

**Before the Planning Commission in and for the
County of Monterey, State of California**

Resolution No. 18-035

Decision by the Monterey County Planning Commission
Regarding Carmel Unified School District Land Acquisition
Pursuant to Section 21151.2 of California Environmental Quality Act
Relating to School Site Proposed Acquisition or Addition

This Resolution is made with reference to the following facts:

I. RECITALS

WHEREAS, the Resource Management Agency of Monterey County has received a letter from the Carmel Unified School District on July 9, 2018, notifying of the proposed acquisition of an 8.23-acre property of Assessor's Parcel Numbers (APNs) [015-021-035-000 and 015-021-018-000] to use as athletic fields.

WHEREAS, the subject site is located immediately south of Carmel Valley Road and adjacent to the west side of Carmel Middle School in unincorporated Monterey County, east of the City of Carmel-by-the-Sea and is zoned Low Density Residential (LDR/B-6-D-S-RAZ).

WHEREAS, 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.

WHEREAS, the Planning Commission shall respond within 30 days after receipt of the notice to the governing board with a written recommendation concerning acquisition of the site.

WHEREAS, the governing board shall not acquire title to the property until the recommendation of the Planning Commission has been received.

WHEREAS, the parcels proposed for acquisition are generally open and flat with minimal vegetation concentrated along the property lines and 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.

WHEREAS, 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.

WHEREAS, 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.

WHEREAS, 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 athletic fields with an approved Use Permit in Low Density Residential zones.

II. DECISION

NOW, THEREFORE, BE IT RESOLVED the Planning Commission:

- a) Does not disfavor 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.

PASSED AND ADOPTED on this 8th day of August, 2018, by the following vote:

AYES: Ambriz, Diehl, Duflock, Getzelman, Gonzalez, Padilla, Roberts, Wizard

NOES: None

ABSENT: Mendoza, Vandever

By: 
Jacqueline R. Onciano, Planning Commission Secretary