

From: Ku, Cheryl x6049
To: "cje8270@gmail.com"
Cc: 100-District 5 (831) 647-7755; Diehl, Martha; Vandevere, Keith; "brennanj@co.monterey.ca.us"; Ondano, Jacqueline x5193
Subject: RE: Follow-up requested
Date: Monday, November 06, 2017 9:16:00 AM

HEARING SUBMITTAL	
PROJECT NO. AGENDA NO.	PW 10429/Item #2
DATE RECEIVED	11/7/17
SUBMITTED BY/VIA	email
DISTRIBUTION TO/DATE	11/9/17
DATE OF HEARING	11/9/17

Ms. Erickson,

Thank you for your email. I'm sorry it appears my previous email did not reach you.

It is our understanding that the foundation and the announcement in the newsletter are for the proposed early childhood education building. The school staff originally did not realize they needed a planning permit for the project. As of today, they are still going through the permitting process and have been told to stop work on the project until permits are obtained. I assume they had already released the newsletter prior to realizing the permits were still needed.

Please see below excerpt from the staff report regarding the traffic concerns that were raised in your original email.

Increased Enrollment

Concern was raised that enrollment or capacity could potentially increase as a result of the project.

- School administrators expect the new building to serve 18 pre-school students who are already enrolled at the school. The new building is anticipated to provide more adequate space for these existing students without increasing enrollment. The building is designed to have a capacity for up to 30 students. All Saint's Day School has a maximum enrollment of 300 students as approved by the original Use Permit. If 30 additional students attended the school, which is not expected, total enrollment would reach a maximum of 194 students; however, any new pre-school students would most likely be younger siblings of students who already attend the school. These students would be transported along with their older siblings and thus do not represent additional trips in terms of traffic analysis.

Flashing Caution Light

Concern was raised that a flashing caution light to indicate the school zone located in front of the school on Carmel Valley Road had been damaged in a vehicle collision and had not been replaced as of the time the request for public hearing was received.

- County records indicate that the solar powered flashing beacons were installed by the school in 1996 and the school is responsible for all maintenance. Conversations with All Saints representative Hugh Jebson indicated that the insurance claim with the driver involved in the collision had delayed replacement of the flashing caution light, but it has since been replaced.

Alternative Access Through Schulte Road

Concern was raised that the school should explore access through Schulte Road as an alternative to current access from Carmel Valley.

Since the school does not currently own property boarding Schulte Road staff does not feel this is a viable option. Additionally, the minor increase in enrollment is not expected to have significant traffic impacts that would warrant mitigation measures.

Construction impacts:

Concern was raised about impacts due to construction traffic.

- A condition has been added to require a construction management plan prior to the issuance of building permits to ensure that any effects of construction traffic will be minimized.

Additional Development East of All Saints Property

Concern was raised that there was some sort of development currently in progress adjacent to the school.

- Staff could not identify in the permit tracking system or via visual inspection development currently in progress in the former farm field immediately east of the All Saints property. Attempts to contact the individual who requested the public hearing to clarify were unsuccessful.

Please let me know if I can answer any additional questions.

Thank you.

Cheryl

*Cheryl Ku, Associate Planner
Monterey County RMA-Planning
1441 Schilling Place ~ Second Floor
Salinas, CA 93901
(831) 796-6049 work (831) 757-9516 fax
www.co.monterey.ca.us/pbi*

From: Carole Erickson [<mailto:cje8270@gmail.com>]

Sent: Thursday, November 02, 2017 5:24 PM

To: oncianoj@co.monterey.ca.us; Ku, Cheryl x6049 <KuC@co.monterey.ca.us>

Cc: 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; Diehl, Martha <DiehlM@co.monterey.ca.us>; Vandever, Keith <VandeverK@co.monterey.ca.us>; brennanj@co.monterey.ca.us

Subject: Follow-up requested

2 November 2017

Ms. Onciano and Ms. Ku:

Subject: Follow-up on All Saints Day School application for expansion

I was invited to tour All Saints Day School this week, which I appreciated. There was a discussion with headmaster Jebson and two administrators both prior to the tour and afterwards. I noticed that a foundation has been poured at the site of the proposed new pre-school and I also see that the Fall 2017 school newsletter states that the "new preschool has commenced construction" to accommodate increased demand along with a photo of pre-schoolers in hardhats around the framed foundation.

So this brings up questions: Is that new preschool a past project that the County has already approved, or is it the proposed project? Please explain before the LUAC meeting on Monday, Nov. 6.. If it is an earlier project, then there are cumulative impacts by adding the current project to the site. If it is the current project, then has the County already issued a permit, and, if so, why is the public review happening now, at this late date? Please explain.

I have not received any information in response to the comments and questions I asked in my September 12 email to the County. I ask you for the courtesy of a written response to that email and to this one.

To be clear, my focus is on traffic safety for all drivers and passengers on Carmel Valley Road, including the students, their parents and the staff of ASDS and, now, about the process for approval of this project. This is not about the school's mission, which I do not question in the least.

Please provide this email and my September 12 email to the LUAC members so they have time to review them before the LUAC meeting. Thank you.

Carole Erickson

Cc: District 5 Supervisor's office, Martha Diehl, Keith Vandevere, Janet Brennan

From: [Ku, Cheryl x6049](#)
To: cje8270@gmail.com
Cc: [Onciano, Jacqueline x5193](#)
Subject: RE: Request for Planning hearing: All Saints School expansion
Date: Thursday, October 12, 2017 9:48:00 AM

Ms, Erickson,

Good morning. I am the assigned planner for the All Saints School project (PLN170659). The project has been scheduled for hearing before the Zoning Administrator on November 9th.

I'd also be happy to discuss your concerns in advance if you have a moment to talk on the phone. I can be reached at (831) 796-6049.

Finally, if you can provide your address I can make sure you receive the official notification of the hearing and a copy of the staff report.

Thank you.

Cheryl Ku

*Cheryl Ku, Associate Planner
Monterey County RMA-Planning
1441 Schilling Place ~ Second Floor
Salinas, CA 93901
(831) 796-6049 work (831) 757-9516 fax
www.co.monterey.ca.us/pbi*

Sent: Wednesday, September 20, 2017 2:57 PM
To: Onciano, Jacqueline x5193 <oncianoj@co.monterey.ca.us>
Subject: Fwd: Request for Planning hearing: All Saints School expansion

----- Forwarded message -----

>

Date: Tue, Sep 12, 2017 at 1:26 PM
Subject: Request for Planning hearing: All Saints School expansion
To: district5@co.monterey.ca.us, vandeverek@co.monterey.ca.us,
diehlm@co.monterey.ca.us, andersony@co.monterey.ca.us

Supervisor Mary Adams, Commissioners Vandeverere and Diehl,

I am concerned about the proposed building project at All Saints School. I do not have enough information about it and I ask for a hearing. I am a neighbor with decades of experience of driving past the school at all times of day.

My concerns are several.

There is no information as to whether the new pre-school project would increase the capacity or enrollment of the school. If not, there should be a condition placed on the project that the capacity would not increase, and that any increase would need to come back to the County for approval. If the project would increase the capacity, then a traffic study is necessary to look at the specific impacts and additional risks this project would create.

The current traffic situation at All Saints is dangerous at certain times of day, primarily at morning drop-off times and also in the afternoons after school dismissal. The circular school drive fills up and arriving vehicles instead back up into Carmel Valley Road, which is only one lane in each direction. Exiting vehicles often dart out into or across Carmel Valley Road. The 45MPH zone that serves this 1-mile section is rarely enforced so speeding vehicles on CV Road are already a danger to school traffic, compounded by the impatient All Saints' drivers. There was a flashing caution light: school zone on the west-bound side but it was damaged in a car crash and has not been replaced. I think new flashing lights on each side of CV Road ahead of both the entry and exit from the school would improve compliance.

The hourly traffic averages do not reveal this very real and dangerous situation that happens periodically between 8AM and 4 PM. The County should investigate the situation and make it safer.

The school should consider an access through Schulte Road. The school owns property to the east of the school and may also have an access easement across other property. The County and the school should explore this option as a way of dealing with traffic hazards which exist now for school children, school staff and the general public who rely on this sole highway in Carmel Valley .

I am also concerned about the construction impacts of vehicles added to the existing school traffic.

There is some sort of additional development currently in progress in the former farm field immediately east of the All Saints property. Is that an All Saints project, and what are the combined cumulative impacts of that development/construction on top of the proposed All Saints project?

Please respond in writing so I can share with other concerned neighbors. Thank you.

Carole Erickson

November 7, 2017

HEARING SUBMITTAL	
PROJECT NO./AGENDA NO.	PLN170469/Item #2
DATE RECEIVED:	11/7/17
SUBMITTED BY/VIA:	email
DISTRIBUTION TO DATE:	11/9/17
DATE OF HEARING:	11/9/17

Re: PLN170469 (All Saints School building expansion)

Via email to: Carl Holm, Jacqueline Onciano, Cheryl Ku, Mohammed Qureshi, Mary Adams, District 5 staff (Kate Daniels and Yuri Anderson), Keith Vandevere, Martha Diehl

County of Monterey:

I have been a neighbor of the site for more than four decades and have personal knowledge of the increased quantity and speed on Carmel Valley Road from driving the road daily. Please present these comments promptly to the Zoning Administrator and consider these comments at the Zoning Administrator Hearing and all other County hearings.

I have no complaints about the school's educational operations but the notification of the planned expansion prompted a visit to the school where I was shown the impressive updates since my children attended in the 1970s. However, while exiting the premises it was obvious that the steady, often speeding traffic was hazardous to anyone; because of the current dangers of this road, children and all drivers are at risk. My inquiry of the school administration about this hazardous situation was met with assurance that there have never been problems, but the rate and quantity of traffic was acknowledged; the school does not have control over the Carmel Valley Road, I was told.

But it does have influence. One traffic safety issue that is something the County and All Saints have control over is the left turn from the site. It is a dangerous condition of which the County needs to be aware and on which the County take action.

I commented at the LUAC meeting about how vehicles dart left from the All Saints exit, across oncoming traffic, to turn west onto Carmel Valley Road. This causes

oncoming vehicles to have to slam on their brakes, even if they were traveling at a safe speed. The problem has happened to me repeatedly, and I have also observed it. One problem causing this hazard may be obscured sight lines. One or more signposts obscure the exiting driver's view of oncoming eastbound traffic. As shown in Photo 1, the signpost obscures an oncoming car.

PHOTO 1 (taken from All Saints School exit driveway, trying to turn westbound):



From the All Saints' exit driveway, an exiting vehicle could be lulled into thinking there was no car near and there was time to pull out - and pull out directly into the path of the approaching car obscured by the pole.

The approaching car by then would be very close to the vehicle pulling out, as shown in Photo 2 taken a second after photo 1. It would slam on its brakes.

PHOTO 2 (taken from same location a moment later):



It all happens so fast, and places all drivers and passengers at risk. These obscured sightlines may explain at least in part the observed behavior of exiting vehicles pulling out of the school site across oncoming traffic on Carmel Valley Road.

The County has the ability to improve the situation now. This is something that can and should be addressed through this discretionary permit for this

application. The County and All Saints should be required to take steps to resolve the situation. Traffic safety is the issue. The signposts and the exit driveway did not exist in the 1960s and were not part of the original permit. They were not grandfathered in, and it appears that nobody has paid attention to the dangerous situation they create.

Ongoing traffic safety issues: Bear in mind that there are three schools within ¼ mile of each other: Carmelo Pre-School, Carmel Valley High school and All Saints. All school traffic uses Carmel Valley Road in this area.

The County should lead the way and cooperate with the public and private schools to prepare an updated traffic study for this area to consider and adopt safety measures.

The County also should formally request the Sheriff's Office for regular enforcement of the 45 MPH speed limit in this area. Enforcement is sparse. Improved enforcement would better protect all who use the road.

An additional issue: Construction under way on adjacent property: It is mystifying that the County planner had not observed and could not discern the property I asked about in my September 12 email to the County. The planner did not contact me for further information about it. The property is adjacent to the eastern edge of All Saints property at the corner of Carmel Valley Road and Schulte Road. It is a highly visible property on which massive amounts of grading has occurred and a large fence is in the process of being constructed.

Thank you.

Carole Erickson

CJE8270@gmail.com

HEARING SUBMITTAL	
PROJECT NO./AGENDA NO.	PLN170469/Item #2
DATE RECEIVED:	11/8/17
SUBMITTED BY/VIA:	email
DISTRIBUTION TO DATE:	11/9/17
DATE OF HEARING:	11/9/17

From: Molly Erickson [mailto:erickson@stamplaw.us]

Sent: Wednesday, November 08, 2017 8:07 AM

To: Novo, Mike x5176 <NovoM@co.monterey.ca.us>; Holm, Carl P. x5103

<HolmCP@co.monterey.ca.us>; Onciano, Jacqueline x5193 <oncianoj@co.monterey.ca.us>

Cc: 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; Bauman, Lew x5113

<baumanl@co.monterey.ca.us>

Subject: PLN170469 -- after-the-fact permits for All Saints Day School (Nov. 9, 2017 ZA hearing)

County of Monterey and County Zoning Administrator Novo:

These comments express no opinion as to the project in concept based the limited information presented to date. The comments express serious concern about the inadequate discussions of impacts and about how the after-thought permit process is going.

FLAWED PROCESS AGAINST THE PUBLIC INTEREST

The Carmel Valley LUAC meeting was on November 6, 2017. As of the afternoon of November 6, the County did not make the project application available on the County "public access" website so there was no way for the public, the neighbors, CVA or the LUAC to see the project application or plans. None of the public hearing notices were available on the County "public access" website. The County planning analysis was not available on the website. That is the purpose for the website, but the County failed repeatedly, all against the public interest. I documented all these omissions with contemporaneous printouts of the County webpages. Even at the CV meeting the application was not distributed, and County staff did not provide any written analyses of the project.

To make matters worse, the County's permit database incorrectly listed this project as "pending approved" which the County database defines as "approved but pending an appeal period."

INCORRECT AND INCOMPLETE TRAFFIC ANALYSIS; LACK OF CEQA COMPLIANCE

The staff analysis presented at the LUAC meeting is legally incorrect. The staff claimed it was relying on the 300-student capacity stated in the 1964 use permit. The 1964 use permit was not analyzed under CEQA.

The staff position is improper under CEQA. Now, in 2017, CEQA applies to the proposed project. It is fundamental CEQA jurisprudence that CEQA does not allow use of false baselines like a theoretical amount that is permitted. CEQA requires looking at the on-the-ground traffic.

The school is expanding its capacity, as stated at the LUAC meeting. The school wants more space and the new building can house 30 Early Childhood students from the current approximate 18 students. It is not

disputed more than 1600 sf and has the potential and intent to increase enrollment. That will mean increased traffic. Again, CEQA looks at the actual on-the-ground baseline plus the potential increase as a result of the project. The project will have traffic impacts and the impacts have not been adequately analyzed. The County is required to correctly analyze and mitigate the traffic impacts. The County staff has not done that, and instead has taken a legally unsupportable position that the theoretical 300-student figure from 1964 absolves the County of that basic planning responsibility now.

The County planning analysis never mentioned the Carmel Valley Road capacity issues or LOS. The fact is that Segment 7 is at LOS E, another fact ignored by the County planner. Additional traffic must be analyzed and mitigated. The County has not done that. The March 2017 report to the County Board of Supervisors showed that Segment 7 traffic exceeds the Carmel Valley Master Plan threshold. According to the County, Segment 7 is within 1% of capacity.

See attached exhibits B and C to the March 2017 Board of Supervisors report, available at:

that the project will increase square footage of the school by

<https://monterey.legistar.com/LegislationDetail.aspx?ID=2984923&GUID=B169CD4A-AA7C-4CC1-86E1-D8925DB152BC&FullText=1>

AFTER-THE FACT BUILDING PERMIT AND AFTER-THE-FACT PLANNING PERMIT:

The County permit system and Brown Act notices to date are inadequate because they do not state that the permit is after-the-fact or that the County has told the school to stop the unpermitted construction work. That is not consistent with the County's treatment of other after-the-fact permits. The County must treat all similarly situated projects consistently, and may not treat a church-owned property differently from property owned by individuals.

It is not disputed that the construction started without benefit of a building permit or a planning permit. The County planner admitted that the excavation of the old septic system at the construction site had been completed, and the foundation had been framed. (See photo below.) It is surprising that the school's professional advisers, including a licensed architect and a contractor, allowed the work to proceed without the appropriate building and planning permits. The County should treat the project consistent with the County's policy for after-the-fact permits.

PHOTO OF THE SITE UNDER CONSTRUCTION WITHOUT BUILDING OR

PLANNING PERMITS (according to the County, the required excavation of septic system at the construction site had already done before this visible work was performed):



Please place me on notice of all actions for this project including notice under Public Resources Code section 21092.2. Thank you.

Regards,

Molly

Molly Erickson

STAMP | ERICKSON

479 Pacific Street, Suite One Monterey,
CA 93940

tel: 831-373-1214, x14

ATTACHMENT B

2016

AVERAGE DAILY TRAFFIC VOLUMES (ADT)

	2016 June ADT (school not in session)	2016 October ADT	CVMP Threshold	Above Threshold
Segment 3	8505	8761	9,065	No
Segment 4	11225	11252	11,600	No
Segment 5	11468	11772	12,752	No
Segment 6	14852	14504	15,499	No
Segment 7	16170	16061	16,340	No
Segment 10	21965	22654	27,839	No

PERCENT TIME SPENT FOLLOWING (PTSF)

Segment	2016 June Data		2016 October Data		Acceptable LOS	Exceeds Threshold
	PTSF	LOS	PTSF	LOS		
3	70.7%	D	73.1%	D	D	
4	75.5%	D	82.5%	D	D	
5	82.1%	D	83.8%	D	D	
6	84.9%	D	86.4%	E	D	Yes
7	88.4%	E	89.5%	E	D	Yes

Notes:

1. Data collected during the weeks of 6/15/16 and 10/19/16
2. LOS calculated using Highway Capacity Software

ATTACHMENT C

2016

Percent Under Threshold Volumes

	CVMP Threshold	2016 June Volume (school not in session)		2016 October Volume	
	ADT	ADT	Percent Under Threshold	ADT	Percent Under Threshold
Segment 1 (Holman Road to CVMP Boundary)	8487	3108	63.4%	3202	62.3%
Segment 2 (Holman Road to Esquiline Road)	6835	3539	48.2%	3611	47.2%
Segment 3 (Esquiline Road to Ford Road)	9065	8505	6.2%	8761	3.35%
Segment 4 (Ford Road to Laureles Grade)	11600	11225	3.2%	11252	3.0%
Segment 5 (Laureles Grade to Robinson Canyon Road))	12752	11468	10.1%	11772	7.7%
Segment 6 (Robinson Canyon Road to Schulte Road)	15499	14852	4.2%	14504	6.4%
Segment 7 (Schulte Road to Rancho San Carlos Road)	16340	16170	1.0%	16061	1.7%
Segment 8 (Rancho San Carlos Road to Rio Road)	48487	19171	60.5%	19818	59.1%
Segment 9 (Rio Road to Carmel Rancho Boulevard)	51401	24531	52.3%	24558	52.2%
Segment 10 (Carmel Rancho Boulevard to SR1)	27839	21965	21.1%	22654	18.6%
Segment 11 - Carmel Rancho Boulevard CVR to Rio Road)	33495	10135	69.7%	9926	70.4%
Segment 12 - Rio Road (Val Verde Dr to Carmel Rancho Blvd)	6416	724	88.7%	731	88.6%
Segment 13 - Rio Road (Carmel Rancho Boulevard to SR1)	33928	12099	64.3%	11310	66.6%

From: Elizabeth Nahas Wilson [mailto:enahaswilson@gmail.com]
Sent: Wednesday, November 08, 2017 9:40 PM
To: Ku, Cheryl x6049 <KuC@co.monterey.ca.us>
Cc: 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; Onciano, Jacqueline x5193 <oncianoj@co.monterey.ca.us>
Subject: PLN170469 Zoning Administrator Hearing Tomorrow

Hi Cheryl:

Unfortunately I am unable to attend tomorrow's Zoning Administrator hearing regarding the application to construct a preschool building at All Saints Day School (Applicant: Rector Wardens & Vestrymen of All Saints Parish). As such, I am sending this email of support for the Applicant with a request that you please add it to the public comment considered as part of the hearing tomorrow. I did attend the Advisory Committee meeting on Monday evening this week and was able to hear the supposed objections to this proposed project.

I am a parent of two children at All Saints, one of whom is in the preschool. I am supportive of the construction of the preschool and reject the assertions of those objecting to the project that they are concerned for the safety of my children or that this new building will have any impact whatsoever on traffic or speeds on Carmel Valley Road. The facts are simple (1) the school is operating within its permit for 300 children (2) the school is proposing to build a facility to serve the children they are allowed to serve. As the County appropriately determined, this project is categorically exempt from CEQA and the Administrative Permit is the correct path for approval.

The Land Use Advisory Committee voted unanimously to approve the application with minimal discussion. They could plainly see the facts as well. My contact information is below.

Sincerely,

Betsy Wilson
(831) 818-4861

HEARING SUBMITTAL	
PROJECT NO./AGENDA NO.	PLN170469/Item #2
DATE RECEIVED	11/8/17
SUBMITTED BY/VIA	email
DISTRIBUTION TO/DATE:	11/9/17
DATE OF HEARING:	11/9/17

Christo and Sara Bardis
P.O. Box 1648
Pebble Beach, California 93953
(916) 798-5999

HEARING SUBMITTAL	
PROJECT NO./AGENDA NO.	PLN 170409/Item 2
DATE RECEIVED	11/9/2017
SUBMITTED BY VIA	email
DISTRIBUTION TO DATE	11/9/2017
DATE OF HEARING	11/9/2017

November 8, 2017

Hugh Jebson
Head of School
All Saints' Day School
8060 Carmel Valley Road
Carmel, California 93923

Dear Hugh:

Unfortunately, I am unable to attend the public hearing regarding the proposed Early Childhood Education Center building.

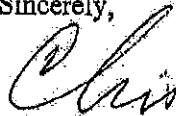
Our family offered to build the necessary building for All Saints' Day School. When we first undertook the project, we were hopeful that we could complete construction prior to the beginning of the new 2017 school year.

We diligently pursued an application for a building permit. In that process we mistakenly understood that a permit was ready to be issued. With that knowledge I instructed the contractor to remove the existing septic tank and prepare the project area for an early inspection. The sole objective in mistakenly starting construction was to afford the children the opportunity of utilizing the building at the earliest possible time. I had no idea that anyone would object to this project in that the school enrollment was much less than the 300 students allowed and the new building would be located in an area not easily visible from Carmel Valley Road.

We feel this project will be a great asset to All Saints' Day School and all present and future attendees of this wonderful facility.

I apologize for my error and hope that the project will be accepted by the zoning administrator and the public.

Sincerely,



Christo Bardis

Invoice

Carmel Valley Backhoe Service
 30 Via Contenta
 Carmel Valley, CA 93924
 (831) 659-4842
 License # 628561

Bill To:

All Saints episcopal School
 8060 Carmel Valley Rd.
 Carmel, Ca.93923

Date	Invoice No.
08/09/17	421

Terms

Item	Description	Quantity	Rate	Amount
	Demoed existing building, slab & foundation. Pumped septic tank & demoed . Conditioned on site soil backfilled septic tank hole to subgrade , sub exed & recompactd five feet out side of new building pad to subgrade. Dug footings,imported 240 yard's of soil to accomplish subgrade, had tree service grind out four stump's.			
Move	Move in Fee for 259	1	150.00	150.00
Misc.	Septic tank pump	1	880.00	880.00
Misc.	Dump fees for building, foundation, septic tank	1	380.00	380.00
259	259 Multi Track	40	115.00	4,600.00
Dump	Dumptruck	31	100.00	3,100.00
Misc.	Tree Service for stumps	1	600.00	600.00
Comp	Compactor pad foot	1	800.00	800.00
Misc.	Off site loder for import	1	400.00	400.00
P/O	10% Profit and Overhead	1	1,090.00	1,090.00
			Total	\$12,000.00

INFORMATION SHEET

School Demographics pertaining to Pre-school project

- Serves children in preschool through Grade 8
- Permitted to serve up to **300** students
- 2017-2018 School Enrollment: **158** students (PS-8)
- Preschool Enrollment: 18 children
- Current preschool interior space: 660 sq. ft. *within the existing Early Childhood Education building*
- The new preschool building will allow children to learn and play in their own dedicated space
- Planned preschool interior space: 1760 sq. ft.
- Maximum allowable enrollment in new building: 30 children

Response to stated concerns about traffic

- 2017-2018 School Enrollment: **158** students (PS-8)
- *64% of students are from Carmel (60), Carmel Valley (37) and Pebble Beach (13) who would be using the Valley road to attend CUSD schools*
- Enrollment has declined from a high of 220 students in 2011
- Of the 18 students in Preschool, 10 are siblings of students also at the school
- These 18 children are already on campus and **do not** constitute an increase in traffic resulting from the new building
- Furthermore, of the 158 students enrolled, 21 are children of All Saints' employees who travel to and from school with their parents
- 36 of the 100 families that make up our school community have (and transport) more than one child to and from school
- Parents of our preschool and early childhood students have the option to pick their child(ren) up at noon each day. Several do so, thereby further reducing the school's peak time 'traffic footprint.'
- Traffic entering and exiting the All Saints' campus onto Carmel Valley Road between 8 am and 3:45 pm is negligible on all but 3-4 days each school year
- All Saints' Day School dismisses at 3:15pm. The vast majority of students have left campus before 3:45 pm and well before the *"4:00 PM and on"* heaviest traffic use on Carmel Valley Road

The school is operating well below its authorized enrollment capacity. All Saints' traffic 'footprint' on Carmel Valley Road has in fact **decreased** significantly over the past five years. This and increased availability of on-campus parking means cars **are not** backed up onto Carmel Valley Road at student drop-off or pickup.

Response to stated concerns about speeding on Carmel Valley Road

Some drivers on Carmel Valley Road ignore the speed limit. This is a shared concern. But the issue of speeding is not germane to the preschool project. Regardless, All Saints' Day School has throughout its history taken a number of steps to increase the safety of drivers entering and exiting Carmel Valley Road from campus:

- All Saints' Day School maintains flashing 'school zone' warning lights on either side of Carmel Valley Road. These are both currently fully functioning.
- The School added 64 parking spaces to eliminate back-up onto Carmel Valley Road;
- The driveway was rerouted to incorporate two turn lanes in both directions;
- There are 3 lanes for traffic in the school driveway, including one for continuous car flow to ample on-campus parking;
- The collective memory of those with institutional history at All Saints' Day School recalls one serious accident in the past 25+ years involving a driver exiting All Saints' onto Carmel Valley Road;
- All Saints' hires at least one off-duty CHP Officer to monitor speed on Carmel Valley Road on the rare occasions when a function at school will involve an unusually large number of cars.

Response to concerns about information on the county website/transparency

While we are unable to comment on information on the county website, All Saints' has been transparent and proactive in working to address Ms. Erickson's concerns. As soon as we received notification from the county about those concerns, we invited Ms. Erickson to campus so we could provide answers to her questions.

Ms. Erickson was initially unable to find a date and time to visit. Therefore, in order to provide information, I wrote to Ms. Erickson on October 5th. The county has a copy of my letter setting out information she requested.

We did hear from Ms. Erickson on October 30th that she could be at school the next day. We hosted her on October 31st. She was met by me, Michelle Dominguez, our Director of Enrollment and Sandy Schuller, our Plant Manager, and was given a tour of the campus. In that meeting, Ms. Erickson acknowledged receiving my letter.

Response to stated concerns about preparatory work carried out

The site work undertaken was to remove an old septic tank situated under the 'footprint' of the new building. Work has been carried out to prepare for the pouring of concrete when final approval is given. This involves wooden framing for the foundation. No concrete has been poured on the site, no construction has been started and no additional work has been carried out.

Other Points

The Carmel Valley Land Use Advisory Committee recently met and voted unanimously to recommend to the county zoning administrator that the project proceed.



ALL SAINTS' DAY SCHOOL

All Saints' Day School Preschool Project

All Saints' Day School serves students in preschool through Grade 8. The school desires to construct a learning space that is developmentally appropriate for its youngest learners- a dedicated preschool building that provides them with an optimal place to learn and thrive. Work has been done to clear the area for the proposed project (this includes removing an old septic tank situated under the "footprint" of the proposed building and wooden framing set up as to where the building is proposed to be. At this time, no concrete has been poured and no additional work has been carried out since August of 2017. The project recently received the unanimous support of the Carmel Valley Land Use Advisory Committee, a resident group. We are eager to gain approval so that we can move forward with our plans to provide such a wonderful space for these special young children.

2017-18 School Demographics and Statistics

Allowed enrollment (based on usage permit)	300 children
Enrollment (all school)	158 children
Enrollment (Early Childhood Center – PS-K)	36 children
Enrollment (Preschool only)	18 children
Students who leave early (Preschool and Early Childhood)	10 children
Families (all school)	106 families
Sibling Families (Preschool only)	11 children
Sibling families (Remainder of ECC)	13 children
Faculty Children	21 children

The number of vehicle trips on Carmel Valley Road generated each day by our student body has remained very stable at approximately 65% of the number of students enrolled. To calculate this number, we reviewed enrollment data for the past five years and calculated a ratio based on how many students were enrolled each year, as well as how many families they represented. Therefore, it is reasonable to conclude that this ratio will continue in the future.

Parents of our preschool and early childhood students have the option to pick their child(ren) up at noon each day. Currently, ten do so, thereby further reducing the school's peak time 'traffic footprint.'



ALL SAINTS' DAY SCHOOL

64% of students are from Carmel (60), Carmel Valley (37) and Pebble Beach (13) who would be using Carmel Valley Road to attend CUSD schools if they did not attend All Saints' Day School.

Building Details

Current interior space (housed within Early Childhood building)	660 sq. ft.
Planned interior space	1760 sq. ft.

The current preschool serves 18 students. These children are already on campus and **do not** constitute an increase in traffic resulting from the new building. The new preschool building will allow children to learn and play in their own dedicated space that is more developmentally appropriate for learners in this age group. Based on California state guidelines for preschools, this increase square footage would allow for no more than 30 children to be enrolled in the preschool program.

All Saints' Day School dismisses at 3:15pm. The vast majority of students have left campus before 3:45 pm and well before the "4:00 PM and on" heaviest traffic use on Carmel Valley Road. Traffic entering and exiting the All Saints' campus onto Carmel Valley Road between 8 am and 3:45 pm is negligible on all but 3-4 days each school year.

Enrollment has declined from a high of 220 students in 2011. As such, the school is operating well below its authorized enrollment capacity. All Saints' traffic 'footprint' on Carmel Valley Road has in fact **decreased** significantly over the past five years. This and increased availability of on-campus parking means cars **are not** backed up onto Carmel Valley Road at student drop-off or pickup.

Some drivers on Carmel Valley Road ignore the speed limit. **The issue of speeding is not germane to the preschool project.** Regardless, All Saints' Day School has throughout its history taken a number of steps to increase the safety of drivers entering and exiting Carmel Valley Road from campus:

- The school maintains flashing 'school zone' warning lights on either side of Carmel Valley Road. These are both currently fully functioning.
- The school added 64 parking spaces to eliminate back-up onto Carmel Valley Road;
- The driveway was rerouted to incorporate two turn lanes in both directions;
- There are three lanes for traffic in the school driveway, including one for continuous car flow to ample on-campus parking;



ALL SAINTS' DAY SCHOOL

- The collective memory of those with institutional history at All Saints' Day School recalls one serious accident in 25+ years involving a driver exiting All Saints' onto Carmel Valley Road;
- All Saints' hires at least one off-duty CHP Officer to monitor speed on Carmel Valley Road on the rare occasions when a function at school will involve an unusually large number of cars.

All Saints' has been transparent and proactive in working to address Ms. Erickson's concerns, which have ranged from traffic volume, speeding vehicles on Carmel Valley Road and the safety of our community. As soon as we received notification from the county about those concerns, we invited Ms. Erickson to campus so we could provide answers to her questions.

Ms. Erickson was initially unable to find a date and time to visit. Therefore, in order to provide information, I wrote to Ms. Erickson on October 5th. The county has a copy of my letter setting out information she requested.

We did hear from Ms. Erickson on October 30th that she could be at school the next day. We hosted her on October 31st. She was met by me, Michelle Dominguez, our Director of Enrollment and Sandy Schuller, our Plant Manager, and was given a tour of the campus and reviewed plans for the new building. In that meeting, Ms. Erickson acknowledged receiving my letter.

A handwritten signature in black ink, appearing to read "Humbert" or "Humbert", with a stylized, flowing script.

Hugh Jebson
Head of School

HEARING SUBMITTAL	
PROJECT NO./AGENDA NO.	20170409/Item #2
DATE RECEIVED	11/9/17
SUBMITTED BY/VIA	@ Hearing
DISTRIBUTION TO DATE	11/9/17
DATE OF HEARING	11/9/17

ALL SAINTS' DAY SCHOOL PRESCHOOL

A Dedicated Space for Children
to Learn and Play

Facts About All Saints' Day School

- Serves children in Preschool through Grade 8
 - Permitted for up to 300 students
 - 2017-2018 School Enrollment: 158 students (PS-8)
 - 106 families make up our school
 - Of our 158 students, 21 are children of employees of the school and travel to and from school with them
-

All Saints' Day School

- 36 of our families have more than one child at All Saints'
 - Parents of our preschool/early childhood students have the option to pick their children up at noon each day. Nine families (equating to ten children) do so, thereby further reducing the school's 'traffic footprint
 - A small number of parents park at school and remain on-campus until 8:30 for our daily community gathering
-

All Saints' Day School

- Students begin arriving at school each morning at 7:30 am and continue in a staggered pattern until 8 am and the start of the school day
- All Saints' Day School dismisses at 3:15pm. The vast majority of students have left campus before 3:45 pm and well before the *"4:00 PM and on"* heaviest traffic use on Carmel Valley Road

For Reference:

- Carmel Valley High School (40 students, Gr 9-12) Hours: 8:30 am to Noon
 - Carmel Middle School (600 students, Gr. 6-8) Hours: 7:45 am to 2:45 pm with early release at 2:10 pm on Thursdays
 - Carmelo School: 8:45 am to 12:10 pm or 2:30 pm. Before school care available starting at 7:00 am
-

All Saints' Preschool



All Saints' Preschool

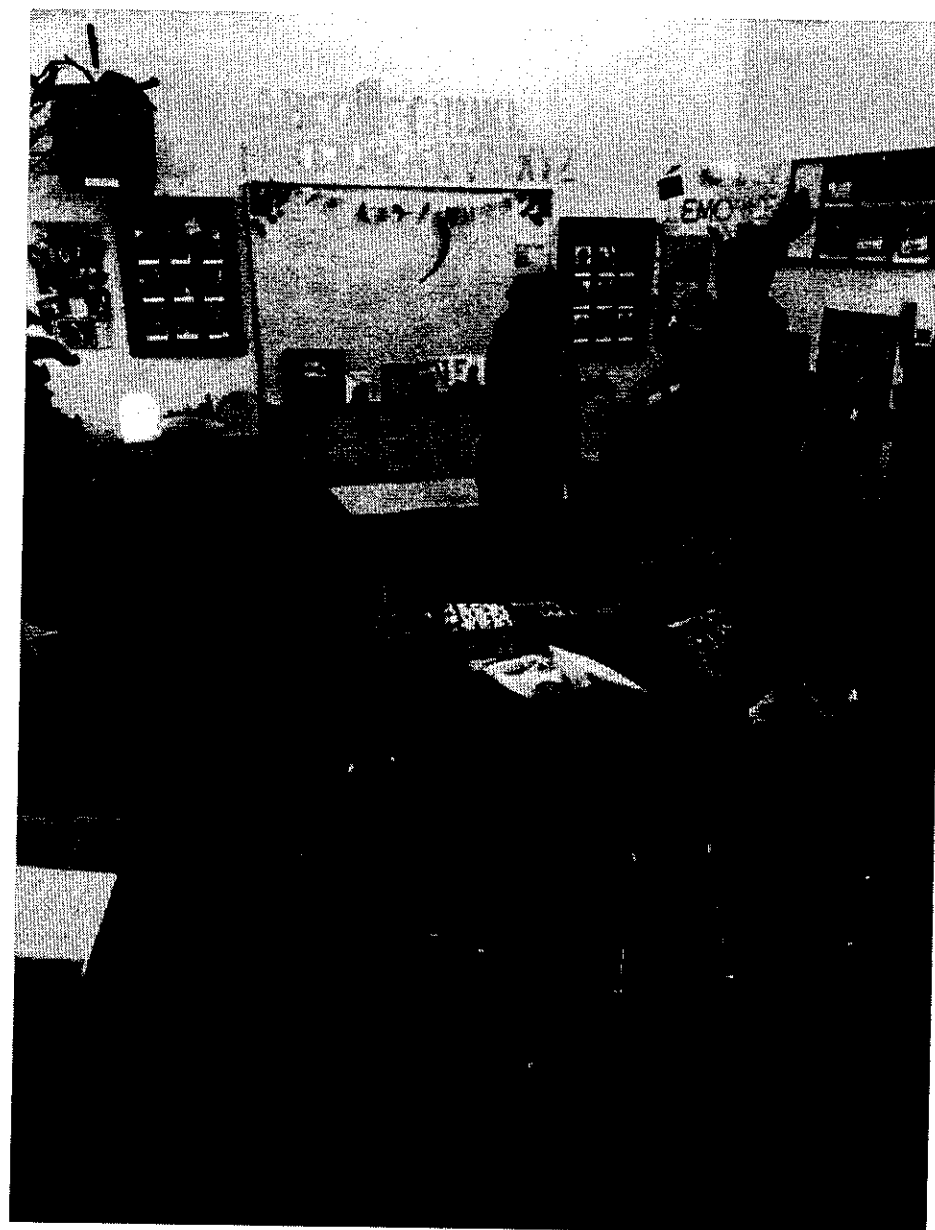
- Is part of our Early Childhood Education Center. It serves children in preschool through Kindergarten
 - There are currently 36 children in our Early Childhood Education Center (18 preschoolers and 18 others)
 - The preschool and ECC currently operate in the same building. Our goal is to give our preschoolers a dedicated space of their own to learn and play
-

All Saints' Preschool

- Our preschool is licensed through the state of California
 - Of the 18 children in our Early Childhood Education Center, 13 are siblings of children also at the school
 - Current preschool space: 660 Sq. ft. for 18 children
 - Proposed preschool space: 1760 Sq. ft. for a maximum of 30 children
-

Current preschool space





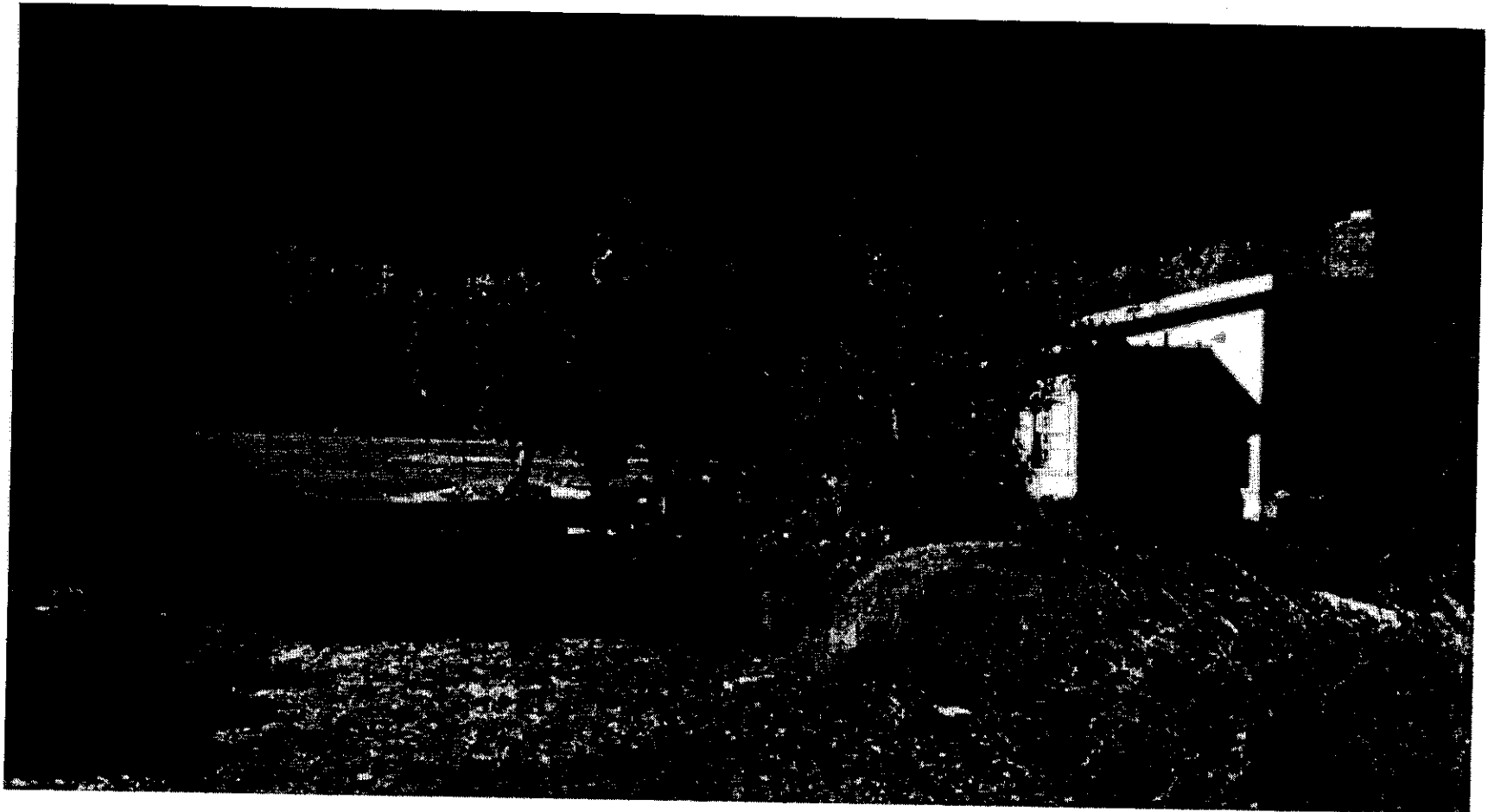
The new preschool will be behind the existing Little House and the architecture will mirror the Little House



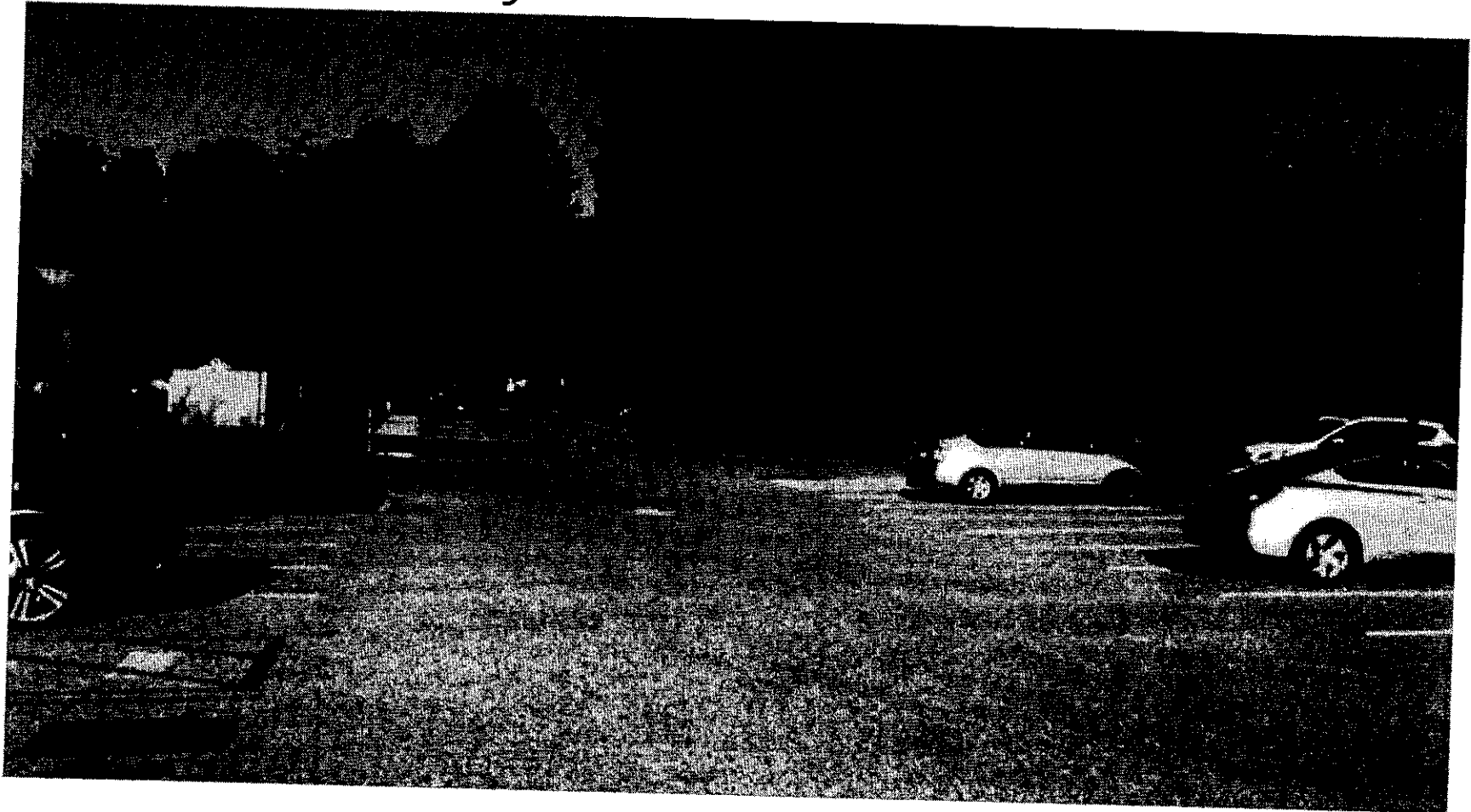
The existing Little House



A view of the site of new preschool building (behind the existing Little House and facing the valley)



The new preschool will have dedicated parking on campus, thereby allowing parents to park and drop off their children, leading to staggered parent departures onto Carmel Valley Road.



Key Points

- Enrollment has declined from the high of 220 students in 2011
 - All Saints' traffic 'footprint' on Carmel Valley Road has **decreased** significantly over the past five years.
 - The school is operating well below its authorized enrollment capacity.
 - The children served by a new building are already on campus and **do not** constitute an increase in traffic resulting from the new building.
-

Key Points

- Traffic entering and exiting the All Saints' campus onto Carmel Valley Road between 8 am and 3:45 pm is negligible on all but 3-4 days each school year
 - All Saints' traffic 'footprint' on Carmel Valley Road has in fact **decreased** significantly over the past five years. This and increased availability of on-campus parking means cars **are not** backed onto Carmel Valley Road at student drop-off or pickup.
-

Key Points

- The site work undertaken was to remove an old septic tank situated under the 'footprint' of the new building. Work has been carried out to prepare for the pouring of concrete when final approval is given. No concrete has been poured on the site and no work has been carried out since August.
-

Steps Taken by All Saints' to Promote Traffic Safety

- All Saints' Day School maintains flashing 'school zone' warning lights on either side of Carmel Valley Road. These are both currently fully functioning;
 - The School added 64 parking spaces to eliminate back-up onto Carmel Valley Road;
 - The driveway was rerouted to incorporate two turn lanes in both directions;
-

Steps Taken by All Saints' to Promote Traffic Safety

- There are 3 lanes for traffic in the school driveway, including one for continuous car flow to ample on-campus parking;
 - The collective memory of those with institutional history at All Saints' Day School recalls one serious accident in the past 25+ years involving a driver exiting All Saints' onto Carmel Valley Road;
-

Steps Taken by All Saints' to Promote Traffic Safety

- All Saints' hires at least one off-duty CHP Officer to monitor speed on Carmel Valley Road on the rare occasions when a function at school will involve an unusually large number of cars.
-

All Saints' Day School

- With respect to concerns about drivers who allegedly do not adhere to the speed limit along Carmel Valley Road, we view this claim and enforcement of the speed limit on any stretch of of Carmel Valley Road as entirely separate concerns that have no relevance to or bearing on the merits of our project
-