

Monterey Bay Engineers, Inc.

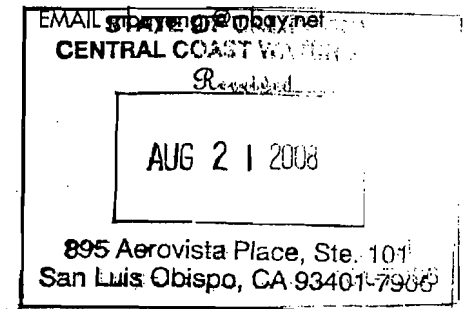
CIVIL ENGINEERING
LAND SURVEYING
SUBDIVISIONS

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STEVE C. WILSON, RCE 25,136, PLS 5,207
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August 18, 2008

Mr. Matthew Keeling, PE
California Regional Water Quality Control Board
895 Aerovista Place, Suite 101
San Luis Obispo, CA 93401-7906



Re: Proposed Resolution Nos. R3-208-0060 and R3-208-0061
192 and 194 San Remo Road, Carmel Highlands, CA
Monterey County PLN 060251, Combined Development Permit Application
Monterey County PLN 040050, Combined Development & Lot Line Adjustment
Current Monterey County Assessor Parcels 243-181-005 and 243-181-006

Dear Mr. Keeling:

We have been contacted by Dr. & Mrs. Russell Hoxie, owners and residents of 193 San Remo Road, one of the properties immediately adjacent to the proposed development, to review the latest application and development plans. There is major concern on behalf of the adjacent property owners that the density of development, should these applications be approved, will result in the highest density to be found anywhere in Carmel Highlands, although the overriding consideration must be the ability of these sites to adequately support the sewage disposal systems. As you may know, an application was filed with Monterey County (PLN 040050) for a Lot Line Adjustment and for the construction of a new residence on Assessor Parcel 243-181-006. The county's approval of the Lot Line Adjustment portion of that permit was appealed to the Coastal Commission, and that appeal was upheld.

Another application (PLN 060251) was filed with the County of Monterey for a proposed house and the identical lot line adjustment on what is known as Assessor Parcel 243-181-005. That application was tabled on December 12, 2007. We note that the site plans submitted with the applications for the advanced treatment systems show a property line between the two subject properties that does not exist. The actual property line dividing Assessor Parcels 243-181-005 and 243-181-006 roughly bisects the proposed house on parcel -005, therefore, the application for parcel -005 actually proposes a new house on both existing parcels. Only for the purposes of parcel identity, and to be consistent with the plans submitted, are we using the current assessor's designations that the applicant is proposing. Should the lot line adjustment application be approved and implemented, there will be new assessor's numbers for these properties.

Item No. 27 Attachment No. 6
WDR Moeller Residence
192 San Remo Rd.
R3-2008-0060
December 4-5 2008 Meeting

There are some pertinent issues that must be addressed with the current applications:

- Without the approval of a lot line adjustment, there is only one parcel of the two that is possibly capable of providing a septic system given the requirements for setbacks from a water course and from slopes exceeding 30 percent, and that is *existing* parcel -006. It must be noted that almost the entirety of *existing* Assessor Parcel 243-181-005 is in excess of 30 percent slope and is also within 100 feet of the existing creek. The proposed conditions of approval should make it clear that the approval would only be applicable if the property boundaries are actually adjusted. With the current parcel configuration, no septic system is possible on the *existing* parcel -005.
- Even with the approval of an advanced treatment system, we understand the minimum required setbacks from the leach fields to downhill slopes exceeding 30 percent, and to downhill cuts intercepting the permeable soil strata is a minimum of 50 feet. The plans for the proposed leach fields for parcel -006 show setbacks of approximately 10 feet to a 6-foot tall retaining wall (cut condition) and to the top of a cut slope. This can be verified by looking at the contours and proposed floor elevations. The plans for parcel -005 also do not contain the required minimum downhill setbacks from the proposed leach fields. Although the plans for parcel -005 are not as detailed, each of the proposed structures must be cut significantly into the natural terrain, and are also within a short distance from the proposed leach fields. It would seem reasonable for your agency to request additional, pertinent information from the applicant prior to considering approval of this application.
- The plans for parcel -005 show a portion of a private road easement along the southerly boundary as "San Remo Road". We note that San Remo Road is actually nearly 400 feet southerly of this boundary line, and that San Remo Road is only accessible via a private road easement over two of the adjoining properties (the lands of Whitney and Hoxie). This property does not have frontage on San Remo Road as the plans would imply.
- The plans for parcel -006 show a fill slope immediately uphill of the proposed leach fields. The plans for parcel -005 show a proposed access easement and proposed driveway over this same area. Given the foregoing, there is a significant conflict between the leach fields proposed for parcel -006 and the driveway for parcel -005. This will result in either a fill slope burying significant portions the leach fields, or a retaining wall footing practically over the leach fields. Either condition is highly undesirable, and may compromise the leach fields.

Given the facts cited above, we expect the California Regional Water Quality Control Board will carefully consider the implications of approving an application where the leach fields conflict with grading and structures, and where the leach fields do not conform to the customary setback standards. The approval of setback variances from the leach fields will establish a precedent that may prove to be very useful for the development of other properties in the Carmel Highlands area.

Enclosed is a copy of the current Monterey County Assessor's map showing the configuration of the existing parcels. While it may be more efficient from your agency's viewpoint to approve both

of these parcels simultaneously, you must recognize that the parcel boundaries (and hence the setbacks and entire site plan) are based on a boundary configuration that does not exist, and may never be approved. It would seem most reasonable for the applicant to pursue the approval of an advanced wastewater system only after the basic parameters of the site are factual.

Please contact me if you have any questions or need additional information.

Sincerely yours,



Steve C. Wilson
Civil Engineer & Land Surveyor



Enclosure: Copy of Assessor's Map Book 243, Page 18

cc: Dr. & Mrs. Russell Hoxie

LOTA of SUB. 3
of 2
CARMEL HIGHLANDS

241-29

SAN REMO RD.

STATE HWY No. 1 TO CARMEL

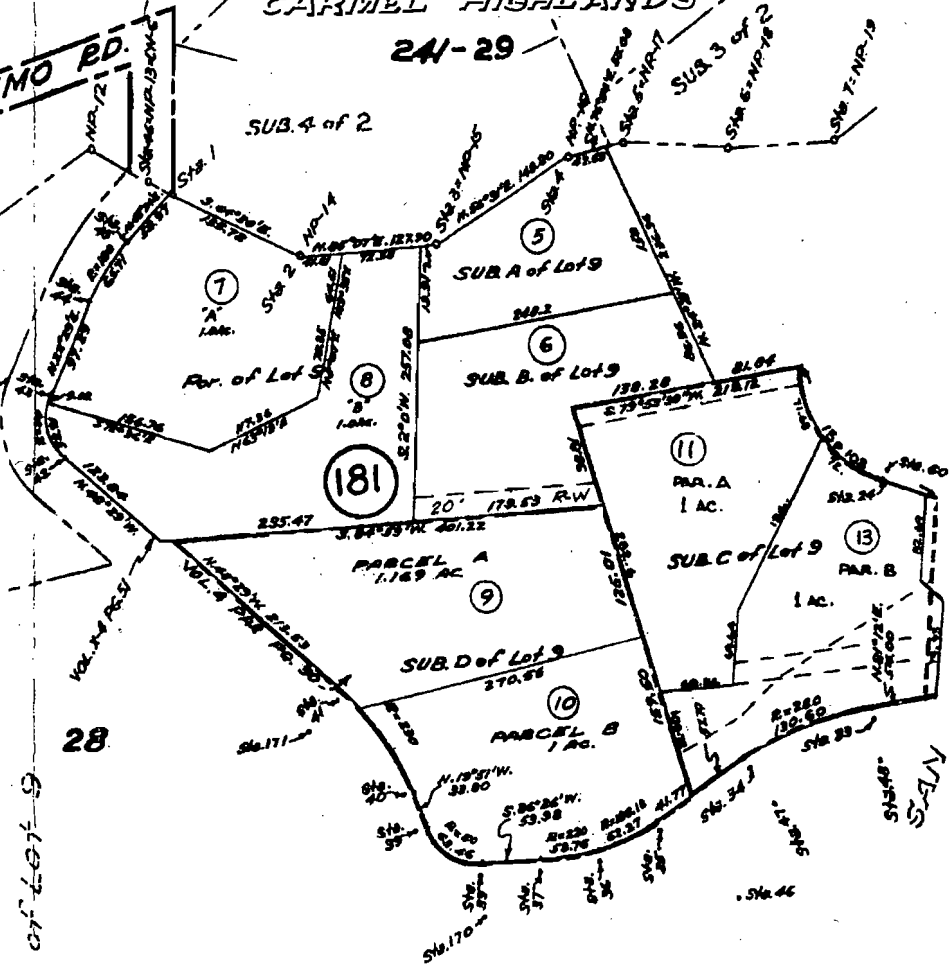
241-29



SCALE: 1 in. = 100 ft.

PAR. of Lot 9

28



SUBD.

19

REMO

Sub 22
Sub 23
Sub 24
Sub 25
Sub 26
Sub 27
Sub 28
Sub 29
Sub 30
Sub 31
Sub 32
Sub 33
Sub 34
Sub 35
Sub 36
Sub 37
Sub 38
Sub 39
Sub 40

19

Re. SAN JOSE Y SUB CHIQUITO
SUBS. A, B, C & D of LOT 9 of 2 AC. Par.
of Lot 9 in SAN REMO SUBD.

ATTN:
MATT KEELING