

Exhibit D

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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, April 2, 2018

1. Meeting called to order by Robert Littell, Chair at 4:00 pm

2. **Roll Call**

Members Present: Clyde Freedman, Michael Hulfactor, Robert Littell, Jack Meheen, Barbara Rainer

Members Absent: none

3. **Approval of Minutes:**

a. October 16, 2017, January 16, 2018 and February 5, 2018 minutes

Motion: Meheen (LUAC Member's Name)

Second: Hulfactor (LUAC Member's Name)

Ayes: 5 (Freedman, Hulfactor, Littell, Meheen, Rainer) (see Note re: 01/16/2018 Minutes below)

Noes: 0

Absent: 0

Abstain: 1 Hulfactor abstained on 10/16/2017 Minutes approval because he was not a member of the Committee

Note: The Committee approved the 01/16/2018 Minutes it submitted to the County, not the current public version as posted by the County. The public version of these Minutes is missing page 10, and a corrected version of the Minutes should be made public.

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)** – Refer to attached project referral sheet(s)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. **Meeting Adjourned:** 5:55 pm

Minutes taken by: Michael Hulfactor, Secretary

Submitted to the County on: April 12, 2018

Although every effort has been made to provide complete and accurate information in these Minutes, no representations, express or implied, are made as to the completeness or accuracy of the information.

These Minutes are PRELIMINARY until they are adopted by the Carmel/Highlands LUAC. The LUAC will vote to adopt/adopt with revisions/or not adopt at a future regularly scheduled meeting. If the Minutes are revised, they should be made public in the same manner as the preliminary Minutes.



Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **March 24, 2018**

1. **Project Name:** STIVER, JARED
File Number: PLN170936 - Assessor's Parcel Number 243-032-013-000
Project Location: 2777 Pradera Road, Carmel
Project Planner: Jime Scott Guthrie, Associate Planner
Area Plan: Carmel Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of existing 2,090 square foot single story single family dwelling and 441 square foot one-car garage, and construction of a 3,388 square foot two-story single family dwelling with a 605 square foot attached two-car garage, and associated grading; and 2) Coastal Development Permit to allow 50 cubic yards of excavation within 750 of a known archaeological resource.
Recommendation To: Zoning Administrator

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

John Moore, designer/architect of project; Erin Stiver, applicant

Was a County Staff/Representative present? Craig Spencer (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Jean Murphy	X		Wants construction to be limited to reasonable hours, for example, no nighttime and Sunday work. Adjacent house under construction has workers there using noisy tools 7 days a week, even at midnight. Numerous calls to the County elicited no help.
Steven Jungeberg	X		Echoed Ms. Murphy's concern that construction noise be controlled. Applicant, Erin Stiver, responded by saying that applicant would ask their general contractor to be sensitive to neighborhood noise concerns



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)
Concern about impact of construction noise on neighborhood at odd hours.	Ordinance No. 5250 amending Chapter 10.60 of Monterey County Code relating to noise control (10.60.40).	Construction Management Plan should provide guidance on hours of construction. At minimum, follow nighttime noise ordinance and prohibit construction on Sundays and holidays.
Lighting was insufficiently detailed in the project plans.	Carmel Area LUP, Local Coastal Program 2.2.4.10d; see also Coastal Implementation Plan, Part 4 20.146.030.C.1d; and Title 20 Zoning Ordinance 20.18.070.E.	Exterior lighting to be unobtrusive and harmonious with the local area; lighting fixtures should illuminate on-site areas with off-site glare fully controlled.

ADDITIONAL LUAC COMMENTS

The Committee was agreeable to the overall design of the project, but was divided over the visual impact of the white/cream color exterior walls and black metal roof. Some thought the proposed color scheme compatible with the neighborhood, and others thought warmer colors/earth tones would be more harmonious. The applicant, Erin Stiver, said the color scheme was similar to houses in other parts of Carmel, but would consider the Committee's comments.

The County nighttime noise ordinance offers no guidance for noise from construction activity. Neighbors of other projects brought before this Committee (e.g., 01/16/2018 meeting) have complained about construction activity (e.g., masonry saws) late at night and on Sundays. Recommend the County specify hours of construction activity in residential areas on substantial building projects, such as this one, so that neighbors and contractors are on the same page.

RECOMMENDATION:

Motion by: Littell (LUAC Member's Name)

Second by: Rainer (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes (conditions of approval)

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 5 (Freedman, Hulfactor, Littell, Meheen, Rainer)

NOES: 0

ABSENT: 0

ABSTAIN: 0

Action by Land Use Advisory Committee

Project Referral Sheet

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2. Discussion of the Short Term Rental Ordinance (Attachment 1 – Preliminary Conceptual Draft STR Ordinance) and consistency with the Carmel Area Land Use Plan

Was a County Staff/Representative present? Melanie Beretti (Name)

County Comments: The Committee will receive comments from the County on this agenda item.

Melanie Beretti, RMA Planning's lead on the proposed STR ordinance, presented the proposed ordinance (Attachment 1) to the Committee and approximately 50 members of the public in attendance. She said the proposed ordinance is a framework that is still in development, and RMA Planning is meeting with all County LUACs to obtain input. It expands and amends Inland Zone, Title 21 (21.64.280 – Administrative permits for transient use of residential property for remuneration; there is no such ordinance for Coastal Zone). The new ordinance, with appropriate modifications for coastal, would apply to the Coastal Zone once adopted by the County and certified by the California Coastal Commission.

The framework includes two STR pathways: 1) Zoning clearance for resident-occupied 'home stay' rentals, essentially an over the counter "check the box" resulting in unlimited rentals for the applicant; 2) Use permit for STR operator or managed rentals, requiring hearings and approval by the Zoning Administrator, resulting in a limited number of rentals for the applicant.

At the end of the public comment portion of the meeting, Ms. Beretti said that currently a Coastal Development Permit is required for STR approval, costing about \$9,000, and that none have been issued in the Coastal Zone by the County.

She said the Planning Commission will need to address the following issues:

- Enforcement
- Private roads
- Consistency/alignment between the ordinance and other parts of Title 20
- Costs, fees and funding/implementation of enforcement activities

Public Comments: The Committee will receive public comment on this agenda item. The length of individual presentations may be limited by the Chair.

Name*	Comment
Michael Wizard, Peter Pan resident	Concerned about septic and water issues in his area. Enforcement concerns, no code officials during evenings and weekends when STR problems are most likely.

Lynne Boyde, Yankee Point resident	Concerned about enforcement, should not be 'neighbor against neighbor,' but outside enforcement. Also concerned that unlimited number of nights for 'home stays'; 3 to 5 year period of time for managed rentals is too long.
Michael Emmett, Mal Paso resident	Mal Paso Creek Property Association CC&Rs prohibits rentals under 30 days (he is president of the association). Has not been able to obtain clarification from the County as to whether an STR ordinance would preserve their restrictions or supersede them. Carmel Wastewater Study for the Highlands indicates that onsite wastewater systems, such as septic, require a CEQA study; impacts by the proposed ordinance would probably have this requirement. (Submitted an annotated portion of the <i>Carmel Highlands Onsite Wastewater Management Study</i> , attached to these Minutes.)
Bill Harris, Hatton Fields resident	The proposed ordinance mentions block density, but this is not further elaborated. Concerned that STRs could be concentrated in a few neighborhoods with resulting deterioration of quality of life. Would prefer "home stays" only, not managed rentals that could unbalance housing and affordability. Enforcement needs to be beefed up and credible with Friday, Saturday and Sunday enforcement. Said, 'this is a huge experiment with many unknowns, there should be a sunset clause on the ordinance.'
Glenn Berry, Yankee Point resident	Noted that there are already hundreds of illegal short-term vacation rentals in the unincorporated Carmel and the Carmel Highlands area, many of which are non-owner occupied investments. Said that the West Hollywood ordinance approved by the Coastal Commission could be a model for the Monterey County ordinance (Ordinance 15-958, which allows only owner-occupied units to be used for hosted home sharing). Suggests that all legal STRs be posted on the County website so the public can have quick and easy access to permitted activity.
Lynne Semelia, San Remo/Mal Paso resident	Observed that many insurance companies treat STR activity as a business and would require business insurance, raising the questions of adequate insurance coverage and liability. Had concerns about parking on roadways and obstruction by STR visitors and their vehicles of emergency operations, such as medical emergencies and fire.
Frank Hennessy, Corona Road resident	Said 'the County is on the right path,' and supports 'home stay' and investor-owned STRs. The Transit Occupancy Tax should help fund enforcement.
Michelle Alway, Sonoma Lane resident	Concerned the proposed ordinance could change the original intent of the Coastal LUP. Said that because STRs are business activities, they would change the residential intent of the area. In her experience, some STRs are now advertising retreats and other commercial activities that go beyond short-term stays. Concerned about the impact of STR activity will have on septic systems in the Carmel Highlands area.
Marilyn Rossen, Van Ess Way resident	Concerned about the effect of many more people that STRs could bring into the Carmel Highlands area could have on residents getting to their homes, interfering with first-responders of medical and fire emergencies.
Mark O'Shea, Sonoma Lane resident	Objects to STRs for reasons of safety, fire, and other emergencies. In the Highlands, most roads are non-conforming and not designed for large numbers of people or people who are unfamiliar with the area. Considers STRs to be a business activity that is not compatible with a residential environment.
David Picus, Valley Place resident	Had a positive view and experience of STRs. Previously ran a 'home stay' rental from his home which helped his family afford, keep the property. Communicated with and was sensitive to neighbor concerns.



Adrienne Berry, Carmel Highlands resident	Said that the California Coastal Commission is not an obstacle to banning STRs, as evidenced by Johnston versus City of Hermosa Beach (California Appellate Court No. B278424, 2018). Observed that there are alternatives to STRs, such as long-term rentals for people like the elderly, to keep their homes. Zoning laws exist for visitor-serving establishments such as hotels and Transient Occupancy Tax helps in infrastructure. Existing hotels and motels can be hurt by STRs, such as in Pacific Grove.
Justin Violen, Yankee Point resident	(Indeterminant comments.)
Jeanne Adams, Carmel Highlands resident	STRs can be compatible with neighborhoods and lend to improving international understanding. They also provide an income stream for homeowners. Supports a fair and enforceable STR ordinance that taxes STR income.
Guyn De P...l, Corona Road resident	The proposed ordinance needs to be compatible with the Carmel LUP already in place. Code enforcement is imperative, but the County has not and will not follow up on illegal operators of vacation rentals. Concerned about widespread business uses of STRs in residential areas that would negatively impact them. In Carmel Highlands, the Highlands Inn and Tickle Me Pink inns provide abundant visitor lodging.
Steve Kuevick	The County is on the right track with the proposed ordinance. There needs to be credible enforcement.
Brent Gross, Carmel Highlands resident	Submitted a written statement (attached to these Minutes).

* Some name spellings are approximate since they were illegible on the sign-in sheet.

LUAC AREAS OF CONCERN*

Concerns / Issues	Comment
High fees	The county should not be charging onerous fees like the cost of a Coastal Development Fee (about \$9,000) which would be the same cost a developer would pay for a new house. Perhaps the fee should have a different name, and definitely have a smaller cost.
Effects on septic systems, other infrastructure	Concerns about effects of visitors who do not know how to use septic systems on those systems, particularly in the Carmel Highlands.
Private roads	What is the impact of the proposed ordinance on private roads?
Consistency and coordination with Carmel LUP	Concerns about consistency and procedural matters between parts of the proposed ordinance and sections of the Carmel Area Land Use Plan.

* Concerns/issues raised by members of the LUAC



ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION

None (since this was a discussion, no motion or vote was required)



ATTACHMENTS TO MINUTES
Carmel/Highlands Land Use Advisory Committee
Monday, April 2, 2018



Statement of Brent Gross submitted to Carmel-Highlands LUAC during Public Comment of Project Item 2, Discussion of Short Term Rental Ordinance

Annotated excerpts from *Carmel Highlands Onsite Wastewater Management Study* submitted by Michael Emmett during Public Comment of Project Item 2, Discussion of Short Term Rental Ordinance

Recd. by the
Carmel Highlands LUAC
on April 2, 2018

MY STATEMENT REGARDING STR'S IN CARMEL HIGHLANDS

WE SHARE A COMMON DRIVEWAY WITH A NEIGHBOR. THERE IS A SECURITY GATE TO ENTER THROUGH. THE NEW OWNERS OF THE HOUSE HAVE DECIDED TO RENT OUT THERE GUEST HOUSE WHICH IS LOCATED ON THE COMMON DRIVEWAY. I HAVE NO PROBLEM WITH A LONG TERM TENANT. WHEN I VOICED MY CONCERN OVER THEIR USE FOR VACATION RENTALS THEY SAID "OH, WELL WE PLANNED ON MONITIZING IT".

THIS IS WHERE THE PROBLEM IS. LONG TERM RENTAL WOULD BE "MONITIZING" BUT NOT AS PROFITABLE AS AN STR. SO, BASICALLY WE HAVE A MOTEL NEXT DOOR. THAT IS COMMERCIALIZATION OF A RESIDENTIAL PROPERTY. WE HAVE 2 HOTEL FACILITIES VERY CLOSE TO US.

I AM VERY CONCERNED WITH MY PRIVACY. WHO KNOWS WHO THESE STR TENANTS ARE. THEY ALSO HAVE TO BE GIVEN OUR GATE CODE TO GET IN.

I CHECKED INTO WHAT WAS NECESSARY TO DO A B&B AND THERE IS A SUBSTANCIAL LICENCING FEE AND A PERMIT MUST BE ISSUED. AGAIN, COMMERCIALIZING A RESIDENTIAL PROPERTY.

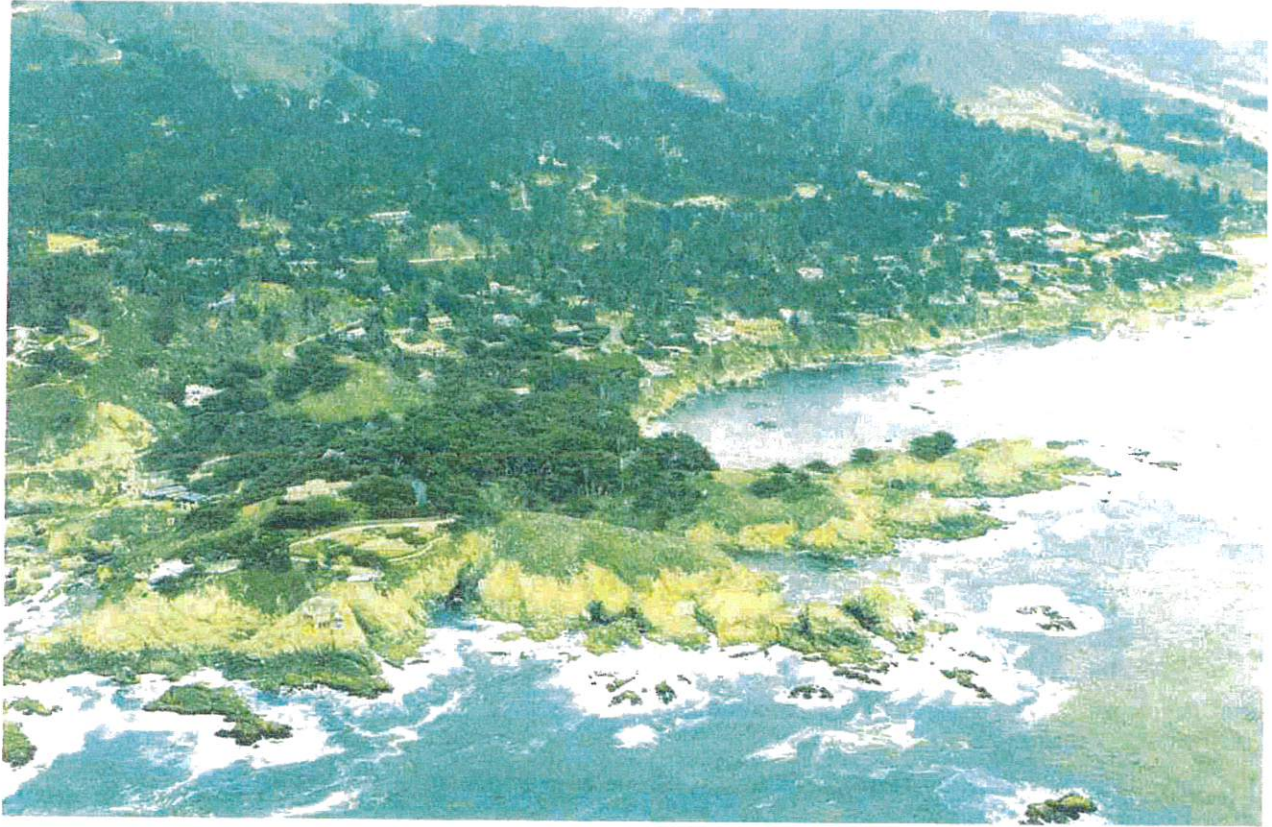
IN MY VIEW, THE COUNTY SHOULD ADOPT AN ORDINANCE LIKE THE CITY OF CARMEL. MINIMUM OF A 30 DAY STAY. AND, WHAT ABOUT PEOPLE IN THE AREA TRYING TO RENT? ALL STR'S DO IT MAKE IT MORE DIFFICULT TO FIND A PLACE TO LIVE.

BRENT GROSS
CARMEL HIGHLANDS HOMEOWNER



Submitted by
Mike Emmett to Carmel Highlands LUAC on 04/02/2018

Carmel Highlands Onsite Wastewater Management Study



Prepared for:
Monterey County Health Department

Prepared by:
Questa Engineering Corporation

In Association with:
Todd Engineers
Denise Duffy & Associates

December 2009



Conventional Systems

Conventional onsite wastewater treatment systems consist of two major components: (1) a septic tank for collection, settling and digestion of sewage wastes from the building; and (2) a disposal system for dispersal and absorption of septic tank effluent into the soil or geologic strata. The septic tank provides primary treatment of wastewater by providing sufficient detention time for gravity separation of solids. Heavier solids settle, forming a sludge layer at the bottom of the tank while fats, oils, grease, lighter solids, and decomposing organic material float to the surface to form a scum layer. Two types of conventional disposal fields are approved for use in Monterey County: (1) leachfield and (2) seepage pit. A leachfield (also termed "drainfield" or "soil absorption field") consists of a series or network of perforated pipes installed in gravel-filled trenches. This is the preferred method of disposal in Monterey County. Seepage pits provide for discharge into the deep soils and geologic strata through vertical, rock-filled boreholes.

Alternative Systems

Beginning in the 1970s, considerable attention has been given in the U.S. to the study and improvement of onsite sewage disposal system practices. This has led to the evolution of numerous "alternatives" to the conventional septic system. **Monterey County does not currently have a local regulatory framework in place to approve alternative systems. Applications for alternative OWTS are currently processed and permitted by the RWQCB.**

Alternative treatment technologies provide additional wastewater effluent treatment beyond that provided by a conventional onsite system. The primary types of alternative treatment technologies include sand filters, other packed bed filters and aerobic treatment units. Alternative dispersal systems provide additional options for system siting and design in constrained soil and geologic environments.

Alternative dispersal systems are typically oriented around two principles: (1) shallow dispersal to take advantage of the most aerobic and biologically active soil zone; and (2) uniform distribution of effluent to maximize soil contact and minimize the hydraulic/waste loading in a given area. The primary types of alternative disposal technologies include: pressure distribution leachfields, mound systems, at-grade systems, subsurface drip dispersal and evapotranspiration systems.

OWTS Usage in Carmel Highlands

All OWTS are currently regulated by the Monterey County Division of Environmental Health under the provisions of County Code Chapter 15.20. However, since development in Carmel Highlands dates back to the 1950s, OWTS have been installed over many years under differing regulatory requirements and industry practices that have evolved over the past 60 years. Some of the relevant statistics regarding OWTS in Carmel Highlands determined from County files include the following:

- 32% of the OWTS are more than 50 years old; about half are more than 30 years old.
- 71% of the OWTS have still use their original system; 29% have been repaired or modified
- About 80% of the OWTS are conventional septic tank-leachfield systems; the remainder have a combination of seepage pits and leaching trenches.
- There are fewer than 15 OWTS with engineered design, including seven (7) utilizing alternative treatment systems.
- There are an estimated 10 to 15 OWTS that discharge to the ocean rather than to an onsite disposal field.



DEVELOPMENT POTENTIAL

An analysis of development potential in the Carmel Highlands study area was completed by Denise Duffy & Associates. The analysis was based on current zoning, the Monterey County Assessor's GIS system's inventory of undeveloped, vacant legal lots of record, and a survey of aerial photography. This analysis did not attempt to evaluate the physical or environmental constraints on individual lots and, therefore, provides an estimate of the maximum theoretical potential for development. The analysis included a reasonable estimate of the potential for creation of new lots through the subdivision process, and also accounted for lots not likely to accommodate development based on past rejection by the County due to severe constraints for onsite sewage disposal.

Based on this, it is concluded that there is potential for the development up to a maximum of 105 residential parcels in the Carmel Highlands project area. In addition to the zoning analysis, a constraints analysis was completed to study key physical/environmental factors that could affect the ability of individual lots to accommodate new development, taking into account such factors as: coastline setbacks, stream setbacks, and steep slopes (greater than 30%). Steep slopes, and the associated constraints on development of a building and adequate wastewater disposal, are considered the limiting factors in site development. Based on the analysis, somewhere between 50 and 105 new single family dwelling units may be built in the Carmel Highlands project area in the future. To be conservative, the analysis of wastewater alternatives in this report utilizes the high end estimate of 105 future residential lots to project wastewater flows, facility requirements, and estimated costs.

PROBLEM ASSESSMENT RESULTS

Site Suitability for OWTS

Soil and geologic conditions in Carmel Highlands present moderate to severe constraints for OWTS due to the characteristically shallow (2- to 4-foot deep) sandy loam surface soils overlying slowly permeable weathered (decomposed) granite bedrock, which transitions with depth to dense, fractured granitic rock. The conditions are further complicated by steep topography, as more than 60 percent of the area has slopes greater than 30%. Additionally, perched seasonal groundwater commonly forms at the contact between the surface soils and underlying decomposed granite, and has been responsible for wet season "flooding" and failure of OWTS in some localized areas, notably the south end of Yankee Point Drive, Corona Road and Mt. Devon areas.

OWTS Design and Operational History

The historical OWTS design practices in the area have relied on deep trench and seepage pits discharging into the decomposed granite, which is more slowly permeable than indicated by existing testing methods, resulting in less effective soil treatment, soil clogging and progressively faster decline in disposal field performance. Based on the age of the existing OWTS, it is reasonable to expect that in the foreseeable future as many as 30 to 50 percent of the OWTS in the study area will require significant upgrade and/or replacement. Information from septic tank pumping contractors indicates an unusually high rate of septic tank pumping, averaging about once every 12 to 18 months for each system in the area. This suggests that a significant amount of the septic tank pumping is being conducted in response to sluggish plumbing, backups or disposal field problems, rather than for maintenance cleaning of solids accumulation in the tanks.



Groundwater and Wells

Groundwater occurs principally in the fractured granitic bedrock and is recharged mainly from local rainfall percolation. Domestic water wells tapping the bedrock aquifers are typically very deep, averaging about 450 feet, with annular well seals of 50 feet or more. Limited groundwater quality data available from the few existing wells in Carmel Highlands indicate elevated concentrations of some secondary drinking water constituents (minerals), which may be attributable to geologic conditions, sea water intrusion in one instance, and potentially mineral additions from OWTS discharges in the area. The limited data show no evidence of elevated groundwater-nitrate concentrations from OWTS, or exceedances of other primary drinking water standards.

Nitrate Loading Estimates

Results of an area-wide nitrogen loading analysis for existing and future build-out conditions indicate rates of nitrogen loading from the combined contribution from OWTS and landscape fertilizers to be about 18 to 20 grams per day per acre, that are well within the general criterion of 40 grams per day per acre recognized in the Basin Plan. Nitrogen loading analysis for a localized area of concern (northern end of Yankee Point Drive) estimated groundwater nitrate-nitrogen concentrations to be above the drinking water limit of 10 mg-N/L, indicating that groundwater in this area is likely degraded for drinking water uses or will become so under build-out conditions, unless specific nitrogen management measures are implemented.

Ocean Water Impacts

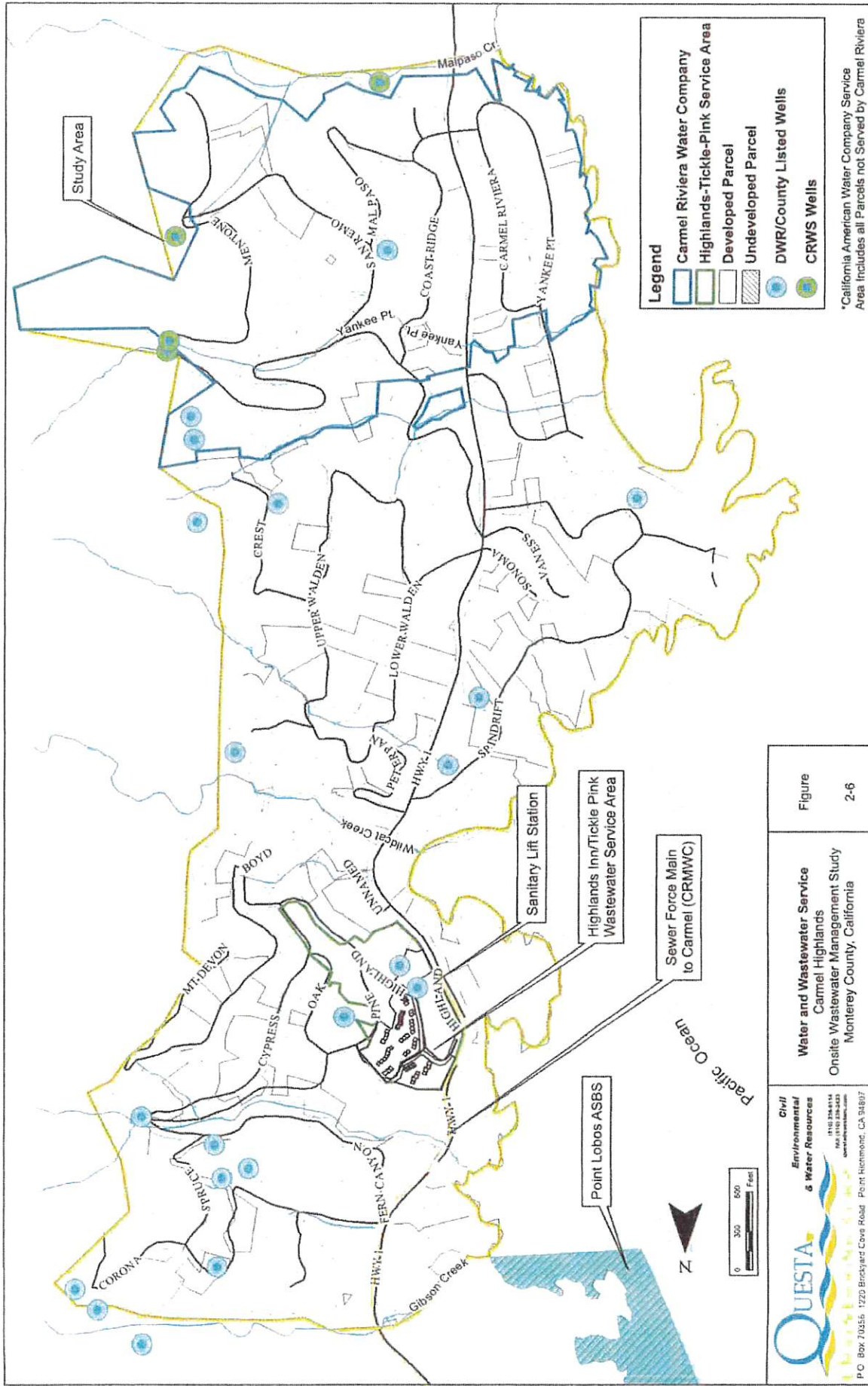
HIGHEST AREA LOCATIONS FOR STRC
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A significant threat to ocean water quality is posed by the OWTS serving ocean-front homes, where there are estimated to be 10 to 15 systems that have direct discharges of effluent to the ocean. Six such systems have been confirmed as of September 1, 2009, and the County's investigation efforts are ongoing. These discharges are not in compliance with either County Code, California Water Code, or the Federal Clean Water Act, pose a direct threat to beneficial uses of the ocean waters, and require an alternate sewage disposal solution. Additionally, effluent migration and discharge along the coastal bluffs is a significant concern due to the large number of developed ocean-front properties, typically thin soil mantle along the coastal bluffs, the age and undocumented location and condition of many older OWTS in this area, and evidence of high groundwater and seepage near and along the bluff faces, notably at the south end of Yankee Point Drive.

Coastal Stream Impacts

Approximately 25 to 30 percent of the parcels in Carmel Highlands either border or are within 100 feet of one of the major streams or seasonal tributaries that drain through the area. Although no water quality data are available for local streams, wastewater contaminants, especially pathogens, reaching local streams could adversely impact recreational uses, especially in the lower reaches of the streams where they meet the ocean. An additional concern is the potential impact on groundwater quality and drinking water uses, via percolation and recharge of the bedrock aquifer along the stream channels.





*California American Water Company Service Area Includes all Parcels not Served by Carmel Riviera

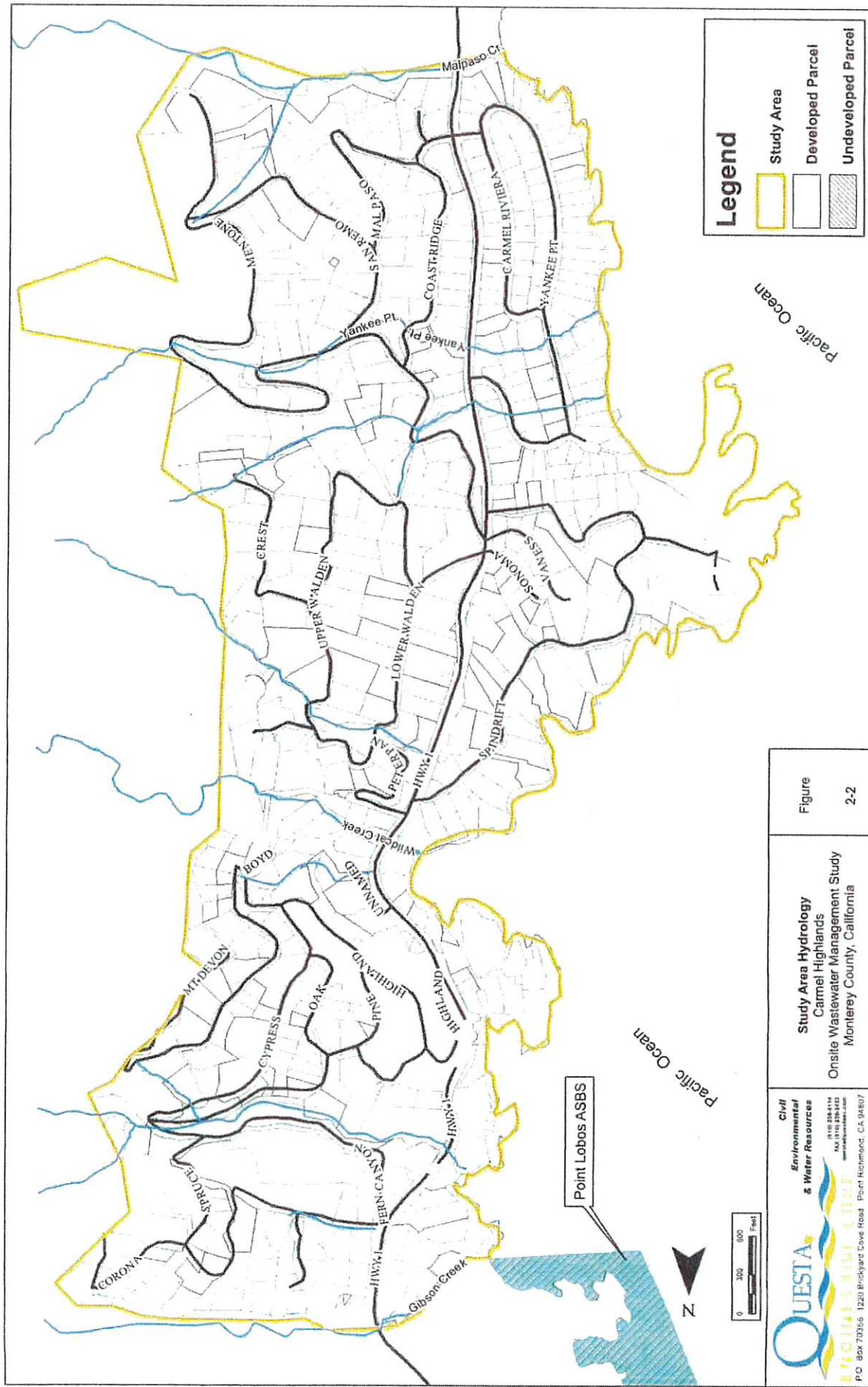
P:\2008\280133_Carmel_Highlands\GIS\Service_Area_Map_Fig 2_6_11x17.mxd

<p>QUESTA Civil Environmental & Water Resources 1110 34th St P.O. Box 10356 1220 Brickyard Cove Road Point Richmond, CA 94807 TEL: (415) 324-3433 QUESTA@QUESTA.COM</p>	<p>Water and Wastewater Service Carmel Highlands Onsite Wastewater Management Study Monterey County, California</p>	<p>Figure 2-6</p>
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RECEIVED

APR 16 2018

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION



P:\2008\280123_Carmel_Highlands\GIS\Study_Area_Hydrology_Fig 2_11x17.mxd

<p>QUESTA Civil Environmental & Water Resources</p> <p>11100 SERRA LOMA SUITE 100 SAN JOSE, CA 95138 P.O. Box 70356 1220 Broadway Cove Road Point Richmond, CA 94807</p>	<p>Study Area Hydrology Carmel Highlands Onsite Wastewater Management Study Monterey County, California</p>	<p>Figure 2-2</p>
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RECEIVED

APR 16 2018

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION

Carmel Area Wastewater District (CAWD) wastewater treatment and reclamation facility located in Carmel. The study should analyze limiting the number of properties accommodated by the sewerage system to the available unused capacity in the existing Highlands Sewer line to CAWD, with additional alternatives outlined for sewerage all or additional high risk areas of the Carmel Highlands.

Engineering and environmental studies would cover the following major elements:

- **Highlands Sewer Capacity Analysis.** Detailed hydraulic/flow analysis of the existing Highlands Sewer system to determine available capacity for new connections. This analysis would also evaluate different pump operation strategies, including flow equalization, to optimize the system while assuring no detrimental effects on the existing facilities and service area.
- **Survey and Delineate High Risk Service Area.** Survey of potential service area owners and ranking of priorities for connection to the system, including any mandatory connections. This would entail a public outreach program and inspection of individual properties, subject to owner access agreements. The results of this effort would be a recommended service area matched to the capacity limits of the Highlands Sewer.
- **Comprehensive Highlands Sewer Analysis.** Detailed hydraulic/flow analysis of the entire Carmel Highlands area for the evaluation of a stand-alone or adjunct collection system and trunk line to service the entire Carmel Highlands area.
- **Recommended Facilities Plan.** Develop recommended sewerage facilities plan, utilizing information from this Onsite Wastewater Management Study and additional engineering data and findings from the Highlands Sewer capacity analysis and service area study tasks noted above. The recommended facilities plan would include analysis of engineering and service area alternatives, cost estimates, potential for future expansion of sewerage service to other areas of Carmel Highlands, operation and maintenance responsibilities, construction schedule and phasing, revenue/financing program, and other implementation steps.
- **Environmental Studies and CEQA Review.** Conduct environmental studies in connection with the feasibility analysis and conduct complete environmental review under CEQA of recommended sewerage facilities plan.

Community Outreach

Community outreach via public meetings and/or questionnaires will be conducted to evaluate the relative acceptance of the various sewerage alternatives by the Carmel Highlands property owners. The information collected from this outreach effort will be used to help rank the various sewerage alternatives described in the study.



SIGN IN SHEET

NAME OF LUAC: Carmel Union/Highlands LUAC

MEETING DATE: April 2, 2018, 4:00 pm

NAME (PLEASE PRINT)

JOHN MOORE

JEAN MURPHY

Steven Lungeberg

Erin Silver - applicant

Michael Wines CRISMA - Peter Pan resident

Lynne Boyd - Yankee Pt. resident

MICHAEL EMMETT MAL PASO RESIDENT MPOCA PRESIDENT

Bill HARRIS - Nathan Fields

Glenn Berry - Yankee Pt

Lynne Semeria - San Remo / Mal Paso

FRANK HENNESSY CORONA RD

Michelle Alway - Sonoma Lane

Marilyn Rossen Van Ess Way

David Picus - Valley Place

Mark O'Shea - Sonoma Lane



SIGN IN SHEET

NAME OF LUAC: Carmel Union/Highlands LUAC

MEETING DATE: April 2, 2018, 4:00 pm

NAME (PLEASE PRINT)

Adrienne BERRY - Carmel Highlands

Justin Violin Yankee Point

Jeanne Adams Highlands

Sam De Graaf QH, Corona Rd.

Steve Kovicic



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