

Exhibit D

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MINUTES
Carmel Valley Land Use Advisory Committee
Monday, April 17, 2011

1. **Meeting called to order by** Janet Brennan at 6:30 pm

2. **Roll Call**

Members Present: everybody present but John was late _____

Members Absent: _____

3. **Approval of Minutes:**

A. April 6, 2017 minutes

Motion: Judy (LUAC Member's Name)

Second: Bruce (LUAC Member's Name)

Ayes: 7

Noes: 0

Absent: 0

Abstain: 0

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

None

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

none

B) Announcements

None

7. **Meeting Adjourned:** 805 pm

Minutes taken by: Charly

Action by Land Use Advisory Committee

Project Referral Sheet

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

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **April 17, 2017**

1. **Project Name:** SMYTHE JUDY & SCOT
 File Number: PLN170064
 Project Location: 8 GOODRICH TRAIL, CARMEL, CA 93923
 Project Planner: CHERYL KU
 Area Plan: CARMEL VALLEY MASTER PLAN
 Project Description: Combined Development Permit consisting of: 1) an Administrative Permit and Design Approval to allow the construction of a 4,975 square foot two-story single family dwelling with a 1,067 square foot attached garage and a detached 545 square foot guesthouse with an attached shed and handicap access and 2) a Use Permit to allow the removal of 26 protected Oak trees. The property is located at 8 Goodrich Trail, Carmel (Assessor's Parcel Number 239-102-021-000), Carmel Valley Master Plan.

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

Was a County Staff/Representative present at meeting? CHERYL KU
 (Name)

PUBLIC COMMENT: None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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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)
Tree replacement ratio		
Does guest house go against subdivision cap		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by: Bruce (LUAC Member's Name)

Second by: John (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 7 _____

NOES: 0 _____

ABSENT: 0 _____

ABSTAIN: 0 _____

- 2. **Project Name:** CARMEL RIO ROAD LLC
- File Number:** PLN140089
- Project Location:** 26500 VAL VERDE DR, CARMEL, CA 93923
- Project Planner:** BOB SCHUBERT
- Area Plan:** CARMEL VALLEY MASTER PLAN
- Project Description:** Zoning Ordinance Amendment of Section 21.14.050.A by adding a clarification that allows an exception to exceed 4 units/acre on a lot if it is done to achieve affordable housing pursuant to Policy CV 1.10 in the Carmel Valley Master Plan and a Combined Development Permit consisting a a standard subdivision of a 7.92 acre property to allow the development of 31 units including 24 single family lots and one parcel with seven inclusionary units; Use Permit pursuant to Section 21.12.050.A to allow seven units on Lot 25; and Administrative Permit and Design Approval for development in the "S" (Site Control) and "D" (Design Control) zoning districts. The property is located at 15 & 26500 Val Verde Drive, Carmel (Assessor's Parcel Numbers 015-021-020-000, 015-021-021-000 & 015-021-015-000), Carmel Valley Master Plan.

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

Brian Clark

Was a County Staff/Representative present at meeting? BOB SCHUBERT

(Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Bob Boyne		X	Excessive developement
Joe Hertlein		X	Layout is unimaginative, bad use of density, Wrong character for the Valley
Margaret Robbins	X		Why no limits on water usage,

Frank Hennesey		X	Terrible design, not in keeping with rural character
Tim Sanders		X	Traffic impact on Hwy 1 , level of service already at F
Mike Ceres		X	Traffic Impact
Rick Stodt	X		Flooding on Rio Road, county should not allow building on flood plain
Eric Sand	X		Design is terrible , portion in flood plain, access to shopping on foot can be made better
Margaret Robbins	X		Insufficient units available under the General Plan CAP
Todd Freind		X	Too much development, too much water use, too much traffic impact
Molly Erickson	X		Design fails to preserve rural character, doesn't meet subdivision evaluation system, disrespectful layout of inclusionary units on parcel with water treatment and other corporation yard type uses, Drainage impacts not addressed, 6' retaining wall at low corner ugly and inappropriate inconsistent with flood management plan

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)
Design is terrible		
Inconsistene with CV Specific Plan		

Flood control planning inconsistent		
Too dense		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by: John (LUAC Member's Name)

Second by: Neil (LUAC Member's Name)

Reject Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

MINUTES
Carmel Valley Land Use Advisory Committee
Monday, April 21, 2014

1. Meeting called to order by Janet Brennan at 6:30 pm

2. Roll Call

Members Present: John Anzini, Janet Brennan, Judy MacClelland, Neil Agron, Charles Franklin,

David Burbidge, Mary Kleinbardt, Michael Addison

Members Absent: None

3. Approval of Minutes:

A. March 3, 2014 minutes:

Correction Margaret Robbins is not a neighbor of the Hilltop Ranch

Motion: Judy MacClelland (LUAC Member's Name)

Second: John Anzini (LUAC Member's Name)

Ayes: 8

Noes: 0

Absent: 0

Abstain: 0

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

None

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. **Meeting Adjourned:** 7:30 pm

Minutes taken by: Charles Franklin

Minutes received via email April 22, 2014

Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **April 21, 2014**

Project Title: STATE OF CA DEPT OF PARKS & RECREATION THE (BARNYARD SHOPPING CENTER)

File Number: PLN120442

File Type: BOS

Planner: OSORIO

Location: SOUTHEASTERN CORNER OF CARMEL VALLEY RD & HWY 1 INTERSECTION CARMEL VALLEY

Project Description:

Combined Development Permit including: 1) General Development Plan to allow the addition of an approximately 2.6-acre portion of property owned by the California State Department of Parks (Assessor's Parcel Number 015-011-005-000) to the 3.5-acre site of the Barnyard Shopping Center (Assessor's Parcel Number 015-012-061-000); 2) Variance to allow signage for the Barnyard Shopping Center to exceed the maximum of 35 square feet allowed by the Zoning Ordinance; and 3) Design Approval for a new signage plan for the Barnyard Shopping Center including the construction of a 35 square foot monument sign fronting on State Highway 1 along a designated Scenic Highway Corridor. The properties are located generally on the southeastern corner of the Carmel Valley Road & Highway 1 intersection, (Assessor's Parcel Numbers 015-011-005-000 & 015-012-061-000), Carmel Valley Road Area, Carmel Valley Master Plan.

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

Tony Lombardo, Attorney

Was a County Staff/Representative present at meeting? Luis Osorio (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Katie Coburn	X		Signage is over the height of anything else in Carmel Valley and above the 15 foot limit.
Margaret Robbins		X	Project should be conditioned on the removal of existing sign base on Highway 1, Crossroads may ask for additional signage
Dale Agron	X		Discussion of removal of base was before the supervisors

PUBLIC COMMENT CONTINUED:

Eric Coburn	X		Concerns about precedent and other businesses along Highway 1.
Dick Stott		X	What bout the existing Barnyard sign on building will that be removed?
Bill McCloud			Supports new signage as presented.
Mibs McCarthy		X	The notice of hearing did not describe the signs that were to be discussed

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)
Lack of proper notice		Renotify the hearing

ADDITIONAL LUAC COMMENTS

Continue the item subject to proper notice of the project

RECOMMENDATION :

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

Second by: David Burbidge (LUAC Member's Name)

 Support Project as proposed

 Support Project with changes

 X Continue the Item

Reason for Continuance: Lack of notice

Continued to what date: _____

AYES: 8

NOES: 0

ABSENT: 0

ABSTAIN: 0

Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **April 21, 2014**

Project Title: CARMEL RIO ROAD LLC
File Number: PLN140089
File Type: BOS
Planner: SCHUBERT
Location: 26500 VAL VERDE DR CARMEL
Project Description:

Zoning Ordinance Amendment of Section 21.14.050 by adding a clarification that allows an exception to exceed 4 units/acre on a lot if it is done to achieve affordable housing pursuant to Policy CV 1.10 in the Carmel Valley Master Plan and a Combined Development Permit consisting a standard subdivision of a 7.92 acre property to allow the development of 31 units including 24 single family lots and one parcel with seven inclusionary units and Administrative Permit and Design Approval for development in the "S" (Site Control) and "D" (Design Control) zoning districts. The property is located at 26500 Val Verde Drive, Carmel (Assessor's Parcel Numbers 015-021-020-000, 015-021-021-000 & 015-021-015-000), Carmel Valley Master Plan.

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

Was a County Staff/Representative present at meeting? Bob Schubert (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Margret Robbins		X	See attached notes re traffic, water, rural character, flood plain encroachment
Dale Agron		X	Inconsistent with the rural character of the adjacent homes
Dick Stott		X	Traffic and rural character
Eric Coburn		X	Excessive density
Mibs McCarthy		X	Excessive density and lack of water

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)
		Excessive density

ADDITIONAL LUAC COMMENTS

The planner advised the committee that the item would return during the review period on the Draft EIR. The LUAC discussed the project and the item was continued to a date uncertain.

RECOMMENDATION :

Motion by: _____ (LUAC Member's Name)

Second by: _____ (LUAC Member's Name)

_____ Support Project as proposed

_____ Support Project with changes

X Continue the Item

Reason for Continuance: _____

Continued to what date: _____ To a date uncertain

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

Submitted to Carmel
Valley LUAC 4/21/14
(PLN120442)

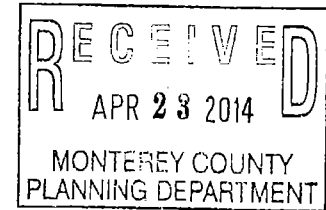


Fwd: LUAC agenda -- Barnyard Sign

Janet Brennan <janetb@montereybay.com>

Thu, Apr 10, 2014 at 12:19 PM

To: John Anzini <1anzini@redshift.com>, Janet Brennan <janetb@montereybay.com>, Neil Agron <nagron@comcast.net>, "Charles Franklin (charlessfranklin@gmail.com)" <charlessfranklin@gmail.com>, David Burbidge <burbidgedj@comcast.net>, Mary Kleinbardt <Kleinbardt@att.net>, Michael Addison <mchladdison@comcast.net>, Judy MacClelland <judymacc@sbcglobal.net>



Original Message

Subject: LUAC agenda -- Barnyard Sign

Date: Thu, 10 Apr 2014 11:37:36 -0700

From: Timothy Sanders <tds@oxy.edu>

To: Janet Brennan <janetb@montereybay.com>, Axel Binneboese <axel@cvaonline.com>, Cindy Walter <cindy@passionfish.net>, CVA Land Use <cvalanduse@gmail.com>, Daniel Matuszewski <dcmatuszewski@aol.com>, Dick Stott <rhstott@pacbell.net>, Donna Kneeland <cmldonna@aol.com>, Eric Coburn <coburn.katie@yahoo.com>, Frank Hennessy <frankjhennessy@gmail.com>, Karin Strasser Kauffman <karinsk@redshift.com>, Linda Cope <Lindacope@redshift.com>, Luana Conley <luanaconley@gmail.com>, Margaret Robbins <MM_Robbins@comcast.net>, Mibs McCarthy <mibsmccarthy@comcast.net>, Pris Walton <priswalton@sbcglobal.net>, Rich Fox <Foxrich@aol.com>, Sandra Schachter <schachtersj@comcast.net>, Tim Sanders <tds@oxy.edu>

The Barnyard Sign Project, which is on the agenda of the next LUAC meeting (see below), is at the very edge of Carmel Valley, but I think its important to the Valley because it is at the principal entrance to the Valley, would have a significant effect on one's sense of the character of the Valley, and would affect the local business community, demonstrating (or not) its consistency with the values CVA is committed to "preserve, protect and defend".

My view is that the Barnard and the entrance(s) to it are difficult for "novices" to identify, and at the same time I value highly the special character of the environment it has sustained for many years. I want the Barnyard to prosper as a shopping and business center, and to serve as a an exemplar of especially good business planning and development, emphasizing rural and aesthetic values. In order for it to sustain its role as an exemplar, it must not sacrifice these latter values.

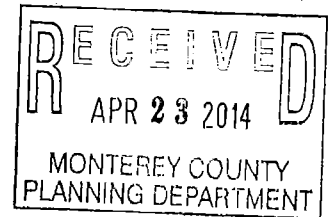
For these reasons, I favor high quality signage along Highway 1 that is entirely consistent in design, size and execution with the Barnyard's historic character, and that passes a thoroughgoing review by LUAC and the Carmel Valley community that LUAC represents.

Given this, I think the appropriate action for LUAC (within whatever constraints govern its actions) would be to delay action on the project until a full and accurate representation of the signage is presented to it and the Carmel Valley community, and to take action only after the proposal is actually complete, including computer renderings of the signage against photographic backgrounds. The renderings and description should be widely available to the Carmel Valley for at least one month before a LUAC recommendation is considered. Only then could reasonably considered review and action be taken. Approval should depend on acceptable aesthetic character, consistent with the general rural and natural character of the Valley, as judged by LUAC, and based on comments from the public.

It may well be that the proponents already have suitable material available to be presented at the upcoming LUAC meeting, but wider awareness and review is needed than that which can be accomplished at the one meeting

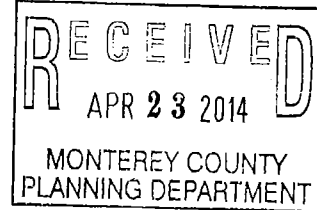
This is a very important matter because of the location of the project at the entrance to the Valley and the consequent potential for inappropriate presentation of our area, as well as of the special nature of the Barnyard, to the broader public. This is signage not only for the Barnyard but for the Valley, and is (as I understand it) on public land.

Tim



Submitted to Carmel Valley LAAC 4/21/14

Carmel Valley Association
P.O. Box 157, Carmel Valley, California 93924
www.carmelvalleyassociation.org



Board of Directors

Mibs McCarthy
President

Christine Williams
President Emerita

Rich Fox
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Luana Conley

Linda Cope

Frank Hennessey

Donna Kneeland

Daniel Matuszewski

Margaret Robbins

Tim Sanders

Dick Stott

Karin
Strasser Kauffman

Cindy Walter

April 20, 2014

Chair Janet Brennan and Members
Carmel Valley Land Use Advisory Committee

Carmel Valley Association strongly opposes the Carmel Rio Road LLC Project, PLN 140089.

Our association has as its mission to preserve, protect, and defend the natural beauty, resources, and rural character of Carmel Valley.

Currently, the Val Verde neighborhood is a classic example of a rural neighborhood. Mr. Schubert is stretching the rules to try to build 31 units on 7.92 acres. It would result in an urban-like, very dense housing community with unwanted noise and traffic.

In addition, the project has not shown that it has a provable long-term water supply. With the current water crisis in Monterey County and the high level of traffic already on Carmel Valley Road and Highway One, Carmel Valley cannot afford this additional development.

Please recommend denial of this project.

Sincerely,

Mibs McCarthy
President

"To preserve, protect and defend the natural beauty, resources, and rural character of Carmel Valley"

Submitted to Carmel

Valley LUAC 4/21/14

(PLN140089)

Date: 11:56 AM PDT, 04/21/2014
From: MM_Robbins <mm_robbins@comcast.net>
To: THE UPS STORE <store0326@theupsstore.com>
Subject: Val Verde DRive units

Please print out 2 copies for me asap. thanks, Margaret Robbins. please call when ready 624-1153.

Val Verde Drive 31 units

When the project was 42 units I easily collected signatures of 400 people at the mouth and mid valley opposing this project. I can assure you that I can easily get 500 signatures from people opposing the new 31 units. Here's why!

add 310 units to
Adding 310 units to Highway one and the mouth of Carmel Valley is almost as bad as the previous proposal. We already have too much traffic on Highway one. It is difficult for ambulances to get from the mouth of the valley to CHOMP in non-rush hour times.

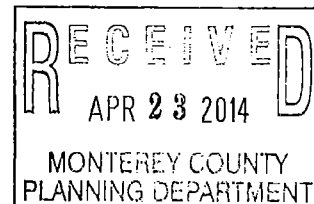
The project does not have a "proven" long term sustainable supply of water. Approval of this project is the worst message to send to the State Water Resources Control Board--especially when they have been asked to give us more time to get a new water project going. We are years away from completing a water project or projects.

The 179 home owners at Riverwood and Arroyo Carmel are very concerned because supplying water year round to these new homes may dry up our own wells.

Since portions of this project are in the 100-year floodplain, new modeling of flood control components at the mouth of the valley, which will be complete this summer will show that Val Verde Drive must be elevated and may require changes in the site plan.

And finally, this project does not fit this neighborhood. It will destroy the rural character. And that's the one thing that all of Carmel Valley is working hard to maintain.

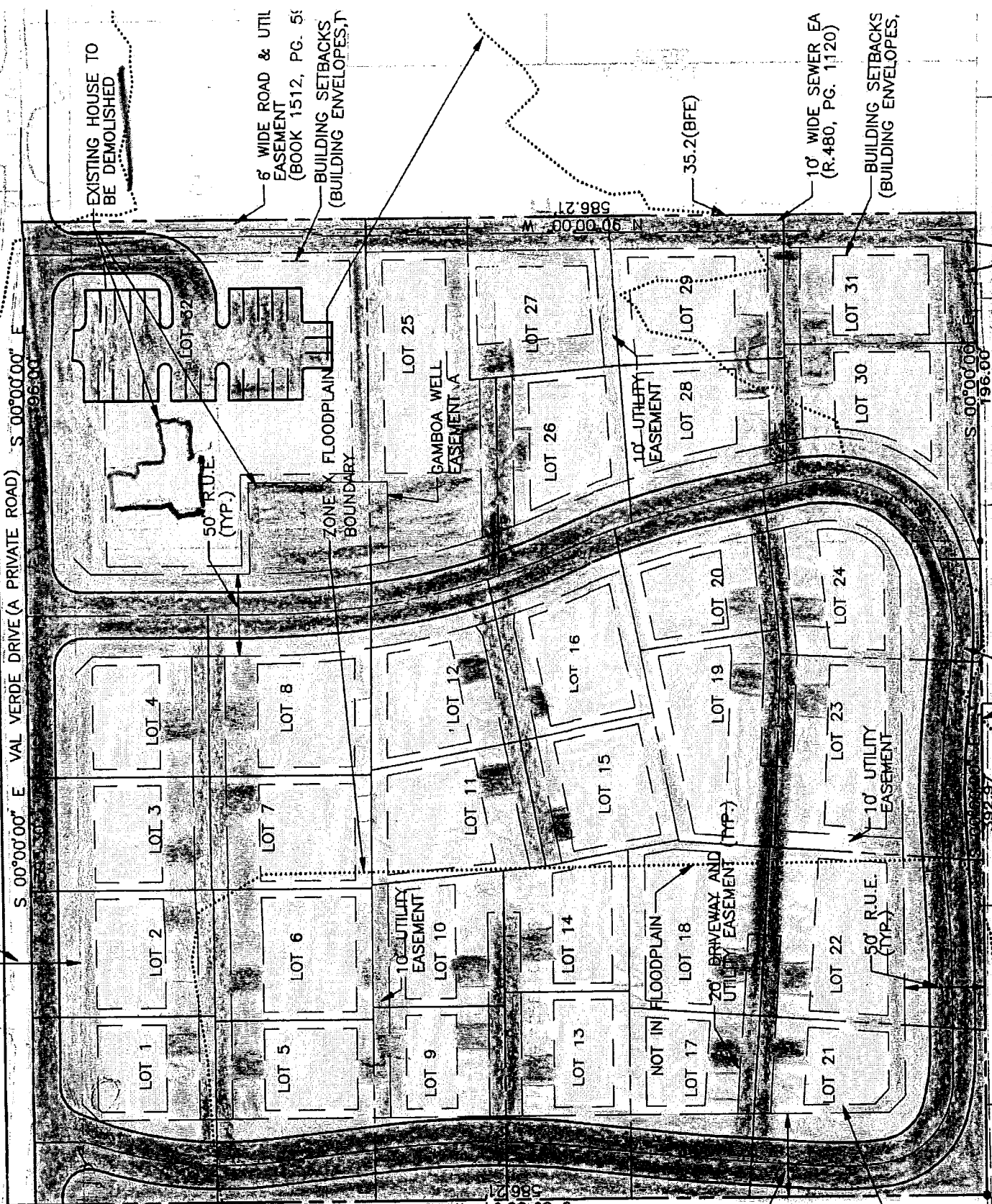
**Margaret Robbins
April 21, 2014**



Submitted to Carmel Valley UMAT

DA 4/2/14

(FEE TITLE EXTENDS TO CENTERLINE OF R.U.E.)



-roads

-RUE on valley

-in enclosure

-handset

This map must be redrawn due to new well location

50' R.U.E. (TYP.)

BUILDING SETBACKS (BUILDING ENVELOPES, TYP.)