



Monterey County Planning Commission

Agenda Item No. 3

Legistar File Number: PC 18-090

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August 08, 2018

Introduced: 8/1/2018

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

Carmel Unified School District Land Acquisition

Consider a resolution to favor the Carmel Unified School District Land acquiring an 8.23 acre property adjacent to the Carmel Middle School for future use as athletic fields

Proposed Location: Carmel Valley Road, Adjacent to Carmel Middle School

Proposed CEQA Action: Response to referral pursuant to Public Resources Code Section 21151.2

- Not a project - CEQA does not apply

RECOMMENDATION:

It is recommended that the Planning Commission:

- a) Favor the acquisition of APNs 015-021-035-000 and 015-021-018-000 by the Carmel Unified School District (District) for future use as athletic fields, provided that the District apply for any necessary use permits pursuant to County zoning or, if zoning is rendered inapplicable pursuant to Government Code section 53094, that the District consult with the County Resource Management Agency to minimize environmental impacts of the use prior to development of the site for the proposed use.

PROJECT INFORMATION:

Owner: Carmel Valley Unified School District

APNs: 015-021-035-000 and 015-021-018-000

Parcel Size: 8.23 Acres

Zoning: Low Density Residential (LDR/B-6-D-S-RAZ)

Plan Area: Carmel Valley Area Plan

Flagged and Staked: N/A

SUMMARY/DISCUSSION:

Overview

The Resource Management Agency of Monterey County received a letter from the Carmel Unified School District on July 9, 2018, notifying of the proposed acquisition of an 8.23-acre property located immediately south of Carmel Valley Road and adjacent to the west side of Carmel Middle School. Pursuant to California Environmental Quality Act (CEQA) Public Resource Code Section 21151.2, the governing board of a school district, before acquiring title to property for a new school site or for an addition to a present school site, shall give the Planning Commission having jurisdiction notice in writing of the proposed acquisition and receive a written recommendation within 30 days of the notice before acquiring title.

Analysis

The parcels proposed for acquisition are generally open and flat with minimal vegetation concentrated along the property lines. County Graphic Information System (GIS) data shows no evidence of sensitive species on site, no slopes in excess of 25%, and no potential hazards such as flooding or active fault lines. The parcels proposed for acquisition are adjacent to the Carmel Middle School, and would be an appropriate use of this site in conjunction with operation of the existing school. Carmel Unified School District does not have a site plan at this time for how or what kinds of fields would be developed, if there would be night-time lighting, or whether there would be grandstands or other structures. However, Section 21.14.050 of the Monterey County Zoning Ordinance allows “Public and quasi-public uses including churches, cemeteries, parks, playgrounds, schools, public safety facilities, public utility facilities...” with an approved Use Permit in Low Density Residential zones. So, future development could be subject to discretionary permits unless the School District chose to render County Zoning inapplicable pursuant to Government Code section 53094. In that case, the County would request that the District consult with the Resource Management Agency to minimize environmental impacts of the use prior to development of the site for the proposed use.

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Approved by: John M. Dugan, FAICP, RMA Deputy Director of Land Use and Community
Development

The following attachments are on file with the RMA:

Exhibit A - Carmel Unified School District Letter

Exhibit B - Gov. Code Section 53094

Exhibit C - Draft Resolution