

Exhibit C

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June 6, 2019

Mary Berrey
24352 San Juan Road
Carmel, Ca. 93923
831-601-0898



Monterey County Resource Management Agency
Land Use Division, Planning
1441 Schilling Place-South, 2nd Floor
Salinas, Ca. 93901

This letter is in regard to the pending coastal administrative permit for 24424 San Juan Road, Carmel, Ca. 93923, parcel #009-013-011-000. I own property located several lots to the North, about 100 yards away from this home.

My concerns for this project are as follows:

This property borders a seasonal creek easement which needs protection from all debris and pollution from construction. This creek runs into Pescadero Creek which runs to the ocean. I am also concerned about the health of the large trees in this bordering creek area.

The owner has not taken proper care of the creek area in the past. Currently, there is a large dead pine tree from 2442 which has been lying across the creek against many trees which have not been removed.

While we do not have any idea what kind of dwelling will be built on the property, there is concern that more than one home will be constructed, stressing the natural canyon, creek and abundant wild life beside it.

There is concern in the neighborhood for street parking congestion as this street is narrow and does not have adequate shoulder parking. Please provide a parking alternative for this project and require that any blockage be monitored safely and with early notification to neighbors.

Please require that only normal weekday hours are spent in construction as this canyon reflects considerable noise. Monday to Friday, 8-5, would be appropriate.

The process for the demolition seems less than transparent. I understand that a lot subdivision may have taken place without our notice. There is a rumor that 2 homes will be built. Subdivision of this property allows for more runoff, noise, damage to wildlife and trees and congestion. Why were we not notified of this process? The County has more information on the property change than we were given. How can we comment on a demolition without knowledge of further plans that may harm our area?

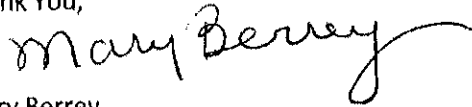
My understanding is that the home itself is not protected under any kind of architectural process. The home is unique and was built in 1943. I use to visit that home as a kid, living in my family home back in the early 1950's. How do we know if the next home(s) will suit this property as well?

We are particularly concerned about the health of the very large oak tree at the front of this house.
Please ensure its survival!

We neighbors, on San Juan Road in the Carmel Woods area request a public hearing on this permit so
that those affected will be heard and gain more understanding.

Your cooperation will be great appreciated throughout our neighborhood.

Thank You,

A handwritten signature in cursive script that reads "Mary Berrey". The signature is fluid and extends to the right.

Mary Berrey

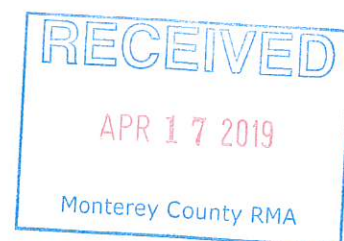
Peter Brickey
24506 Pescadero Road
Carmel, CA
93923

April 14, 2019

Hi,

Concerning the demolition of the single-family dwelling at 24424 San Juan Road, Carmel. My property is located at 24506 Pescadero Road and the rear of the property at 24424 San Juan Road faces my backyard (my fence is along the South 45 degree 50 second East line). I see in the site plot that there was no indication of the 4 medium size young Monterey Pine trees that are set back from the above line. These are protected trees and must not be removed or damaged during the demolition. These trees provide a shield between my backyard and the house being demolished and will, in the future, shield my backyard from the new house which will be constructed.

Thank you,



Notice of Pending Coastal Administrative Permit

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY LAND USE AND COMMUNITY DEVELOPMENT DIVISION

NOTICE IS HEREBY GIVEN that on **Wednesday, April 17, 2019** the RMA Chief of Planning of Resource Management Agency – Land Use and Community Development of the County of Monterey, State of California is considering the following project:

Owner: WALNUT COVE LLC
Project File No.: PLN180240
Project Location: 24424 San Juan Road, Carmel
Assessor's Parcel No.: 009-013-011-000
Permit Type: Coastal Administrative Permit
Planning Area: Carmel Area Land Use Plan, Coastal Zone
Environmental Status: Categorically Exempt per Section 15301(I) of the CEQA Guidelines
Project Description: Demolition of an existing single-family dwelling.

This permit will be approved on **Wednesday, April 17, 2019** unless a written objection is received by the office of the Monterey County Resource Management Agency – Land Use and Community Development by 5:00 pm **Tuesday, April 16, 2019** identifying substantive issues with the project. A public hearing may be required if any person so requests based on the identified substantive issues.

IF YOU CHALLENGE THIS MATTER IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS PUBLIC NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE APPROPRIATE AUTHORITY AT OR BEFORE THE PUBLIC HEARING.

FOR ADDITIONAL INFORMATION CONTACT:

Jacquelyn Nickerson, Assistant Planner
Monterey County Resource Management Agency
Land Use Division, Planning
1441 Schilling Place - South, 2nd Floor, Salinas CA, 93901
(831) 755-5240 nickersonj@co.monterey.ca.us

Robin Robinson
24376 San Juan Rd
Carmel, CA 93923
831-238-0902

April 12, 2019

Monterey County Resource Management Agency
Land Use Division, Planning
1441 Schilling Place – South, 2nd Floor
Salinas, CA 93901



Dear Sir or Madam,

This letter is in regard to the pending coastal administrative permit for 24424 San Juan Road, Carmel., parcel #009-013-011-000. I own an adjacent property to this home.

My concerns for this project are as follows:

- This property borders a seasonal creek easement which needs protection from all debris and pollution from construction. This creek runs into Pescadero creek which runs to the ocean. I am also concerned about the health of the large trees in this bordering creek area.
- The owner has not taken proper care of the creek area in the past. Currently, there is a large dead pine tree from 24424 which has been lying across the creek against one of my trees and those of my front neighbors which has not been removed. It has been at least 3 months since we notified the tenants with no results.
- While we do not have any idea what kind of dwelling will be built on this property, there is concern that more than one home will be constructed, stressing the natural canyon, creek, and abundant wildlife beside it.
- There is concern in the neighborhood for street parking congestion as this street is narrow and does not have shoulders for parking. Please provide a parking alternative for this project and require that any blockage be monitored safely and with early notification to neighbors.
- Please require that only normal weekday hours are spent in construction as this canyon reflects noise. I suggest Monday to Friday, 8-5.

Thank you for your time,

Robin Robinson

Nickerson, Jacquelyn x5240

From: Robin Robinson <manta9@comcast.net>
Sent: Tuesday, April 16, 2019 8:47 AM
To: Nickerson, Jacquelyn x5240
Subject: another letter
Attachments: house demo 24424 san juan carmel part 2.pdf

hi,

I am attaching a second letter which addresses the proposed demolition at 24424 San Juan Rd, Carmel.

thanks,

Robin Robinson



Robin Robinson
24376 San Juan Rd
Carmel, CA 93923
831-238-0902

April 15, 2019

Monterey County Resource Management Agency
Land Use Division, Planning
1441 Schilling Place - South, 2nd Floor
Salinas, CA 93901

Dear Sir or Madam,

This letter is in regard to the pending coastal administrative permit for 24424 San Juan Road, Carmel., parcel #009-013-011-000. I own an adjacent property to this home.

This is my second letter of two. I submitted the first one on April 12th.

After further consideration I would like to add concerns about this project as follows:

- The process for this demolition seems less than transparent. I understand that a lot subdivision may have taken place without our notice. There is a rumor that 2 homes will be built. Subdivision of this property allows for more runoff, noise, damage to wildlife and trees, and congestion. Why were we not notified of this process? The county has more information on this property change than we were given.
- How can we comment on a demolition without knowledge of further plans that may harm our area?
- My understanding is that the home itself is not protected under any kind of architectural process. The home is unique and feels as if it was built over 50 years ago. Is there evidence of its origin and date? How do we know if the next home(s) will suit this property as well?
- I am particularly concerned about the health of the very large oak tree at the front of this home. Please ensure its survival.

I strongly request a public hearing on this permit so that those affected will be heard and gain more understanding.

Thank you,

Robin V. Robinson

Robin Robinson

Nickerson, Jacquelyn x5240

From: Natalie Nielsen & Tom O'Brien <taonrn@gmail.com>
Sent: Monday, April 15, 2019 8:48 AM
To: Nickerson, Jacquelyn x5240
Cc: 'Tom O'Brien & Natalie Nielsen'
Subject: PLN 180240: Written objection and request for public hearing attached
Attachments: Objection to PLN 180240_04.14.19.docx

Dear Jackie:

Please find attached our written objection to PLN 180240, which includes a request for a public hearing about the demolition of the home.

We would appreciate it if you would confirm receipt. We'd also appreciate it if you would let us know if we need to submit the letter another way for it to be considered a written complaint.

Thanks very much for the information you've provided so far. We appreciate your transparency and your care in explaining the project and the process. We welcome this opportunity to have input in to the project, and we sincerely hope our concerns and those of our neighbors will be considered carefully before the project moves forward.

Respectfully submitted,
Tom O'Brien and Natalie Nielsen
24434 San Juan Rd.
Carmel, CA 93923



15 April 2019

Ms. Jacquelyn Nickerson, Assistant Planner
Monterey County Resource Management Agency
Land Use Division, Planning
1441 Schilling Place, South, 2nd Floor
Salinas, CA 93901
RE: PLN 180240

Dear Ms. Nickerson,

We are writing to object to PLN 180240—a proposed project to demolish the existing single-family dwelling at 24424 San Juan Road in Carmel, CA—and to request a public hearing about the project.

We live next door to the project property and have the following concerns about the demolition of the home.

Architectural Design and Age

Demolishing this house would be a loss for the neighborhood. The house is unique in this neighborhood, for several reasons:

- The architectural style of the house is rarely seen in this area, if at all.
- Relatively few houses in the area are so intentionally designed, with a clear, coherent, and uncorrupted architectural style.
- It's even less common for such an intentionally designed house to be as old as this house—most of the older houses in this area are either generic or whatever style they originally had has been distorted through multiple renovations.

In addition to its unique design, the house is perfectly sited. It's nestled into the property in a way that is simultaneously unobtrusive and situated to take maximum advantage of the canyon view.

The intentionality of the design and the way the house is situated makes us wonder if it has some architectural significance. Even if not, these features make the house a rare gem in this area.

We also were surprised to learn that the house was built in 1970. Several of its features, especially the kitchen, seem at least a decade older than that. A guesthouse on the property was destroyed by a falling tree several years ago, and we wonder if that structure was built in 1970, after the main house was completed. We request that you re-examine the age of the home as well as any significance it may have.

Environmental and Public Health Issues

- **Hazardous materials.** We suspect there will be hazardous materials associated with demolition and we're worried about airborne pollutants and debris. This concern is exacerbated by the fact that the driveway is likely to be inaccessible to the construction trucks because of its steep grade and narrow entrance. We envision that the demolished materials will have to be transported from the demolition site some distance to whatever repository will be used for disposal. It seems that this transportation of the materials will make full containment of any

pollutants—including dust—much more difficult. This transportation also will make it more likely that construction debris enters the street, posing a hazard to animals and car tires. We request that a detailed plan for mitigating dust and airborne pollutants and for containing construction debris be made available for public review and comment before demolition is approved.

- **Runoff and ecosystem health.** We also are concerned that the demolition—and the increased runoff once the property is razed—will harm the creek and canyon areas that are adjacent to the property, and that the runoff will enter our property.
- **Rodents.** Rats are a problem in this area because of the proximity to the canyon. Through considerable effort and diligence (and cost), we have successfully mitigated rodent issues on our own property. We suspect that the demolition will disturb rodent nests on the project property. Our understanding is that the rats will migrate when their nests are disturbed during demolition, and we are concerned that we and other close neighbors will be left to deal with the fallout of increased rodent activity long after demolition is complete. We request a condition requiring rodent mitigation before, during, and after demolition, and accountability if rodent activity increases on adjacent properties.

Trees and Wildlife Habitat

There are several trees on the project property, including large trees on the north side where we have frequently heard and occasionally observed owls over the past 18-24 months. The potential damage or loss of these trees and the associated wildlife habitat during demolition is highly problematic.

It is hard to imagine that the large, old oak tree very near the front entrance of the existing house could survive either the demolition or the subsequent construction. It is difficult to understand how the county reconciles the almost-certain destruction of a living oak tree just because it's in the way. We request specific assurances that this tree will not be destroyed.

There are also several oak trees on our property, and some of the limbs protrude onto the project property. We have had a tree specialist trim those limbs in a way that protects the trees (for example, making sure that not so much weight is taken out that the tree becomes out of balance or otherwise suffers). We recognize that the property owner has a right to trim the limbs on his property, but we would sincerely hope that any cutting of our oak limbs would be done with care and thoughtfulness about the overall impact on the trees. We are not confident that this will be the case. Therefore, we request conditions requiring us to be consulted in advance of any cutting of our tree limbs and requiring any cutting to be performed by a licensed tree specialist.

Parking and Traffic

We are concerned about the impact on traffic and parking. As mentioned, the driveway to the house is steep and its entrance is narrow. It is hard to imagine that the vehicles associated with the demolition will be able to park on the property. The street also is narrow, with limited parking. Even one or two additional vehicles make the street difficult to navigate. We request that a detailed parking and traffic mitigation plan be made available for public review and comment before demolition is approved.

General Objection

Underlying all these concerns is our strenuous objection to the phased nature of this process. We are being asked to comment only on the demolition of a perfectly good house, knowing that something will replace it but not knowing what. It is not clear that whatever comes next will be as appropriate as the current house in terms of its design, size, and placement on the property. But by then, the current house will be demolished, and it will be too late to go back. We will have no basis for comparing the impact of the new construction with the existing house.

It's unfortunate that the county allows for such a potentially controversial project to unfold in this manner. We can't help wondering if the property owner is using the process to intentionally sidestep a more transparent process that allows the neighbors to evaluate the intended project in its entirety.

Based on our concerns and the concerns of some neighbors who are not comfortable submitting written objections, we are requesting a public hearing on the demolition of this house.

Thank you for considering these issues. We look forward to hearing from you about our requests related to the proposed project, and about your decision to hold a public hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom O'Brien and Natalie Nielsen", written in a cursive style.

for

Tom O'Brien and Natalie Nielsen
24434 San Juan Rd.
Carmel, CA 93923
taonrn@gmail.com
831-574-3139

Nickerson, Jacquelyn x5240

From: Susan Benjamin <lilyvalley3@sbcglobal.net>
Sent: Monday, April 15, 2019 9:38 AM
To: Nickerson, Jacquelyn x5240
Subject: Project File No: PLN180240

Dear Ms Nickerson:

I live diagonally across from the house that is cited "Demolition of an existing single-family dwelling." My brother and his wife wrote you from St. Louis, MO as they are the owners of the property I dwell in as a member of the family.,

The prospect of having two houses built on the lot is daunting. The present house is sounobstrusive. There is no doubt two houses won't be, knowing the architecture of this day and age. That is troubling and more so since none of us in the neighborhood have any idea what the plan is. It would be helpful to know just what is planned before allowing demolition.

Traffic and parking are very troublesome. I know just from having to experience Tom O'Brien and Natalie Nielsen's redesigning of their kitchen area and the parking problems as a result of that project, and it went on and on and on. The street is narrow to begin with and sadly not in great condition now. What will it be like after heavy trucks have gone by a multitude of times.

It's a lovely tree area as well. How many of the trees will be allowed to be cut.

The driveway is a steep one. Drainage is a challenge and especially with the prospect of two driveways not just one put in.

Appreciate your time and look forward to the next steps taken.

Sincerely,

Susan Benjamin
24431 San Juan Rd.
Carmel, CA 93923

Nickerson, Jacquelyn x5240

From: DEREK DALEY <derekdaley@comcast.net>
Sent: Monday, April 15, 2019 5:55 AM
To: Nickerson, Jacquelyn x5240
Subject: Demolition on San Juan Road
Attachments: County.docx

Dear Ms. Nickerson:

Please accept the attached.

Thank you

Derek Daley



Via email: NickersonJ@co.monterey.ca.us

Monterey County Resource Management Agency
Land Use Division, Planning
1441 Schilling Place – South,
2nd Floor
Salinas, CA 93901

Dear Sirs and Madams:

This letter concerns the pending coastal administrative permit for 24424 San Juan Road, Carmel, parcel #009-013-011-000. I own and live in a house across the street (and down two) at 24457 San Juan Road.

I am writing to avail myself of the opportunity you've given interested stakeholders in the Carmel Woods to comment on the proposed demolition of the house at 24424 San Juan Road to ensure that its **negative impact** on their properties, and their quiet enjoyment of them, is **no greater than absolutely necessary**. Although you have not invited comment on the subsequent development of the property after the demolition of its existing structures has been completed, it would be unfair to treat the demolition and subsequent development as separate issues, especially when rumors are circulating that the owner intends to subdivide the property for the construction of **not one, but two new homes on the site**. In addition to the problems the demolition alone will produce, the demolition and subsequent construction of two new homes on the site not only places additional strain on the already overburdened (traffic), narrow, and poorly maintained street (the county has done a miserable job maintaining San Juan Road, which is pocked with holes and uneven surfaces made worse by this year's heavy rains), the already noisy atmosphere, plagued by tree maintenance and removal, other construction projects, and the drone of endless gas blowers, and the already filthy air, carrying debris from yard maintenance, traffic, and other construction projects, but **also subjects the neighborhood to these measurable strains for a prolonged, and indefinite period, presumably extending for years**.

I am especially sensitive to this issue as I, myself, as a new resident to this county after moving to 24457 San Juan Road in November 2016, was subjected to an over two-year, non-stop, poorly-planned and even more poorly-supervised remodel at 24472 San Juan Road (every day, including weekends). It was only after I complained to the county about the noise and the traffic and the toxic fumes from the constant and endless work at that site that the county confirmed that the owner had obtained a permit for the remodel and the homeowner circulated an apology and promised to finish it by a defined deadline. And after she missed that deadline by a week, she immediately began marketing the property for sale, subjecting the neighborhood to another round of activity – that required to successfully stage, show and sell the property. Absent denial of the permit to demolish, which is admittedly an unlikely outcome, I am appealing to the county to **set very severe conditions on the demolition and subsequent development of the property**.

And, as the proposed demolition raises too many issues for written submissions, like mine, to address fully, I urge that the county hold a public hearing before granting any permit, allowing concerned neighbors, including those who couldn't meet the deadline for a written submission, to air more fully their concerns and to give the county a forum for more fully understanding those concerns.

The conditions I'd suggest are as follows:

First, demolition and any subsequent development/construction work should be **limited to the period between 8 and 5, weekdays only**, with the property owner and/or the county responsible, and available to **police these limits and fines prescribed for non-compliance**.

Second, the work and any subsequent development should be, separately, **completed within a specific timeframe** so their adverse impacts are confined to a limited timeframe. An open-ended permit to complete demolition and/or construction, like the license the county permitted the homeowner at ____ San Juan Road, is unacceptable.

Third, as the street is narrow, **off-site parking** should be found to prevent the already clogged street from becoming an even bigger nightmare. **Advance notice** should also be given the neighborhood of any large machinery or other equipment that will block, narrow, or otherwise affect access to the road.

Fourth, the county and/or subsequent homeowner(s) should accept responsibility to **undertake a repaving of San Juan Road**, as the already tattered condition of the road cannot bear the additional strain of the heavy machinery necessary to demolish, carry away debris, and build new homes.

Fifth, as the construction of homes undertaken by those who intend to occupy them is normally conducted with a much greater sensitivity to the neighborhood, **development of the site after demolition should only be approved after the property, subdivided or not, has been sold to an intended occupant(s)**.

If I can be of any additional assistance, please let me know. Thank you for your consideration and I look forward to a full public hearing on this issue.

Derek Daley
24457 San Juan Road
Carmel, CA 93923
(408) 355-4048

Via email: NickersonJ@co.monterey.ca.us

Monterey County Resource Management Agency
Land Use Division, Planning
1441 Schilling Place – South,
2nd Floor
Salinas, CA 93901

Dear Sirs and Madams:

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I am especially sensitive to this issue as I, myself, as a new resident to this county after moving to 24457 San Juan Road in November 2016, was subjected to an over two-year, non-stop, poorly-planned and even more poorly-supervised remodel at 24472 San Juan Road (every day, including weekends). It was only after I complained to the county about the noise and the traffic and the toxic fumes from the constant and endless work at that site that the county confirmed that the owner had obtained a permit for the remodel and the homeowner circulated an apology and promised to finish it by a defined deadline. And after she missed that deadline by a week, she immediately began marketing the property for sale, subjecting the neighborhood to another round of activity – that required to successfully stage, show and sell the property. Absent denial of the permit to demolish, which is admittedly an unlikely outcome, I am appealing to the county to **set very severe conditions on the demolition and subsequent development of the property**.

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If I can be of any additional assistance, please let me know. Thank you for your consideration and I look forward to a full public hearing on this issue.

Derek Daley
24457 San Juan Road
Carmel, CA 93923
(408) 355-4048

Nickerson, Jacquelyn x5240

From: Larry Sutter <carlblaettler42@att.net>
Sent: Sunday, April 14, 2019 5:45 PM
To: Nickerson, Jacquelyn x5240
Cc: cwna@carmelwoodsneighborhoodassociation.com
Subject: Jacquelyn Nickerson

Ms. Nickerson
Assistant Planner
Monterey County Land Use Division, Planning

Re: 24424 San Juan Road Carmel



Dear Ms. Nickerson

I object to allowing demolition of this property as I find this disrespectful to the neighbors and the county. If demolition is approved, I would only allow one house total on the two lots.

I strongly recommend an environmental impact report on increased traffic, increased water usage, stress on Monterey County Sheriff Department, very dangerous tree in front yard, increased noise, and decreased quality of life for the neighbors.

I very strongly recommend that three neutral tree experts examine the very tall tree in the front yard and comment on the danger that it poses to the neighbors including death and injury to property. Perhaps a \$500,000 bond would be acceptable.

A public hearing should be required with the plans of the proposed two houses before any demolition is approved. Again I am afraid that if the large pine tree falls down it could cause severe injury or death to a neighbor along with extensive property damage.

Let's not put the cart before the horse.

Thank you for your time.

Sincerely, Larry Sutter
24390 San Marcos Road Carmel, CA 93923
831-293-4610

Nickerson, Jacquelyn x5240

From: Robin Robinson <manta9@comcast.net>
Sent: Saturday, April 13, 2019 10:31 AM
To: Nickerson, Jacquelyn x5240
Subject: house demo in Carmel
Attachments: house demo 24424 san juan carmel.docx



to Jacquelyn Nickerson,

I am writing to express my concerns about a house demo in Carmel at 24424 San Juan Road. Please see the attached letter. I am also sending this by snail mail.

thank you,

Robin Robinson
24376 San Juan Rd, Carmel
831-238-0902

Robin Robinson
24376 San Juan Rd
Carmel, CA 93923
831-238-0902

April 12, 2019

Monterey County Resource Management Agency
Land Use Division, Planning
1441 Schilling Place – South, 2nd Floor
Salinas, CA 93901

Dear Sir or Madam,

This letter is in regard to the pending coastal administrative permit for 24424 San Juan Road, Carmel., parcel #009-013-011-000. I own an adjacent property to this home.

My concerns for this project are as follows:

- This property borders a seasonal creek easement which needs protection from all debris and pollution from construction. This creek runs into Pescadero creek which runs to the ocean. I am also concerned about the health of the large trees in this bordering creek area.
- The owner has not taken proper care of the creek area in the past. Currently, there is a large dead pine tree from 24424 which has been lying across the creek against one of my trees and those of my front neighbors which has not been removed. It has been at least 3 months since we notified the tenants with no results.
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- There is concern in the neighborhood for street parking congestion as this street is narrow and does not have shoulders for parking. Please provide a parking alternative for this project and require that any blockage be monitored safely and with early notification to neighbors.
- Please require that only normal weekday hours are spent in construction as this canyon reflects noise. I suggest Monday to Friday, 8-5.

Thank you for your time,

Robin Robinson

Nickerson, Jacquelyn x5240

From: Nickerson, Jacquelyn x5240
Sent: Wednesday, April 10, 2019 9:08 AM
To: 'Joanie Benjamin'
Subject: RE: Demolition?

Hi Joanie,

The notices are sent out 10 days prior to the hearing date. Below is further information or answers to your questions. Please feel free to reach out to me at anytime for additional information or help.

- The existing home actually sits across two legal lots of record. If a home is applied for to be built in each of those lots, they would have to meet the development standards, such as setbacks, coverage, floor area ratio, etc., for this zoning district.
- Each home would either be limited to the existing water credits or they would have to purchase additional water
- The application is for a demolition of a single family dwelling. Yes, we would review the application compared to our regulations to identify it is consistent. If and when the applicant submits an application to place new development in those lots, they would have to conform to County's policies and regulations

I hope this answers your questions. Feel free to contact me at 831-755-5240 for additional clarification.

Jackie Nickerson

From: Joanie Benjamin <joanie.benjamin@me.com>
Sent: Tuesday, April 9, 2019 5:20 PM
To: Nickerson, Jacquelyn x5240 <NickersonJ@co.monterey.ca.us>
Subject: Demolition?

To: Jacquelyn Nickerson

Yesterday, Monday, April 8, we received the "Notice of Pending Coastal Administrative Permit" concerning a house diagonally across the street from our home. Because of such shortness of time — only one week — we're sending you this e-mail message.

If the demolition is approved, we're concerned about what might be built instead on the land.

- Is it possible that the plot is large enough for two homes to be built on the site? Are there restrictions on building multiple dwellings?
- What about water rights for multiple homes on a single plot?
- Do you approve a demolition without knowing what will be built in its place? What are the future plans for this lot?

We would appreciate your response by e-mail. (joaniebenjamin@earthlink.net)

Sincerely,
Joan and Brooks Benjamin
home owners

Nickerson, Jacquelyn x5240

From: Joanie Benjamin <joanie.benjamin@me.com>
Sent: Tuesday, April 9, 2019 5:20 PM
To: Nickerson, Jacquelyn x5240
Subject: Demolition?

To: Jacquelyn Nickerson

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- What about water rights for multiple homes on a single plot?
- Do you approve a demolition without knowing what will be built in its place? What are the future plans for this lot?

We would appreciate your response by e-mail. (joaniebenjamin@earthlink.net)

Sincerely,

Joan and Brooks Benjamin
home owners
24431 San Juan Road



Nickerson, Jacquelyn x5240

From: p roberts <proberts1976@yahoo.com>
Sent: Monday, April 8, 2019 11:51 AM
To: Nickerson, Jacquelyn x5240
Subject: Re: PLN180240 - Walnut Cove LLC

Thank you for your quick response to my phone message. Yes, I am an interested party and also request that proposed building plans be sent to me by email once they have been submitted to you.

Thanks again
Pat Roberts

Sent from my iPhone

On Apr 8, 2019, at 8:36 AM, Nickerson, Jacquelyn x5240 <NickersonJ@co.monterey.ca.us> wrote:

Hi Ms. Roberts,

I added you as an interested party to the property address in the event that another planner may be assigned to the actual proposal of a single family dwelling. If you have any further questions, please feel free to contact me. My information is below.

Jacquelyn Nickerson
Assistant Planner
831-755-5240
nickersonj@co.monterey.ca.us

Have a good day,
Jacquelyn Nickerson
Assistant Planner
Monterey County Land Use Division
RMA Planning
1441 Schilling Place - South, 2nd Floor
Salinas, CA 93901
Work: (831) 755-5240
Fax: (831) 757-9516



Nickerson, Jacquelyn x5240

From: Nickerson, Jacquelyn x5240
Sent: Monday, April 8, 2019 2:31 PM
To: 'Tom O'Brien'; Natalie Nielsen & Tom O'Brien
Subject: RE: [EXT] RE: Project File Number PLN180240: Questions about notice of pending coastal administrative permit
Attachments: PLANS_SITE_PLAN_PLN180240_040219.pdf

Hi Tom,

The application did not warrant an historical assessment. We only request them if the home is built over 50 years, are known to have an historical features or within an area known to have historical resources. The home was built in 1970. Attached is the site plan for the demolition of the single family dwelling. The home is actually across two legal lots of record; thereby, having the home legal nonconforming as to setbacks. Originally, there was preliminary discussion to remove the home and build two (2) new homes within the County current regulations. A formal application has not been submitted for these two (2) homes.

From: Tom O'Brien <tom.obrien@driscolls.com>
Sent: Monday, April 8, 2019 10:55 AM
To: Natalie Nielsen & Tom O'Brien <taonrn@gmail.com>; Nickerson, Jacquelyn x5240 <NickersonJ@co.monterey.ca.us>
Subject: RE: [EXT] RE: Project File Number PLN180240: Questions about notice of pending coastal administrative permit

Hi Jackie,

Yes, as Natalie said, thank you for the response. My limited understanding is that several documents must accompany a demolition permit. Of these, the evaluation by a historian would be the most important for us to review, but also the verification of age, photographs, demolition form, and floor plans.

Yours,

Tom

From: Natalie Nielsen & Tom O'Brien <taonrn@gmail.com>
Sent: Monday, April 8, 2019 10:13 AM
To: 'Nickerson, Jacquelyn x5240' <NickersonJ@co.monterey.ca.us>
Cc: Tom O'Brien <tom.obrien@driscolls.com>
Subject: [EXT] RE: Project File Number PLN180240: Questions about notice of pending coastal administrative permit

Dear Jackie:

Thanks so much for the thoughtful and thorough response. We really appreciate it. I think my husband was interested in the architectural review, but I will double check with him. Once I get a more specific list from him, I'll give you a call either later today or tomorrow to discuss. I'd also like to talk about the future plans.

Thanks again for the prompt and very helpful response.

Best,
Natalie

From: Nickerson, Jacquelyn x5240 <NickersonJ@co.monterey.ca.us>
Sent: Monday, April 8, 2019 8:57 AM
To: Natalie Nielsen & Tom O'Brien <taonrn@gmail.com>
Subject: RE: Project File Number PLN180240: Questions about notice of pending coastal administrative permit

Good Morning,

Thank you for you comments. Below are the answers to your questions. If you need any further assistance or would like to talk to me directly, please don't hesitate to reach me at 831-755-5240.

- 1.) Substantive Issues: Issues related to County regulations such as visual resources, environmentally sensitive habitat, water and marine resources, forest resources, hazardous, agricultural or transportation... etc. There are not any issues that are of greater concern than others. The County reviews each comment as it pertains to the specific project. The guidelines that help the County determine whether a project would an environmental impact or issue, would be regulated by the Carmel Area Land Use Plan found at:
<http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/land-use-regulations>
Or the California Environmental Quality Act which allows the County to categorically exempt specific projects from writing an environmental document provided it does not meet the categorical exceptions.
- 2.) The notice states the RMA Chief of Planning will consider the Administrative Permit. This is not a formal hearing, it is an administrative hearing that occurs internally with the review of the RMA Chief of Planning. A formal public hearing where the public is able to attend and voice their concerns can be requested upon written notice prior to April 16th at 5:00 pm.
- 3.) This specific Administrative Permit is only for the demolition of the single family dwelling. There is no further development proposed with this application. However, the applicant is intending to develop on the property. A formal application submittal has not been done. If you want to give me a call, I can further discuss.
- 4.) Which particular documents are you requesting? This would determine if they're available online or in the project file. If you would like to review the entire, you are more than welcome to. Just for tracking purposes and to ensure there is someone to review the file with you, please be sure to schedule a day/time with me to review it.

Hopefully these are able to answer your questions. Feel free to reach out to me with any further concerns.

Jackie Nickerson

From: Natalie Nielsen & Tom O'Brien <taonrn@gmail.com>
Sent: Sunday, April 7, 2019 5:45 PM
To: Nickerson, Jacquelyn x5240 <NickersonJ@co.monterey.ca.us>
Subject: Project File Number PLN180240: Questions about notice of pending coastal administrative permit

Dear Ms. Nickerson,

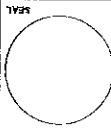
This weekend we received a notice of pending coastal administrative permit for 24424 San Juan Road, Carmel, Parcel 009-013-011-000, project file PLN180240.

SILCON

Constructors, Inc.

Silcon Constructors Inc.
Chad Brown
VP / Design-Build
3160 Ocean Terrace
Marina CA, 93933
831.274.2550

SEAL



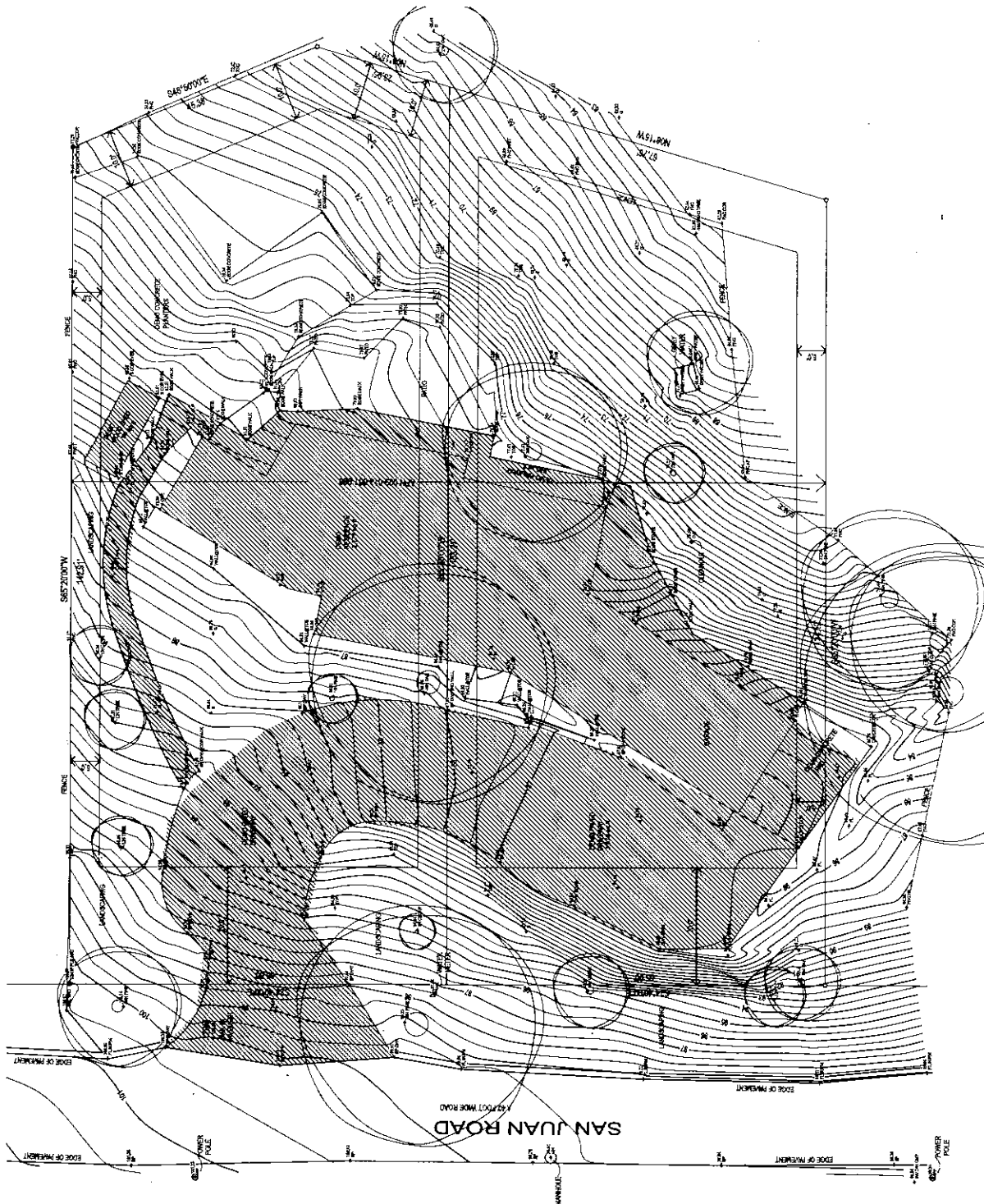
FRED & SILVIA MIRANDA
24424 San Juan Rd
Carmel CA 93923
009-013-012

DEMOLITION PLANS

A.03

PLAN NO. 4074

DATE	4/2/23
BY	AK/23
CHECKED	AK/23
DESIGNED	AK/23
APPROVED	AK/23
DATE	4/2/23
BY	AK/23
CHECKED	AK/23
DESIGNED	AK/23
APPROVED	AK/23



3 SITE DEMO PLAN
SCALE: 1" = 10'

Nickerson, Jacquelyn x5240

From: Tom O'Brien <tom.obrien@driscolls.com>
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To: Natalie Nielsen & Tom O'Brien; Nickerson, Jacquelyn x5240
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Subject: RE: Project File Number PLN180240: Questions about notice of pending coastal administrative permit

Good Morning,

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Hopefully these are able to answer your questions. Feel free to reach out to me with any further concerns.

Jackie Nickerson

From: Natalie Nielsen & Tom O'Brien <taonrn@gmail.com>

Sent: Sunday, April 7, 2019 5:45 PM

To: Nickerson, Jacquelyn x5240 <NickersonJ@co.monterey.ca.us>

Subject: Project File Number PLN180240: Questions about notice of pending coastal administrative permit

Dear Ms. Nickerson,

This weekend we received a notice of pending coastal administrative permit for 24424 San Juan Road, Carmel, Parcel 009-013-011-000, project file PLN180240.

We live next door to the property, and have serious concerns about the project. We intend to submit a written objection, but we have a few questions first:

1. The notice directs us to identify substantive issues with the project if we're going to submit a written objection. Are there any criteria that define what "substantive issues" are? In other words, are there issues that are of greater concern to the County than others, and are these guidelines published somewhere?
2. The notice wasn't clear about whether there is a hearing on April 17 where the project will be discussed. If so, when and where will the hearing be held?
3. The project description says that it's for demolition of an existing single-family dwelling, but we can't find any information about what is proposed to replace the existing dwelling. Have any plans been submitted that will enable us to understand what the next step of the project will be?
4. In a related vein, looking online, we see that several documents have been required as part of the application process so far. Are any of those documents publicly available? Of course, we'd prefer electronically available documents, but we're also willing to come to the County offices to review documents that are only available there.

We appreciate your time to respond to these questions as we consider how best to voice our concerns about the proposed project. We'll look forward to hearing from you at your earliest convenience.

Sincerely,
Tom O'Brien & Natalie Nielsen
24434 San Juan Rd.
Carmel, CA 93923

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