 1 includes an existing single family dwelling, and parcel 2 includes the existing Mid-Valley Carmel Valley Fire Station); 2) A variance to allow a reduction of the minimum lot size from 1 acre to 0.35 acres in the “Low Density Residential” district.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of November, 2009 upon motion of xxxx, seconded by xxxx, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_  
 Mike Novo, Secretary 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 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.

# EXHIBIT D

## VICINITY MAP

Jacks Peak Regional Park

# CARMEL VALLEY



APPLICANT: MID VALLEY FIRE PROTECTION DISTRICT

APN: 169-061-014-000

FILE # GPZ090003



300' Limit



2500' Limit



City Limits

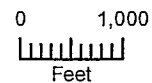


EXHIBIT E

ADVISORY COMMITTEE  
MINUTES  
(CARMEL VALLEY LUAC)

**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**Monday, October 19, 2009**

1. Meeting called to order by JANET BRENNEN at 6:30 pm

2. Roll Call

Members Present: JANET BRENNEN Judy McClelland, John Anzini,  
DAVID Burbidge, Neil Agron

Members Absent: 2 Charles FRANKLIN, Doney PEASE

3. Approval of Minutes:  
A. October 5, 2009 minutes

Motion: Neil Agron (LUAC Member's Name)

Second: DAVID Burbidge (LUAC Member's Name)

Ayes: 5

Noes: 0

Absent: 2

Abstain: 0

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

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PLANNING & BUILDING  
INSPECTION DEPT.

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 additional sheets if necessary)

B) Announcements

6. Meeting Adjourned: 7:15 pm

Minutes taken by: John Anzini

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INSPECTION DEPT.

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

**Advisory Committee:** Carmel Valley

Please submit your recommendations for this application by Monday, October 19, 2009.

**Project Title:** MID VALLEY FIRE PROTECTION DIST

**File Number:** GPZ090003

**File Type:** SUB

**Planner:** SNIDER

**Location:** 8455 CARMEL VALLEY RD CARMEL

**Project Description:**

GENERAL PLAN AMENDMENT TO CHANGE GENERAL PLAN LAND USE DESIGNATION FROM "PUBLIC-QUASI-PUBLIC" TO "LOW DENSITY RESIDENTIAL"; REZONE A 0.35 ARCE PARCEL FROM "PUBLIC-QUASI-PUBLIC" ZONING DISTRICT TO "LOW DENSITY RESIDENTIAL" DISTRICT. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) MINOR SUBDIVISION TENTATIVE MAP TO ALLOW A DIVISION OF A 1.98 ACRE PARCEL INTO TWO PARCELS OF 0.35 ACRES (PARCEL 1) AND 1.63 ACRES (PARCEL 2). PARCEL 1 INCLUDES AN EXISTING SINGLE FAMILY DWELLING, AND PARCEL 2 INCLUDES THE EXISTING MID-VALLEY CARMEL VALLEY FIRE STATION; 2) A VARIANCE TO ALLOW A REDUCTION OF THE MINIMUM LOT SIZE FROM 1 ACRE TO .35 ACRES IN THE "LOW DENSITY RESIDENTIAL" DISTRICT. THE PROPERTY IS LOCATED AT 8455 CARMEL VALLEY ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 169-061-014-000), CARMEL VALLEY MASTER PLAN AREA.

**Was the Owner/Applicant/Representative Present at Meeting?** Yes \_\_\_\_\_ No  X

**PUBLIC COMMENT:**

| Name             | Site Neighbor? |    | Issues / Concerns<br>(suggested changes)  |
|------------------|----------------|----|---|
|                  | YES            | NO |   |
| TIM SANDERS      |                |    | Lot line does not indicate a good project.  |
| MARGARET ROBBINS |                |    | Historic Property - Money would be a one time shot in the arm for the fire district. Rent is long term. |
|                  |                |    | <b>RECEIVED</b>   |
|                  |                |    | NOV 0 2 2009  |
|                  |                |    | MONTEREY COUNTY<br>PLANNING & BUILDING<br>INSPECTION DEPT   |



LUAC AREAS OF CONCERN

| Concerns / Issues<br>(e.g. site layout, neighborhood compatibility; visual impact, etc) | Policy/Ordinance Reference<br>(If Known) | Suggested Changes -<br>to address concerns<br>(e.g. relocate; reduce height; move road access, etc) |
|---|--|---|
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ADDITIONAL LUAC COMMENTS

~~Chair Motion~~ RECOMMENDATION DENIAL

John Arcino this is a one time Budget fix - Building has historical value more public money can be made by renting over a long period of time than by selling. Not consistent with General Plan.

RECOMMENDATION: Denial: Project not consistent with General Plan and Subdivision maximum.

Motion by: David Burbage (LUAC Member's Name)

Second by Judy McClellan (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

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

Continued to what date: \_\_\_\_\_

AYES: 5

NOES: 0

ABSENT: 2

ABSTAIN: 0

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INSPECTION DEPT.

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

**Advisory Committee:** Carmel Valley

Please submit your recommendations for this application by Monday, October 19, 2009.

**Project Title:** BLISS BETSY W TR  
**File Number:** PLN070654  
**File Type:** PC  
**Planner:** NICHOLSON  
**Location:** 27445 LOMA DEL REY CARMEL

**Project Description:**  
USE PERMIT TO CLEAR CODE ENFORCEMENT CASE CE070312 TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30% CONSISTING OF THE WIDENING OF A ROAD FOR FIRE DEPARTMENT ACCESS AND THE REPLACEMENT OF AN APPROX. 200 LINEAR FOOT RETAINING WALL AND GRADING (APPROX. 100 CUBIC YARDS OF CUT AND 240 CUBIC YARDS OF FILL). THE PROPERTY IS LOCATED AT 27445 LOMA DEL REY, CARMEL (ASSESSOR'S PARCEL NUMBER 169-071-073-000), CARMEL VALLEY MASTER PLAN AREA.

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

*Tony Lombardo*

**PUBLIC COMMENT:**

| Name                   | Site Neighbor? |          | Issues / Concerns<br>(suggested changes)                   |
|------------------------|----------------|----------|--|
|                        | YES            | NO       |  |
| <i>Margret Robbins</i> |                | <i>X</i> | <i>Plans unviewable - Property not accessible</i>          |
|                        |                |          |  |
|                        |                |          |  |
|                        |                |          | <b>RECEIVED</b>  |
|                        |                |          | NOV 02 2009  |
|                        |                |          | MONTEREY COUNTY<br>PLANNING & BUILDING<br>INSPECTION DEPT. |

LUAC AREAS OF CONCERN

| Concerns / Issues<br>(e.g. site layout, neighborhood compatibility; visual impact, etc) | Policy/Ordinance Reference<br>(If Known) | Suggested Changes -<br>to address concerns<br>(e.g. relocate; reduce height; move road access, etc) |
|---|--|---|
|   |  |   |
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ADDITIONAL LUAC COMMENTS

*Plans unreviewable -*

RECOMMENDATION: *Plans be upgraded and SITE VISIT scheduled*

Motion by: John Anzani (LUAC Member's Name)

Second by NIEL Agon (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

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

Continued to what date: \_\_\_\_\_

AYES: 5

NOES: 0

ABSENT: 2

ABSTAIN: 6

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# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: Carmel Valley

Please submit your recommendations for this application by Monday, October 19, 2009.

Project Title: CVR HSGE LLC  
File Number: PLN090322  
File Type: AMEND  
Planner: SNIDER  
Location: 1 OLD RANCH RD CARMEL

**Project Description:**  
AMENDMENT TO A PREVIOUSLY APPROVED USE PERMIT (PLN070350) AND DESIGN APPROVAL FOR THE CONVERSION OF FIVE EXISTING LODGE UNITS INTO A 4,248 SQUARE FOOT FITNESS/SPA FACILITY AND THE DEVELOPMENT OF A FIRST FLOOR 1,160 SQUARE FOOT ADDITION. THE PROPERTY IS LOCATED AT 1 OLD RANCH ROAD, CARMEL (ASSESSORS PARCEL NUMBER 416-522-010-000), CARMEL VALLEY MASTER PLAN AREA.

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

*Paul Davis*

**PUBLIC COMMENT:**

| Name                    | Site Neighbor? |          | Issues / Concerns<br>(suggested changes)         |
|-------------------------|----------------|----------|--|
|                         | YES            | NO       |  |
| <i>Margaret Robbins</i> |                | <i>X</i> | <i>Employee Housing for workers @ the lodge.</i> |
| <i>Tim Sommers</i>      |                | <i>X</i> | <i>Housing for employees -</i>                   |
|                         |                |          |  |
|                         |                |          |  |
|                         |                |          |  |
|                         |                |          |  |

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INSPECTION DEPT

LUAC AREAS OF CONCERN

| Concerns / Issues<br>(e.g. site layout, neighborhood compatibility; visual impact, etc) | Policy/Ordinance Reference<br>(If Known) | Suggested Changes -<br>to address concerns<br>(e.g. relocate; reduce height; move road access, etc) |
|---|--|---|
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ADDITIONAL LUAC COMMENTS *Condition that Foundation work be overseen by arborist to guarantee the life of 6-7 large oak screening trees. AND AN ENVIRONMENTAL DOCUMENT THAT ADDRESS THE CUMULATIVE IMPACT OF THIS PROJECT IN TOTAL BE COMPILED. ALSO THAT THE ARBORIST ANALYZES THE AGEING MORNMENT OAKS AT THE RANCH AND COMPIL A PLAN FOR REPLACEMENT OF THE AGING OAK TREES*

RECOMMENDATION: *Approval*

Motion by: John Anzini (LUAC Member's Name)

Second by David Burbage (LUAC Member's Name)

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

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

Continued to what date: \_\_\_\_\_

AYES: 5

NOES: 0

ABSENT: 2

ABSTAIN: 0

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MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT



# EXHIBIT F

## PROJECT CORRESPONDENCE, HEALTH DEPARTMENT

# Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2nd Floor  
Salinas, CA 93901  
(831) 755-5025

TO: FIRE DEPARTMENT  
PUBLIC WORKS  
PARKS DEPARTMENT

~~HEALTH DEPARTMENT~~  
WATER RESOURCES AGENCY  
OTHER: \_\_\_\_\_

PLEASE SUBMIT YOUR COMMENTS FOR THIS APPLICATION BY: Monday, October 19, 2009

**Project Title:** MID VALLEY FIRE PROTECTION DIST

**File Number:** GPZ090003

**File Type:** SUB

**Planner:** SNIDER

**Location:** 8455 CARMEL VALLEY RD CARMEL

**Assessor's No:** 169-061-014-000

**Project Description:**

GENERAL PLAN AMENDMENT TO CHANGE GENERAL PLAN LAND USE DESIGNATION FROM "PUBLIC-QUASI-PUBLIC" TO "LOW DENSITY RESIDENTIAL"; REZONE A 0.35 ARCE PARCEL FROM "PUBLIC-QUASI-PUBLIC" ZONING DISTRICT TO "LOW DENSITY RESIDENTIAL" DISTRICT. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) MINOR SUBDIVISION TENTATIVE MAP TO ALLOW A DIVISION OF A 1.98 ACRE PARCEL INTO TWO PARCELS OF 0.35 ACRES (PARCEL 1) AND 1.63 ACRES (PARCEL 2). PARCEL 1 INCLUDES AN EXISTING SINGLE FAMILY DWELLING, AND PARCEL 2 INCLUDES THE EXISTING MID-VALLEY CARMEL VALLEY FIRE STATION; 2) A VARIANCE TO ALLOW A REDUCTION OF THE MINIMUM LOT SIZE FROM 1 ACRE TO .35 ACRES IN THE "LOW DENSITY RESIDENTIAL" DISTRICT. THE PROPERTY IS LOCATED AT 8455 CARMEL VALLEY ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 169-061-014-000), CARMEL VALLEY MASTER PLAN AREA.

**Status:** ~~COMPLETE~~/INCOMPLETE (highlight/circle one)

**Recommended Conditions:**

**Monterey County Environmental Health has reviewed this application and has deemed it complete with a recommendation for denial for the following reasons:**

1. Approving this subdivision would violate the minimum required acreage for a septic system per Monterey County Code 15.20.060 Septic tank system/gray water system permits:
  - E. *Minimum lot size required for issuance of a septic tank system permit:*
    1. *On new divisions of land:*
      - a. *If the lot is to be served by a domestic water system of two or more connections and the sewage disposal is by means of a septic tank system, then the lot size shall not be less than one gross acre.*
2. This subdivision would violate recommendations from the Montgomery Study of 1982. Carmel Valley Fire lies within the area analyzed by "The Carmel Valley Wastewater Study" performed by Montgomery Engineers. The report analyzes the nitrate loading from untreated sewage from septic tank systems of the existing development as of 1982 and future development in a defined study area of the Carmel Valley. This study area is divided into sub basins and each sub basin is assigned an areal loading rate (e.g., gallons of untreated sewage per acre) and a leachfield design application rate (e.g., gallons per square foot per day).
  - a. Carmel Valley Fire lies within subbasin 32 which was specified as not approved for further subdivision.
  - b. It has an assigned rate of 150 gallons per acre per day based on nitrate loading. At this rate, this property would be allowed a total of 297 gallons per day. This is under the amount that would support a single family dwelling. If this were new development, EHD would not support these uses on this size property regardless of these being one or two parcels
  - c. The Montgomery Study identified Leachfield design rates (e.g., application rates) for each sub basin and portions of sub basins. This property lies in an area with 0.15 gallons per



square foot per day application rate. This means that a new disposal system on this property would be required to be twice as large as the same system in some other areas of the county.

- The existing septic systems for both the single family dwelling and the Fire Station do not meet the Montgomery Study design requirements.
- The repair area set aside for the single family dwelling meets this requirement as it is designed for over 2000 square feet each.\*
- The repair area for the Fire Station is sized at 3000 square feet each. This would meet the Montgomery application rate.\*

\*However, Monterey County Codes for septic may change overtime and the deep systems designed may not be allowed in the future. The sizing requirements for new systems will be based on the current codes at the time of septic permit issuance.

**Note to EHRS:**

A site visit with Richard LeWarne, Allen Stroh and Janna Faulk occurred on 6/25/09.

**Septic:** This project does not meet minimum lot size for the portion of the property with the SFD to be subdivided. See above notes.

**Water:** This property is served by existing Cal-Am Connections.

**HazMat:** This project was referred to Cory Welch and there are no outstanding HazMat issues. This property no longer has any underground storage tanks. The monitoring well needs to remain until the State Regional Water Quality Control Board closes the contamination case (opened when the leaking underground storage tank was removed).

**Solid Waste:** This project was referred to Ricardo Cortes for Solid Waste review. Solid Waste inspects the property/facility for medical waste and waste tires. They are currently in compliance.

**Other:** This application was not referred to Consumer as there are no issues for that service to review.

**Signature: Janna L Faulk**

Please return a copy to Planning & Building Inspection Department

IDR Comments Due Date: 10/12/2009

Date IDR Referral Sheet Printed: 09/25/2009

**Date: October 7, 2009**



# EXHIBIT G

## PHASE I AND II HISTORIC ASSESSMENT

**E L I Z A B E T H M O O R E A R C H I T E C T**

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## **PHASE I and II HISTORIC ASSESSMENT**

### NAME AND ADDRESS OF THE PROPERTY

**RESIDENCE AT MID VALLEY FIRE PROTECTION DISTRICT - BUILT IN 1932  
8450 Carmel Valley Road  
Carmel, CA 93923**

### APPLICANT

**Dorothy Priolo – Salinas Rural Fire District  
19900 Portola Dr  
Salinas, CA 93908**

November 2, 2009

## **PHASE I HISTORIC ASSESSMENT**

RESIDENCE AT MID VALLEY FIRE PROTECTION DISTRICT - BUILT IN 1932  
8450 Carmel Valley Road, Carmel Valley CA 93923

### INTRODUCTION

The following Phase I Historic Assessment for the residential property located at 4850 Carmel Valley Road, APN 169-061-014-000, in Carmel Valley, Monterey County has been prepared as required by the County of Monterey and the California Environmental Quality Act (CEQA).

The need for a phase I historic assessment for this property has been triggered by the proposal of a minor subdivision to separate the lot upon which the residence sits, from the Mid Valley Fire Station. The current minimum lot size in this zoning area is 1 acre and the proposed subdivision would result in a separate lot of approximately one half acre for this residence and its auxiliary structures.

### HISTORICAL BACKGROUND

Monterey County records show the subject property as a portion of the James Meadows Tract subdivision, which was created in 1905 to disperse the property of James Meadows among his descendants after his death. The parcel described as a portion of lots 13A and 13B, a portion of which include the subject property, were deeded to Ysabel Meadows. Each of the five Meadows listed on the subdivision map were named both on modest sized parcels along the Carmel River, and accessed by Carmel Valley Road, as well as a large parcel for each known as "Mountainous Grazing Land" on the north side of Carmel Valley.

At the time the Meadows Tract was recorded, a portion of the Carmel Valley road had been moved from its previous (and current) location to an alignment several hundred yards to the north, and to the rear of our subject property and the school to its north. Because the house and garage on the subject property face Carmel Valley Road, the road alignment had been restored to the original alignment prior to the construction on this site.

In the current parcel configuration the subject property shares "Parcel B" with the Mid Valley Fire District Station. The residence occupies a discreet rectangular area which protrudes to the south west corner of the main larger rectangular portion of the parcel.

At the time of construction of the residence, shed and garage in 1932 the property was owned by Noel Sullivan. On April 13, 1948 the property was transferred to Lloyd G Weer and Ramona Weer, joint tenants. The property was transferred In May 1961 to

Carmel Valley Manor. In December 18, 1970 ownership was transferred to Northern California Congregational Retirement Homes, Inc., who currently retains ownership of the adjacent property. Ownership of the subject property was transferred from them, on August 23, 1974, to the current owner County of Monterey on Behalf of Service Area Number 59 (though apparently the possession of the subject house was retained till July 1, 1975). The Carmel Mid Valley Fire District Station is situated on the property adjacent to the 1932 residence.

## DESCRIPTION OF THE HISTORIC RESOURCE

The subject property is located in Monterey County in the unincorporated area of Carmel Valley in the James Meadows Tract. The house is part of an area of eclectic building types made up of one and 2 story buildings of many of ages, sizes, styles, materials and uses. The area includes an extremely varied mix of uses including single family residential, schools, churches, a fire station, farmland and a high density retirement community with medical facilities.

The house was built as 767 square foot single family dwelling, a single story, wood frame house with a wood floor, a low pitch shingled hip roof and horizontal shiplap wood siding on the exterior. There were 2 bedrooms, a kitchen, living/dining room, 1 bath and a fireplace. The fireplace and chimney are hand made of Carmel River rock and rubble.

The subject house is a vernacular rural cottage of a form typical in Monterey County in the early 20<sup>th</sup> century. It is made up of simple forms and details. The floor plan is primarily a square with modest protruding section. One of the most notable features is the sheltering hipped roof that slopes modestly to a small overhang with a thin roof edge profile and delicate exposed rafter tails. The roof form would have kept the interior cool in warm weather and warm in colder weather. The building exterior is of horizontal shiplap wood siding, painted red with white trim. There is a covered front porch that has a different pitch than the house roof and appears to have been modified though the years. The windows are the original sash, mostly single or paired casements with out divided lights. The doors are paneled wood doors. The trim also appears to mostly be original. The integrity of the original design of this building remains as it has been changed little since it was built. This house sits on a lot that faces Carmel Valley Road. A board fence and the shed roof garage face the road. The view of the house from Carmel Valley Road is obscured to some extent by the fence.

In addition to the house, a 282 square foot shed was constructed matching the forms and materials of the house. Additions have been made to the shed not consistent with the original form or materials. It is in poor condition.

A 324 square foot detached garage was built at or near the same time as the house. It is constructed of the same materials as the house and shed, and similar forms with the exception of a gable rather than a hip roof. The garage fronts on Carmel Valley Road

where it is a familiar feature in part due to the large American flag painted on its double swinging doors. The garage is the most visible feature on the property.

### EVALUATION FOR HISTORIC SIGNIFICANCE

The California Environmental Quality Act (CEQA), PRC Sec. 21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for significance in PRC Sec. 5024.1(a) asks;

1. Did any event of importance to the region, state or nation occur on the property?

*There is no record indicating that this house was the site of any significant historic event.*

2. Did anyone of great importance to the region, state or nation occupy the property during the productive period of their lives?

*No record could be found that strongly identified this property with a person who, or an organization which, significantly contributed to the culture, history or development of Carmel, Monterey County, California or the nation.*

3. Does the building represent an important architectural type, period or method of construction, or is it a good example of a noted architect or master-builder?

*The property at 8450 Carmel Valley Road represents a style of architecture typical of the early 20<sup>th</sup> century. It possess distinguishing characteristics of a rural vernacular architectural type and specimen, though It does not embody elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation, nor is it an example of unique or innovative technology or method of construction. This house does not appear to be an example of the work of a noted architect or master-builder.*

*This house contributes to the architectural aesthetics of the street. It is one of the few old buildings remaining. Though the visibility of the house is lessened by the board fence between it and the street, the garage is visible and prominent. Little of the original neighborhood continuity remains as It has grown very eclectic with buildings that differ in use, size, style, age, mass, detail, materials as well as quality and type construction.*

4. Is the property likely to yield information significant to the understanding of the area's history?

*While the subject property is no longer in an area possessing a concentration of historic properties, it is a visual reminder of the rural and agrarian roots of the Carmel Valley. It demonstrates significant character, interest, and value as part*

*of the development, heritage and cultural characteristics of Carmel Valley and Monterey County.*

The Subject Property is not listed in any of the following inventories of historic significance:

The California Office of Historic Preservation-maintained "Historic Property Data File for Monterey County" (updated to May of 2008),  
The Carmel Valley Historical Society  
The California Register of Historic Places,  
The National Register of Historic Places,

## SUMMARY

Based on the above analysis, the subject property meets the criteria for historic significance per the CEQA standards for significance. The property retains its original integrity as a good example of an early 20<sup>th</sup> century rural vernacular cottage. It is a familiar feature on the Carmel Valley streetscape. It yields information significant to the understanding of the area's history.

## **PHASE II HISTORIC ASSESSMENT**

### INTRODUCTION

The proposed project involves a minor subdivision of the property to create a lot separate from the fire station for the single family residential use. The dwelling and fire station currently shares the lot and parcel number.

### PROJECT EVALUATION

As requested by the Salinas Rural Fire District, under contract with the Carmel Mid Valley Fire District, a Vesting Tentative Map for the proposed Minor Subdivision has been prepared by Whitson Engineers, dated September 29, 2009.

The proposal is to divide the existing 1.98 acre parcel, AP number 169-061-014-000, in the Carmel Valley Master Plan Area, into two parcels: Parcel 1, a 0.35 acre parcel for the existing single family dwelling, and Parcel 2, a 1.63 acre parcel includes the existing Mid Valley Carmel Valley Fire Station.

The proposed project does not include any construction. There is no change to access.

The implications of the subdivision for the proposed 0.35 acre parcel are as follows:

1. It triggers an amendment to the General Plan, changing the land use designation from "Public-Quasi Public" to "Low Density Residential"



*This is actually beneficial to the historic buildings as it offers them more protection than they currently have from encroachment of future construction by reducing the allowable density of construction.*

2. It requires the rezoning from "Public-Quasi Public" zoning district to a "Low Density Residential" district.

*Again, this offers greater protection to the historic buildings from future development as it allows less density of development than the current zoning.*

3. It requires a variance to allow a reduction of the minimum lot size from 1.0 acre to 0.35 acres in the "Low Density Residential" district.

*A smaller lot is likely to discourage larger massing of development on the site in the future. The existing modest sized structures are well suited to a small lot provided that development on adjacent lots does not impact them.*

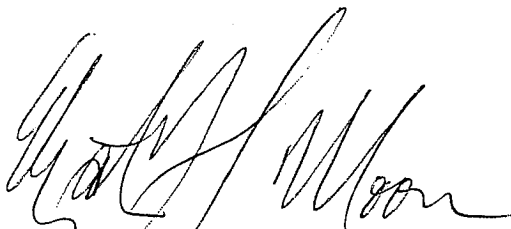
4. The lot line proposed between the fire station and the single family uses allow more space for the single family lot than it has had with the current fencing configuration.

*Care has been taken to provide more than the minimum space for future building expansion, septic leach fields if they should become necessary, and buffer around the existing residence.*

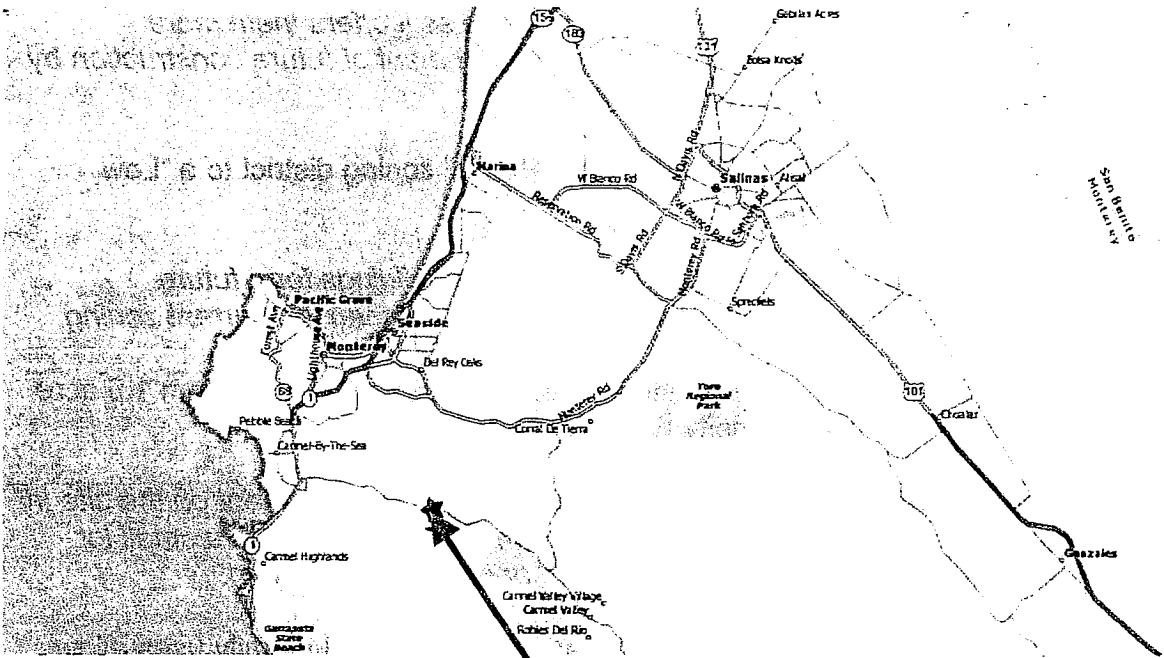
## SUMMARY

The proposed minor subdivision creates no foreseeable negative impact on the historic buildings on the subject property located at 8450 Carmel Valley Road. The smaller lot may in fact encourage protection of the existing modest buildings and their rural character, because, due to the proposed lot size, it is unlikely to be purchased by anyone planning a grandiose project.

Respectfully Submitted



Elizabeth Moore

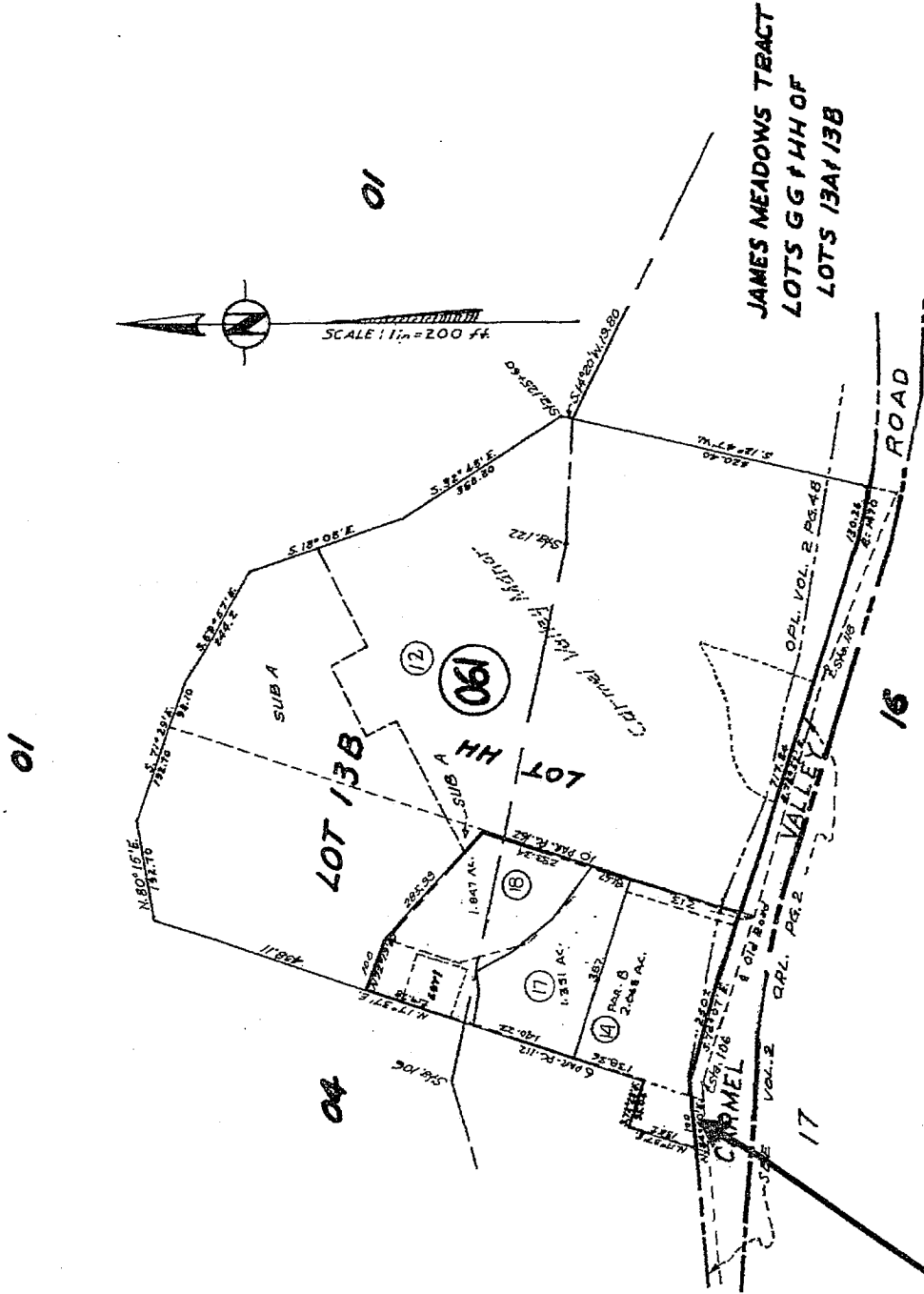


Location Map - Monterey Peninsula

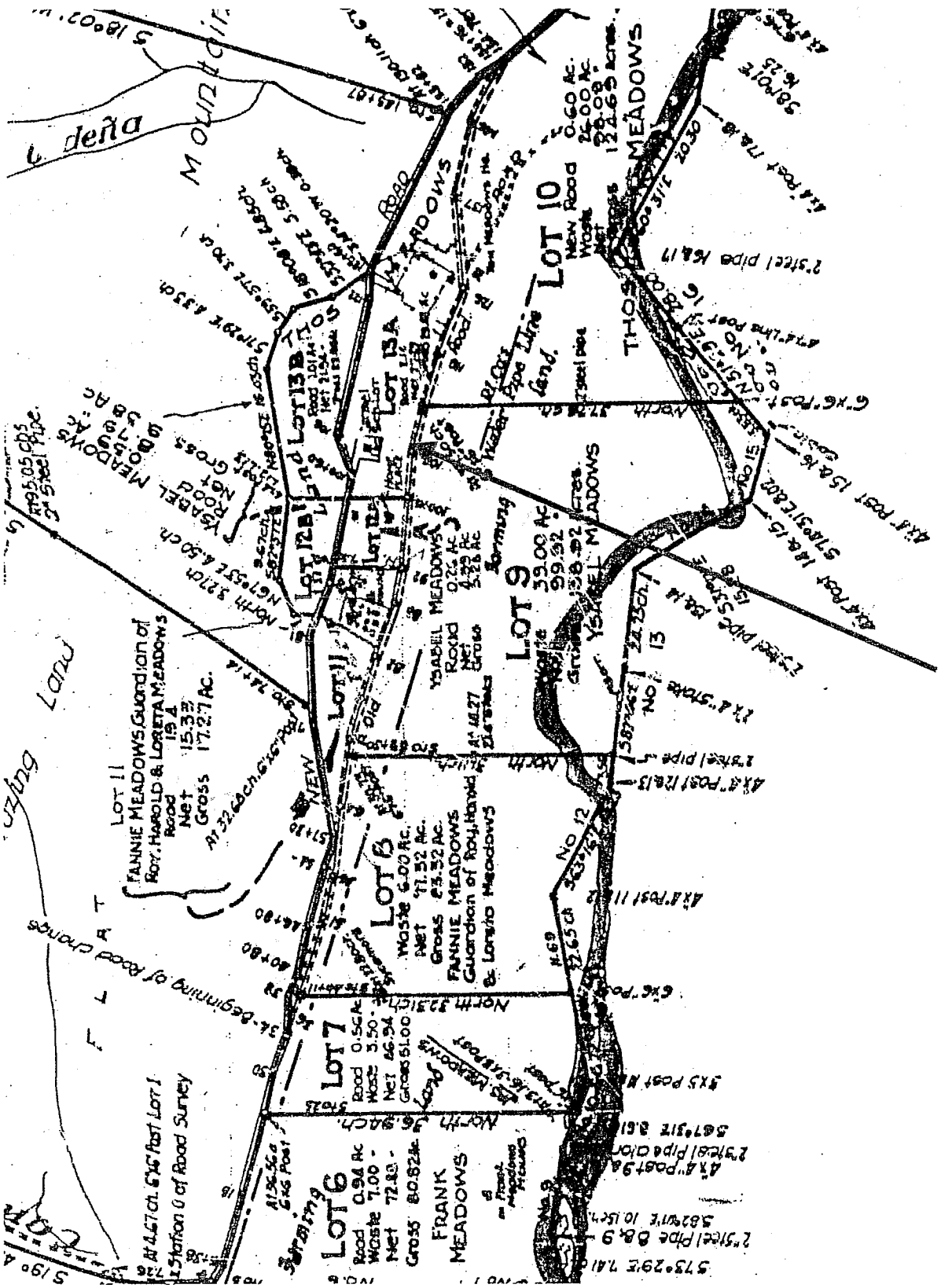


Location Map – Carmel Valley

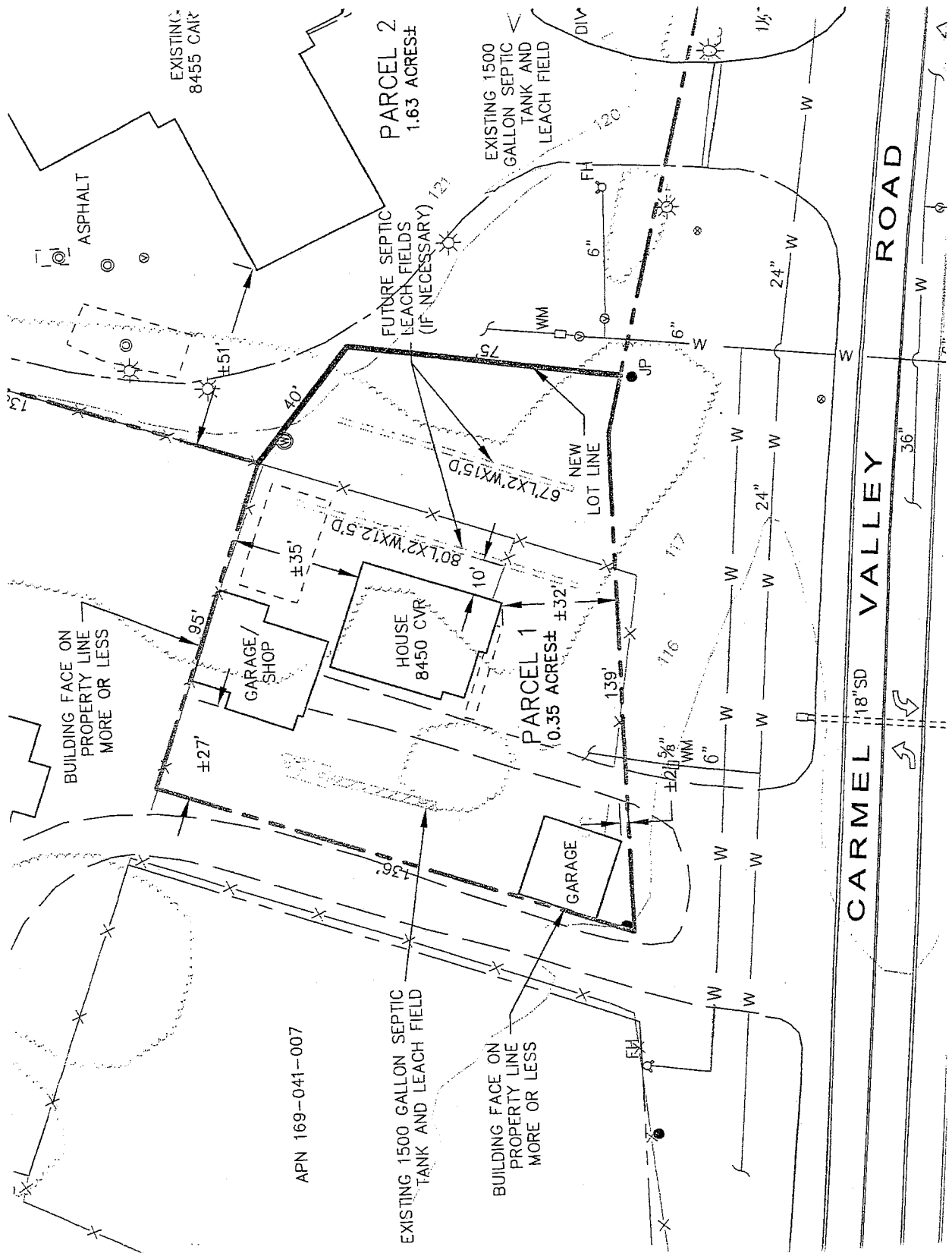
TAX CODE AREA



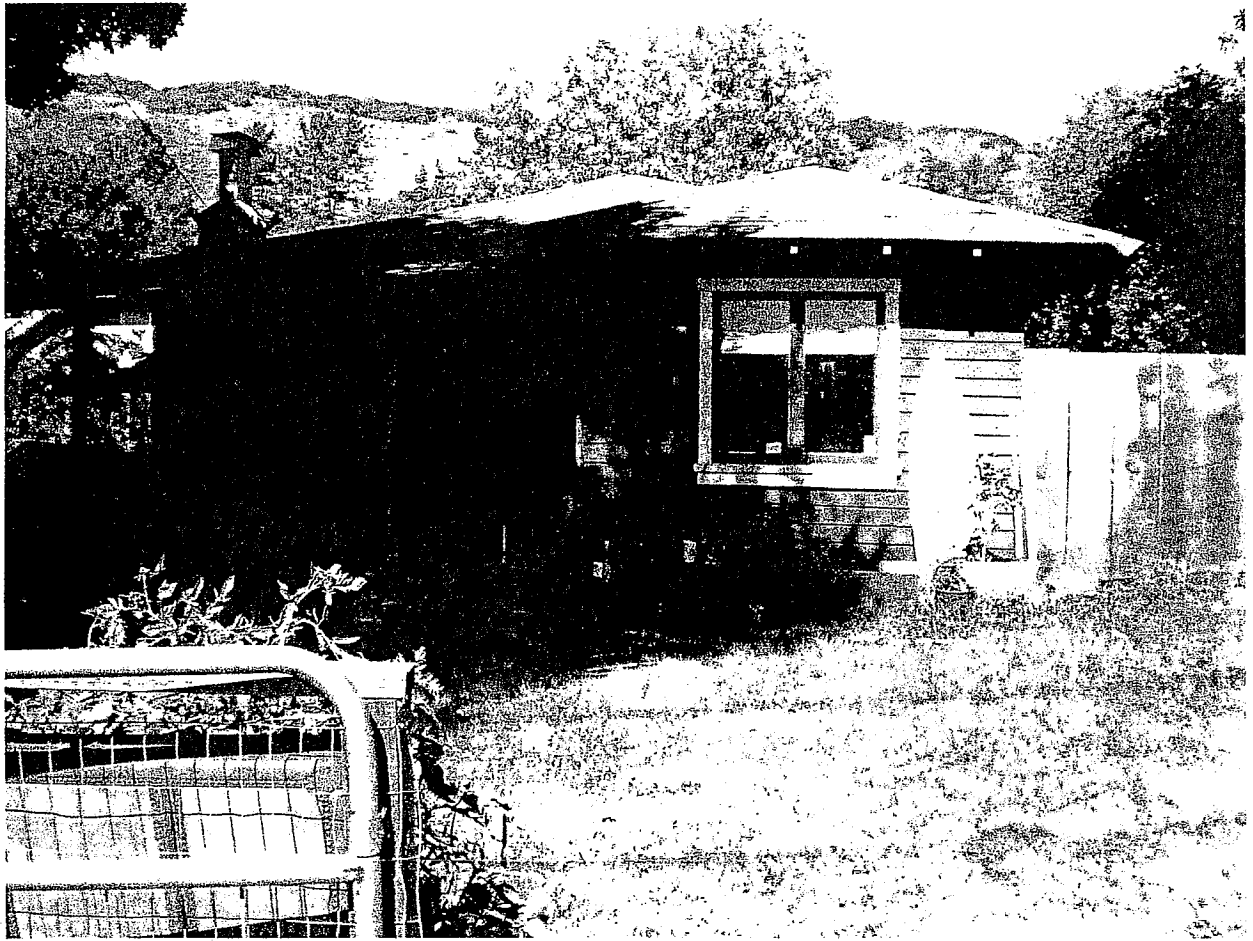
Assessors Parcel Map



1905 James Meadows Tract Partition Map



A portion of the Proposed Minor Subdivision - Vesting Tentative Map  
 8450 Carmel Valley Road September 29, 2009 Whitson Engineers



House - South Elevation



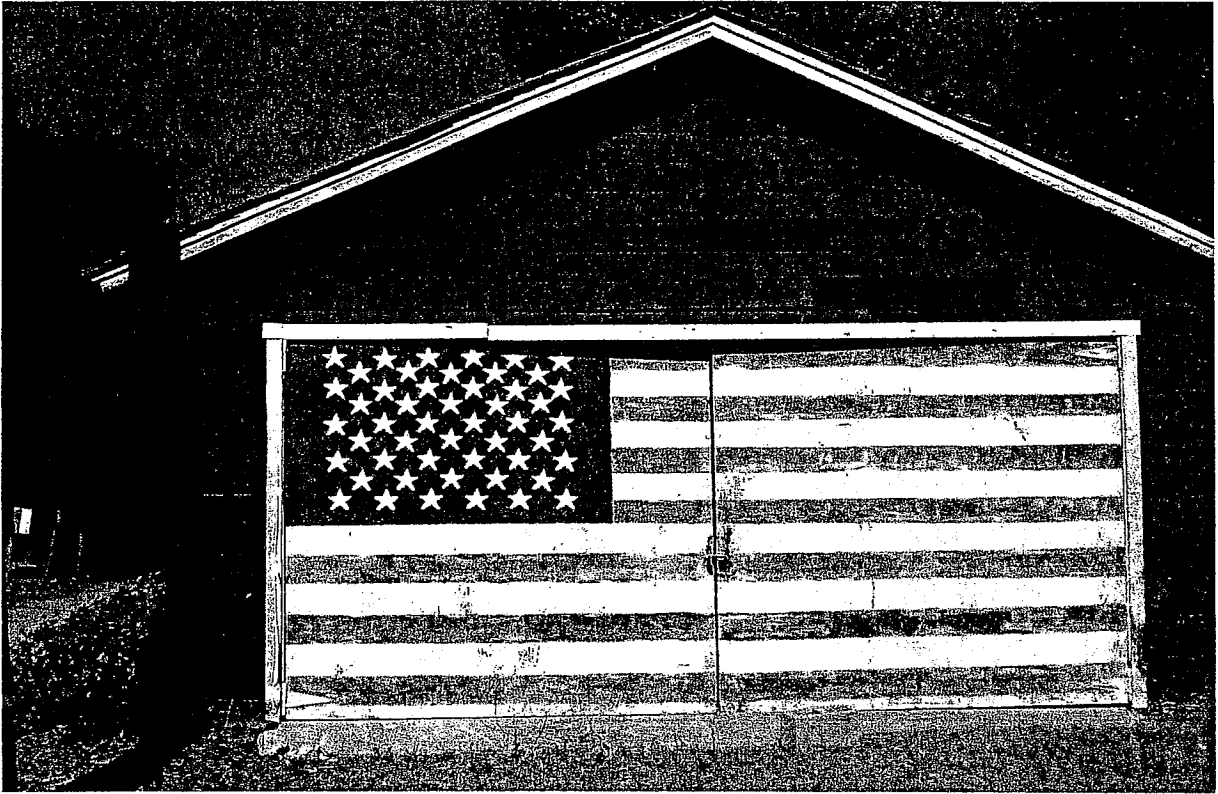
House - East Elevation



House - North Elevation



House - West Elevation

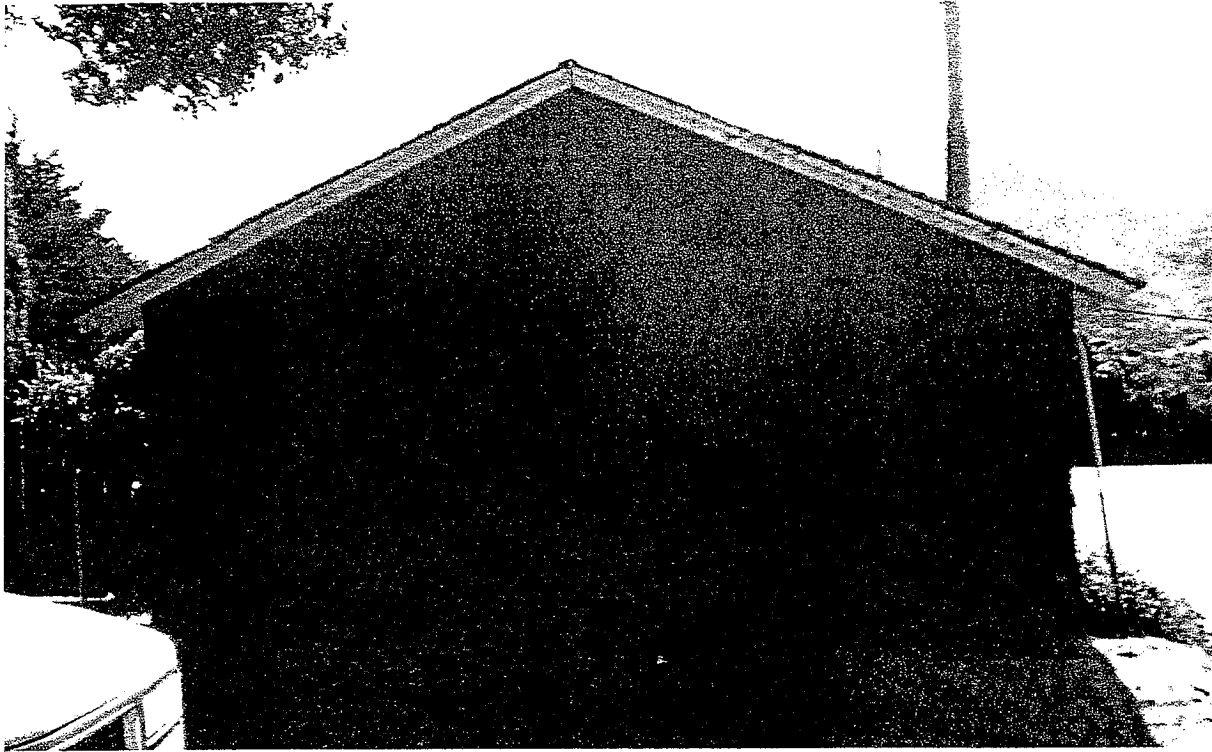


Garage - South Elevation

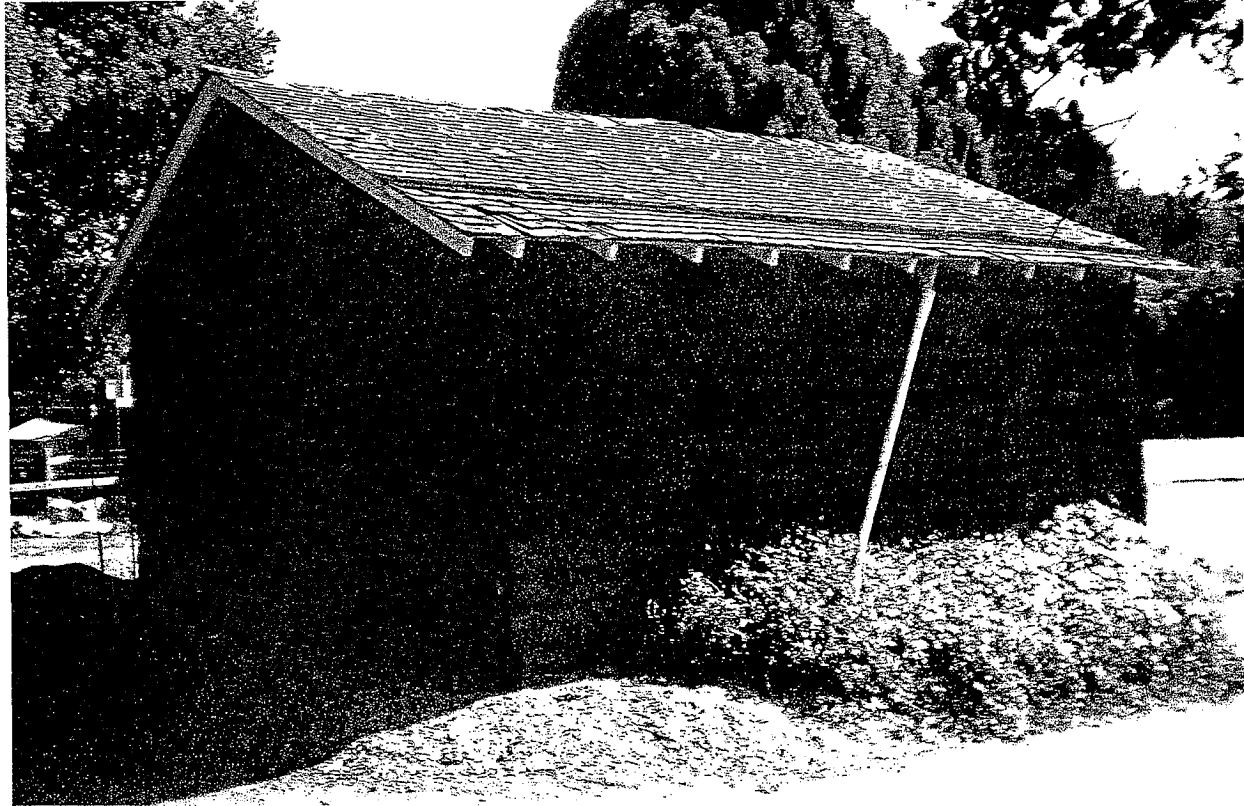


Garage - East Elevation





**Garage - North Elevation**



**Garage - West Elevation**



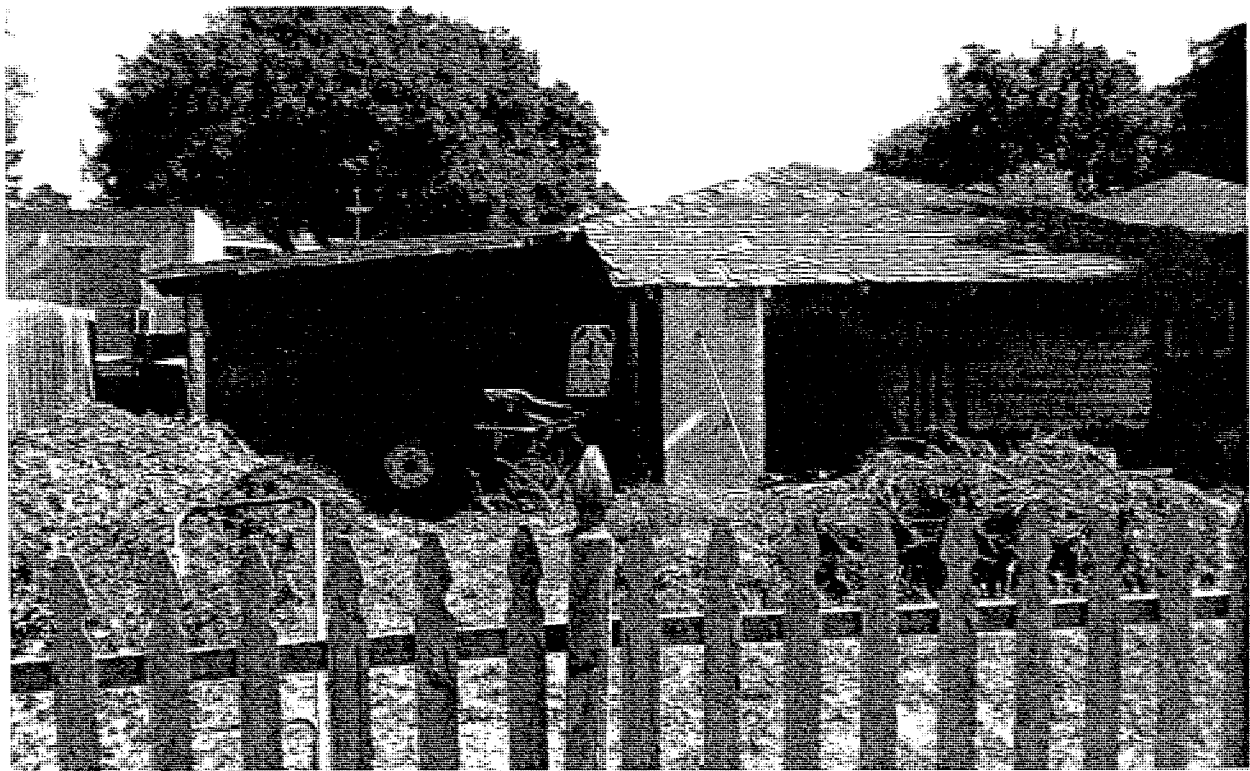
**Shed - South Elevation**



**Shed - East Elevation**



**Shed - North Elevation**



**Shed - East Elevation**

Old Carmel School on parcel dedicated  
in 1905 James Meadows Tract Map

Subject Property at  
8450 CV Road

Low Density Residential



Church

Fire Station

Modern School

Elder Care

Neighboring Development