

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> February 11, 2010	<b>Time:</b> 1:30 P.M	<b>Agenda Item No.:</b> 5
<b>Project Description:</b> Amendment (PLN090369) to the Combined Development Permit (PLN090231) consisting of: 1) Coastal Administrative Permit to allow the partial demolition and major remodel of an existing 4,481 square foot one-story single family dwelling that includes a 489 square foot addition and reconfiguration of the kitchen and entry area resulting in a 4,970 square foot one-story single family dwelling and associated grading (less than 100 cubic yards); 2) Coastal Development Permit to allow a new 440 square foot second story exercise room above the garage, 3) a Coastal Development Permit to allow the removal of one 48-inch oak tree; 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) a Variance to exceed the 4,000 square foot impervious coverage limitation in the Pescadero watershed area by 3,234 square feet, for a total impervious surface area of 7,234 square feet (a reduction of 2,971 square feet of impervious surface area from the existing impervious surface area of 10,205 square feet); and 6) Design approval. The property is located at 1476 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-455-007-000), Del Monte Forest Land Use Plan.		
<b>Project Location:</b> 1476 Cypress Drive, Pebble Beach		<b>APN:</b> 008-455-007-000
<b>Planning File Number:</b> PLN090369		<b>Owner:</b> PB Cypress, LLC <b>Agent:</b> Stocker & Allaire
<b>Planning Area:</b> Del Monte Forest Land Use Plan		<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> "LDR/1.5 (CZ) [Low Density Residential, 2.5 acres per unit (Coastal Zone)]		
<b>CEQA Action:</b> Consider the Adopted Mitigated Negative Declaration and Addendum		
<b>Department:</b> RMA - Planning Department		

### RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Consider the Adopted Mitigated Negative Declaration and Addendum
- 2) Approve PLN090369, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**):

### PROJECT OVERVIEW:

The subject parcel is located at 1476 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-455-007-000), Del Monte Forest Land Use Plan. The property is zoned Low Density Residential, 1.5 acres per unit, Coastal Zone [LDR/1.5(CZ)].

The project includes and amendment to a Combined Development Permit to allow a new 440 square foot second story and the reconfiguration of the kitchen and entry area. Pursuant to Section 20.70.105.B of the Monterey County Zoning Ordinance (Title 20), an amendment to the Combined Development Permit may be allowed. If the amendment is not minor or trivial in nature, or has the potential to cause impacts not already addressed in the original permit, the amendment shall be brought before the original decision making body of the original permit.

The original Combined Development Permit (PLN070607) did not include a second story or excavation in the southwest portion of the lot. Therefore, it was determined that a Minor and Trivial Amendment is not appropriate and the Amendment shall be approved by the Zoning Administrator.

A Mitigated Negative Declaration (MND) was adopted for the Combined Development Permit. However, the proposed Amendment includes a new second story and excavation on the project site which was not analyzed within MND. Therefore, an Addendum to the MND was prepared for the project pursuant to Section 15164 of the CEQA Guidelines.

**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

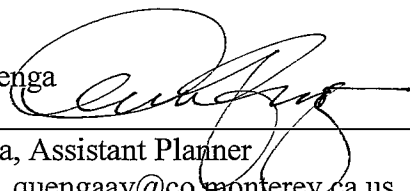
- ✓ RMA - Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ Pebble Beach Community Services District
- ✓ California Coastal Commission

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by the Pebble Beach Community Services District and the Water Resources Agency have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit C**).

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on January 7, 2010. The LUAC unanimously recommended approval of the project without any comments or additional recommendations to the Zoning Administrator.


Note: The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

/S/ Anna V. Quenga

  
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Anna V. Quenga, Assistant Planner  
(831) 755-5175, [quengaav@co.monterey.ca.us](mailto:quengaav@co.monterey.ca.us)  
February 2, 2010

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District; Public Works Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Anna V. Quenga, Project Planner; Carol Allen, Senior Secretary; PB Cypress, LLC, Owner; Stoker & Allaire, Agent; Planning File PLN090369.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including:
		1. Conditions of Approval and Mitigation Monitoring and Reporting Program
		2. Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map
	Exhibit D	Vicinity Map
	Exhibit E	Del Monte Forest Land Use Advisory Committee Minutes
	Exhibit F	Mitigated Negative Declaration and Addendum

This report was reviewed by Laura Lawrence  Planning Services Manager.

## **EXHIBIT B**

### **PROJECT DISCUSSION**

#### **BACKGROUND**

On November 13, 2008, the Monterey County Zoning Administrator approved a Combined Development Permit (PLN070607) which consisted of: 1) a Coastal Development Permit to allow the demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling including an attached garage and a 936 square foot basement with approximately 550 cubic yards cut and 420 cubic yards fill; 2) a Coastal Development Permit to allow the removal of one 48-inch oak tree; 3) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 4) Variance to exceed to the 4,000 square foot impervious coverage limitation in the Pescadero watershed area by 4,424 square feet, for a total impervious surface area of 8,424 square feet (reduced by 1,781 square feet from 10,205 square feet of existing impervious surfaces); and 5) Design Approval.

Subsequently, On October 19, 2009, the Monterey County RMA-Director of Planning approved a Minor and Trivial Amendment (PLN090231) to the Combined Development Permit (PLN070607). The Minor and Trivial Amendment reduced the overall size of the project and allowed a partial demolition, major remodel, and a 489 square foot addition, which resulted in a 4,970 square foot single family dwelling. The amendment, as the original Combined Development Permit, also included a Coastal Development Permit to allow the removal of a 48-inch oak tree, a Coastal Development Permit to allow development within 750 feet of a known archaeological resource, a variance to exceed the 4,000 square foot impervious surface limitation in the Pescadero watershed by 3,234, for a total impervious surface are of 7,234 square feet (reduced by 2,971 square feet from 10,205 square feet of existing impervious surfaces); and Design Approval.

#### **PROJECT**

The applicant now proposes to amend the project to include a new 440 square foot second story exercise room and the reconfiguration of the approved floor plan at the kitchen and entry area. The proposed 48-inch oak tree has been removed. However, the amendment includes a Coastal Development Permit to allow development within 750 feet of a known archaeological resource, a Variance to exceed the 4,000 square foot impervious surface limitation in the Pescadero watershed by 3,234, for a total impervious surface are of 7,234 square feet (reduced by 2,971 square feet from 10,205 square feet of existing impervious surfaces); and Design Approval.

#### **CEQA**

The proposed Amendment includes a new second story which was not analyzed within the Mitigated Negative Declaration (MND) that was considered and adopted by the Zoning Administrator prior to approval of the Combined Development Permit (PLN070607). It also includes further excavation on the project site which is within close proximity to a known archaeological resource. However, additional mitigations were not identified nor no new information provided which requires the preparation of a subsequent MND. Therefore, staff recommends the Zoning Administrator consider the previously adopted MND and Addendum pursuant to Section 15164 of the CEQA Guidelines.

**EXHIBIT C**  
**DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the  
County of Monterey, State of California**

In the matter of the application of:

**PB Cypress, LLC (PLN090369)**

**RESOLUTION NO. [REDACTED]**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Consider the Adopted Mitigated Negative Declaration and Addendum; and
- 2) Approving This Amendment (PLN090369) to the Combined Development Permit (PLN090231) consisting of: 1) Coastal Administrative Permit to allow the partial demolition and major remodel of an existing 4,481 square foot one-story single family dwelling that includes a 489 square foot addition and reconfiguration of the kitchen and entry area resulting in a 4,970 square foot one-story single family dwelling and associated grading (less than 100 cubic yards); 2) Coastal Development Permit to allow a new 440 square foot second story exercise room above the garage, 3) a Coastal Development Permit to allow the removal of one 48-inch oak tree; 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) a Variance to exceed the 4,000 square foot impervious coverage limitation in the Pescadero watershed area by 3,234 square feet, for a total impervious surface area of 7,234 square feet (a reduction of 2,971 square feet of impervious surface area from the existing impervious surface area of 10,205 square feet); and 6) Design approval.

(PLN090369, PB Cypress, LLC, 1476 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-455-007-000))

**The Amendment application (PLN090369) came on for public hearing before the Monterey County Zoning Administrator on February 11, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the Monterey County General Plan,
- Del Monte Forest Land Use Plan,
- Del Monte Forest Coastal Implementation Plan, Part 5
- Monterey County Zoning Ordinance (Title 20 )

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 1476 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-455-007-000), Del Monte Forest Land Use Plan. The parcel is zoned LDR/1.5 (CZ) [Low Density Residential, 2.5 acres per unit (Coastal Zone)], which allows amendments to existing Coastal Development Permits. The proposed project consists of an amendment to a Combined Development Permit to add a new second story and the reconfiguration of a portion of the floor plan for a single family dwelling. Therefore, the project is an allowed land use for this site.
- c) On November 13, 2008, the Monterey County Zoning Administrator approved a Combined Development Permit (PLN070607) consisting of 1) a Coastal Development Permit to allow the demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling including an attached garage and a 936 square foot basement with approximately 550 cubic yards cut and 420 cubic yards fill; 2) a Coastal Development Permit to allow the removal of one 48-inch oak tree; 3) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 4) a Variance to exceed to the 4,000 square foot impervious coverage limitation in the Pescadero watershed area by 4,424 square feet, for a total impervious surface area of 8,424 square feet (reduced by 1,781 square feet from 10,205 square feet of existing impervious surfaces); and 5) Design Approval.
- d) On October 19, 2009, the Monterey County RMA-Director of Planning approved a Minor and Trivial Amendment (PLN090231) to the Combined Development Permit (PLN070607). The Minor and Trivial Amendment included a reduction of the overall project and allowed a partial demolition and major remodel of the 4,481 square foot single family dwelling, a 489 square foot addition which resulted in a 4,970 square foot single family dwelling. The amendment also included a Coastal Development Permit to allow the removal of a 48-inch oak tree, a Coastal Development Permit to allow development within 750 feet of a known archaeological resource, a Variance to exceed the 4,000 square foot impervious surface limitation in the Pescadero watershed by 3,234 for a total impervious surface are of 7,234 square feet (a reduction of 2,971 square feet of impervious surface area from the existing impervious surface area of 10,205 square feet), and Design Approval.
- e) On November 30, 2009, the applicant filed an application for an amendment to the approved project (PLN090231). The amendment requests to add a new 440 square foot second story and the

- reconfiguration of the floor plan at the kitchen and entry area.
- f) The property is located within the Pescadero watershed which limits the amount of structural coverage to 5,000 square feet and impervious surface coverage to 4,000 square feet. The amendment does not include an expansion of impervious surfaces; the proposed second story will be above the existing garage and the proposed reconfiguration will not add any square footage to the first story. Therefore, the project will not create an additional impact to the watershed.
  - g) The original project (PLN070607) and Minor and Trivial Amendment (PLN090231) included approval for the removal of a 48-inch oak tree and the tree has been removed. However, submittal of proof of replanting has not occurred and therefore is carried over as a condition of approval prior to the final of building permits (see Condition No. 18).
  - h) The project planner conducted a site inspection on November 13, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
  - i) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on January 7, 2010. The LUAC unanimously recommended approval of the project without any comments or additional recommendations to the Zoning Administrator.
  - j) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090369.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Staff identified potential impacts to Archaeological Resources. The technical reports by an outside consultant recommended mitigations measures prior to construction (see Finding No. 5) but indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
    - *"Preliminary Archaeological Reconnaissance" (LIB080141) prepared by Archaeological Consulting, Salinas, CA, October 9, 2007).*
    - *"Archaeological Testing Results" (LIB080142) prepared by Archaeological Consulting, Salinas, CA, February 22, 2008).*
  - c) Staff conducted a site inspection on November 13, 2009 to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File

3. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by Pebble Beach Community Services District, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities are available. Cal Am is the water purveyor and Pebble Beach Community Services District is the sewer purveyor for the single family dwelling. The proposed amendment will not affect either service.
  - c) Preceding findings and supporting evidence for PLN090369.

4. **FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on November 13, 2009 and researched County records to assess if any violation exists on the subject property.
  - c) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090369.

5. **FINDING: CEQA (Addendum):** An Addendum to a previously adopted Mitigated Negative Declaration (MND) was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

- EVIDENCE:**
- a) An MND for the Combined Development Permit (PB Cypress, LLC) was prepared and certified by the Zoning Administrator on November 13, 2008 (Resolution 070607)
  - b) An Addendum to the original Combined Development Permit (PB Cypress, LLC PLN070607) project MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
  - c) The Addendum attached as **Exhibit F** to the February 11, 2010, Staff Report to the Zoning Administrator reflects the County's independent judgment and analysis.
  - d) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior MND. The proposed project is an amendment to a

previously approved project and does not require changes to mitigations nor does it require further mitigation for the project proposed. The reconfiguration of the floor plan at the southwest portion on the property was not included within the original environmental analysis. However, the MND required archaeological monitoring during all construction which could potentially alter the soil within the boundaries of the archaeological site as mitigation. The proposed construction for the reconfiguration will not require further mitigation. The MND identified that the original Combined Development Permit will have a less than significant impact on aesthetics. The proposed 440 square foot new second story will not further impact the aesthetic resources and will not require mitigation. Existing vegetation on the property will provide natural screening and the surrounding residences are of similar scale, allowing the project to blend in with the character of the neighborhood. In addition, the proposed project will be under the required height limit of 30 feet.

- e) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the MND was adopted. No additional reports were required nor did the application contain new information of substantial importance.

5. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4c of the Monterey County Coastal Implementation Plan can be demonstrated.
  - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 15 the Recreational Facilities Map and Figure 16, the Shoreline Access Map in the Del Monte Forest Land Use Plan).
  - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090369.
  - e) The project planner conducted a site inspection on November 13, 2009.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance (Board of Supervisors).
  - b) Section 20.86.080 of the Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by to the California Coastal Commission because the approval is subject to conditional uses.

### DECISION



**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Consider the Adopted Mitigated Negative Declaration and Addendum; and
- B. Approve the Amendment (PLN090369) to the Combined Development Permit (PLN090231) consisting of: 1) Coastal Administrative Permit to allow the partial demolition and major remodel of an existing 4,481 square foot one-story single family dwelling that includes a 489 square foot addition and reconfiguration of the kitchen and entry area resulting in a 4,970 square foot one-story single family dwelling and associated grading (less than 100 cubic yards); 2) Coastal Development Permit to allow a new 440 square foot second story exercise room above the garage, 3) a Coastal Development Permit to allow the removal of one 48-inch oak tree; 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) a Variance to exceed the 4,000 square foot impervious coverage limitation in the Pescadero watershed area by 3,234 square feet, for a total impervious surface area of 7,234 square feet (a reduction of 2,971 square feet of impervious surface area from the existing impervious surface area of 10,205 square feet); and 6) Design approval; in general conformance with the attached sketch **(Exhibit 2)** and subject to the conditions **(Exhibit 1)**, both exhibits being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of February, 2010 by:

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Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

- 1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

**RESOLUTION ### - EXHIBIT 1**  
**Monterey County Resource Management Agency**  
**Planning Department**  
**Condition Compliance and/or Mitigation Monitoring**  
**Reporting Plan**

**Project Name:** PB Cypress, LLC

**File No:** PLN090369

**APNs:** 008-455-007-000

**Approved by:** Zoning Administrator

**Date:** February 11, 2010

*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
<b>RMA – Planning Department</b>						
1.		<b>PD001 - SPECIFIC USES ONLY</b> This Amendment (PLN090369) to the Combined Development Permit (PLN090231) consisting of: 1) Coastal Administrative Permit to allow the partial demolition and major remodel of an existing 4,481 square foot one-story single family dwelling that includes a 489 square foot addition and reconfiguration of the kitchen and entry area resulting in a 4,970 square foot one-story single family dwelling and associated grading (less than 100 cubic yards); 2) Coastal Development Permit to allow a new 440 square foot second story exercise room above the garage, 3) a Coastal Development Permit to allow the removal of one 48-inch oak tree; 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) a Variance to exceed the 4,000 square foot impervious coverage limitation in the Pescadero watershed area by 3,234 square feet, for a total impervious surface area of 7,234 square feet (a reduction of 2,971 square feet of impervious surface area from the existing impervious surface area of 10,205	Adhere to conditions and uses specified in the permit.  Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.  To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.	Owner/ Applicant  RMA - Planning  WRA  RMA - Planning	Ongoing unless otherwise stated	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		square feet); and 6) Design approval. The property is located at 1476 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-455-007-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <b>(RMA-Planning Department)</b>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the <b>Zoning Administrator</b> for Assessor's Parcel Number 008-455-007-000 on February 11, 2010. The permit was granted subject to 32 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." <b>(RMA-Planning Department)</b>	Obtain appropriate form from the RMA-Planning Department.  The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant  RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		<b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a time period of 3 years, to expire on February 11, 2013 unless use of the property or actual construction has begun within this period. <b>(RMA – Planning Department)</b>	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
Pebble Beach Community Services District						

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
4.		<b>FIRE016 - SETBACKS</b> All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. <b>(Pebble Beach Community Services District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
5.		<b>FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING)</b> Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. <b>(Pebble Beach Community Services District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
6.		<b>FIRE030 – FIRE ALARM SYSTEM (NON-STANDARD)</b> All buildings and structures shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. The system will be addressable by zones. A fully automatic alarm system will be installed in lieu of a single station alarm system. <b>(Pebble Beach Community Services District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
Conditions Carried over from PLN090231						
7.	5	<b>PD003(B) – CULTURAL RESOURCES – POSITIVE ARCHAEOLOGICAL REPORT</b> If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken: There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and If the coroner determines the remains to be Native American: <ul style="list-style-type: none"> <li>- The coroner shall contact the Native American                Heritage Commission and the RMA – Planning                Department within 24 hours.</li> <li>- The Native American Heritage Commission shall                identify the person or persons from a recognized local                tribe of the Esselen, Salinan, Costonoans/ Ohlone and                Chumash tribal groups, as appropriate, to be the most                likely descendent.</li> <li>- The most likely descendent may make                recommendations to the landowner or the person                responsible for the excavation work, for means of                treating or disposing of, with appropriate dignity, the                human remains and any associated grave goods as                provided in Public Resources Code Section 5097.9                and 5097.993, or</li> <li>- Where the following conditions occur, the landowner                or his authorized representatives shall rebury the                Native American human remains and associated grave</li> </ul>	The applicant shall submit the contracts with a Registered Professional Archeologist and a Registered Professional Anthropologist to the Director of the RMA – Planning Department for approval.	Owner/ Applicant per archaeolo- gist or anthropol- ogist	Prior to the issuance of grading or building permits.	
			The requirements of this condition shall be included as a note on all grading and building plans, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final map.	Owner/ Applicant	Prior to the issuance of grading or building permits	

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		<p>goods with appropriate dignity on the property</p> <p>in a location not subject to further subsurface disturbance:</p> <ol style="list-style-type: none"> <li>1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.</li> <li>2. The descendent identified fails to make a recommendation; or</li> <li>3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.</li> </ol> <p>(RMA - Planning Department)</p>				
8.		<p><b>PD004 - INDEMNIFICATION AGREEMENT</b></p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	<p>CLEAR E D</p> <p>Ind. Agreement was Recorded on June 4, 2009</p> <p>Doc. # 2009034844</p>

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		under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. <b>(RMA - Planning Department)</b>				
9.		<b>PD005 - FISH AND GAME FEE-NEG DEC/EIR</b> Pursuant to the State Public Resources Code § 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. <b>(RMA - Planning Department)</b>	The applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.	Owner/ Applicant	Within 5 working days of project approval.	CLEAR D Filed on Dec. 18, 2008 Document # 2008-0167  Fees paid On Dec. 18, 2008



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			If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.	Owner/ Applicant	Prior to the recordation of the final map, the start of use or the issuance of building or grading permits	
10.		<b>PD006 - MITIGATION MONITORING PROGRAM</b> The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. <b>(RMA - Planning Department)</b>	1) Enter into agreement with the County to implement a Mitigation Monitoring Program.  2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first.	
11.		<b>PD007 - GRADING-WINTER RESTRICTION</b> No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. <b>(RMA - Planning Department and Building Services Department)</b>	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
12.		<b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b> The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building	

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		Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. <b>(RMA - Planning Department and RMA - Building Services Department)</b>			permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
13.	2	<b>PD011 – TREE AND ROOT PROTECTION</b> Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. <b>(RMA - Planning Department)</b>	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construc- tion	
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	

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14.		<b>PD014(B) – LIGHTING – EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT/ RIDGELINE DEVELOPMENT)</b> All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b>	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
15.		<b>PD016 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical report prepared by Tharp & Associates, Inc, dated February 2008 (Library Number LIB080144), Biological report prepared by Vern Yadon, dated October 8, 2007 (Library Number LIB080143), and Forest Management Plan prepared by Maureen Hamb, dated February 8, 2008 (Library Number LIB080147), have been prepared for this parcel and are on record in the Monterey County RMA - Planning Department. All development shall be in accordance with these reports." <b>(RMA – Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	

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16.		<b>PD043 – GRADING PERMITS REQUIRED</b> A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. <b>(RMA – Planning Department and Building Services Department)</b>	If applicable, apply and receive the appropriate grading permit from Monterey County RMA – Building Services Department.	Owner/ Applicant/ Engineer	Prior to the issuance of grading or building permits	
17.	6	<b>PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439)</b> In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards: 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. All Air District standards shall be enforced by the Air District. <b>(RMA – Planning Department)</b>	Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.	Contractor/ Owner/ Applicant	Prior to the issuance of a demolition permit	CLEARE D  Demo Permit applied for  BP091218
			Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.	Contractor /Owner/ Applicant/ Air District	During demolition	

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18.	1	<p><b>PDSP001 – TREE REPLACEMENT (NON-STANDARD)</b></p> <p>The coast live oak tree that would be removed as a result of the project shall be replaced at a minimum 2:1 ratio. Replacement plantings shall be from locally-collected coast live oak seed stock and shall be shown on landscaping plans. A landscape contractor shall be retained to monitor the acquisition and installation of all coast live oak trees to be replaced on the property.</p> <p><b>(RMA – Planning Department)</b></p>	Prior to final building or grading inspection, the coast live oak tree shall be replaced at a minimum 2:1 ratio. The landscape contractor shall monitor the acquisition and installation of replacement trees. The applicant shall submit proof of replacement plantings (e.g. photos of replacement trees in place) to the Monterey County RMA – Planning Department.	Owner/ Applicant/ Landscape Contractor	Prior to final building or grading inspection	
19.	3	<p><b>PDSP002 – PRECONSTRUCTION SURVEY FOR NESTING BIRDS (NON-STANDARD)</b></p> <p>The following mitigation is required in order minimize potentially adverse impacts to native resident special status nesting avian species:</p> <ul style="list-style-type: none"> <li>• A pre-construction survey for special status nesting avian species (and other species protected under the Migratory Bird Act) shall be conducted by a qualified biologist at least two weeks prior to tree removal or initiation of construction activities that occur during the nesting/breeding season of native bird species (March 1 through August 15).</li> <li>• If nesting birds are not found, no further action would be necessary.</li> </ul> <p>If a nesting bird or an active nest is found, construction within 200 feet of the nest site, or an appropriate construction buffer established in consultation with the CDFG, should be postponed until after the bird has fledged (or the nest appears to be inactive).</p> <p><b>(RMA – Planning Department)</b></p>	At least two weeks prior to tree removal or initiation of construction activities that occur during the nesting/breeding season of native bird species (March 1 through August 15), a qualified biologist shall be retained to conduct nesting bird surveys and establish adequate protection fencing limits if necessary. Proof and results of the survey shall be submitted to the RMA – Planning Department for review and approval.	Owner/ Applicant/ Biologist	At least two weeks prior to tree removal or construc- tion activities and as stated in the condition.	
20.	4	<p><b>PDSP003 – NATIVE LANDSCAPING (NON-STANDARD)</b></p> <p>A Landscape Plan shall be prepared for the proposed</p>	The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be	Owner/ Applicant/ Licensed	Prior to issuance of Building	

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		<p>project which eliminates the large expanses of the watered lawn and includes native coastal bluff vegetation along the ocean frontage. The maximum amount of lawn area is 20% of the planted area with a maximum of 1,500 square feet. The Landscape Plan shall also include the proposed tree replacement planting locations and removal of the following invasive species currently located on the property: blackwood acacias (<i>Acacia melanoxylon</i>), yellow wattle acacias (<i>Acacia longifolia</i>), ice plant (<i>Carpobrotus edulis</i>), and kikuyu grass (<i>Pennisetum clandestinum</i>).</p> <p><b>(RMA – Planning Department)</b></p>	submitted to the Director of the RMA - Planning Department. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan.	Landscape Contractor/ Licensed Landscape Architect	Permits	
			Prior to occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to occupancy	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	On-going	
21.	7	<p><b>PDSP004 – LEAD PAINT DISPOSAL (NON-STANDARD)</b></p> <p>If, during demolition of the existing on-site residence, paint is separated from the building material (e.g. chemically or physically), the paint waste shall be evaluated independently from the building material by a qualified hazardous materials inspector to determine its proper management. All hazardous materials shall be handled and</p>	Should paint be separated from building materials during demolition, the applicant shall retain a qualified hazardous materials inspector to determine its proper management.	Owner/ Applicant/ Contractor	Prior to removal and disposal of materials containing lead based paints.	

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		disposed in accordance with local, state and federal regulations. According to the Department of Toxic Substances Control (DTSC), if paint is not removed from the building material during demolition (and is not chipping or peeling), the material can be disposed of as construction debris (a non-hazardous waste). The landfill operator shall be contacted prior to disposal of building material debris to determine any specific requirements the landfill may have regarding the disposal of lead-based paint materials. The disposal of demolition debris shall comply with any such requirements. <b>(RMA – Planning Department and Environmental Health Division)</b>	Evidence demonstrating compliance with this condition shall be submitted to the Director of Planning and the Director of Environmental Health for review and approval prior to final building inspection (demolition permit)	Owner/ Applicant/ Contractor/ Hazardous materials inspector	Prior to final inspection of the demolition permit	
22.		<b>PDSP005 – MAINTAINENCE EASEMENT (NON-STANDARD)</b> A maintenance easement shall be conveyed to the subject property (APN: 008-455-007-000) over those portions of the property where improvements such as the driveway encroach on the neighboring property (APN: 008-455-008-000). The easement shall correspond with the approved plans (PLN070607). An easement deed shall be submitted to, reviewed and approved by, the Director of the RMA - Planning Department prior to issuance of grading and building permits. <b>(RMA – Planning Department)</b>	Submit the maintenance easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Certified Professiona l	Prior to issuance of grading and building permits	
			Record the deed and map showing the approved maintenance easement. Submit a copy of the recorded deed and map to the RMA – Planning Department.	Owner/ Applicant	Prior to final building or grading inspection or commence -ment use	



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23.		<b>WR1 - DRAINAGE PLAN</b> The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
24.		<b>WR40 - WATER CONSERVATION MEASURES</b> The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
25.		<b>WR43 - WATER AVAILABILITY CERTIFICATION</b> The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. <b>(Water Resources Agency)</b>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
26.		<b>FIRE007 - DRIVEWAYS</b> Driveways shall not be less than 12 feet wide unobstructed,	Applicant shall incorporate specification into design and enumerate as "Fire Dept.	Applicant or owner	Prior to issuance of	



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		with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. <b>(Pebble Beach Community Services District)</b>	Notes” on plans.		grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
27.		<b>FIRE008 - GATES</b> All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. <b>(Pebble Beach Community Services District)</b>	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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28.		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(Pebble Beach Community Services District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

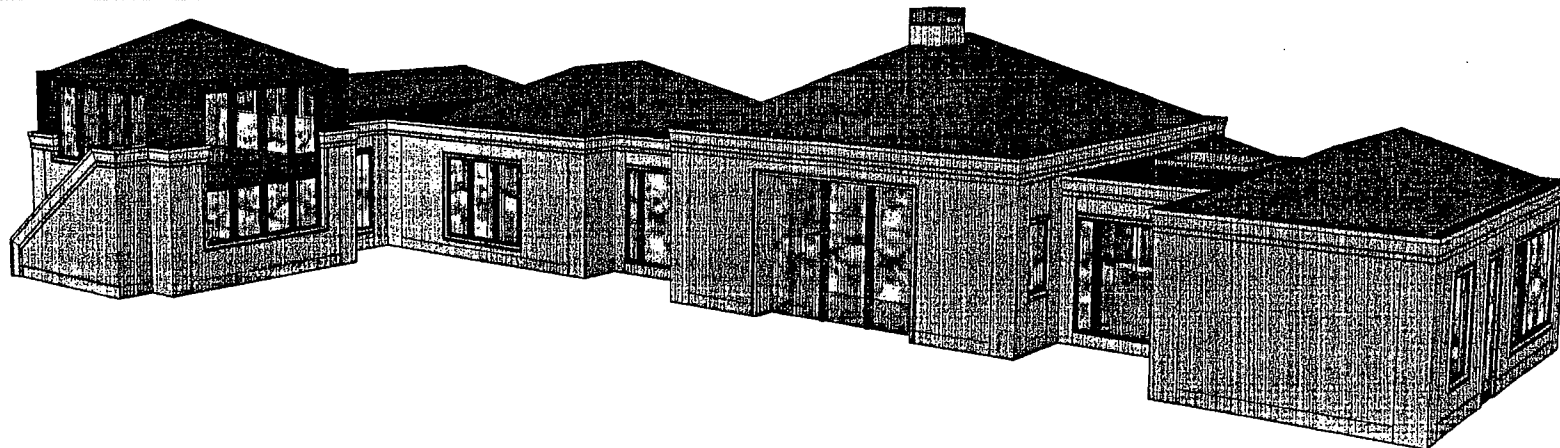
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
29.		<b>FIRE015 - FIRE HYDRANTS/FIRE VALVES</b> A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. <b>(Pebble Beach Community Services District)</b>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
30.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(Pebble Beach Community Services District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
31.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(Pebble Beach Community Services District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	

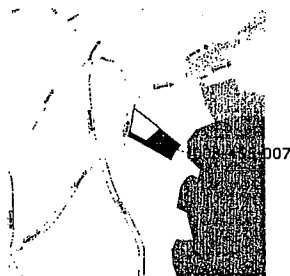
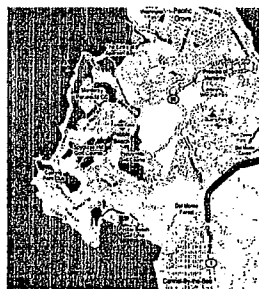
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
32.		<b>FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD &amp; PEBBLE BEACH CSD)</b> All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. <b>(Pebble Beach Community Services District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

# **END OF CONDITIONS**

Rev. 11/21/2009



## VICINITY MAPS



## CONSULTANTS

### CONTRACTOR

STOCKER & ALLAIRE, INC.  
21 B MANDEVILLE COURT  
MONTEREY, CALIFORNIA 93940  
TEL: (831) 375-1890  
FAX: (831) 375-1480  
[dstocker@stockerallaire.com](mailto:dstocker@stockerallaire.com)

### LANDSCAPE ARCHITECT

BERNARD TRAINER & ASSOCIATES  
171 CENTRAL AVENUE  
PACIFIC GROVE, CALIFORNIA 93950  
TEL: (831) 655-1414  
FAX: (831) 655-3482  
[bernard@bernardtrainer.com](mailto:bernard@bernardtrainer.com)

### SOILS ENGINEER

HARO, KASUNICH AND ASSOCIATES  
118 EAST LAKE AVENUE  
WATSONVILLE, CALIFORNIA 95076  
TEL: (831) 722-4175  
FAX: (831) 722-3202

### ARBORIST

MAUREEN HAMB  
848 ALMAR AVENUE SUITE C #319  
SANTA CRUZ, CALIFORNIA 95060  
TEL: (831) 420-1287  
FAX: (831) 420-1251  
[maureenah@shc-usdga.net](mailto:maureenah@shc-usdga.net)

## SHEET INDEX

1	COVER SHEET
2	OMITTED
3	PROPOSED SITE PLAN
4	APPROVED FLOOR PLAN AND STRUCTURAL COVERAGE
5	PROPOSED FLOOR PLAN DIMENSIONED AND STRUCTURAL COVERAGE
6	PROPOSED FLOOR PLAN 1/4"
7	EXTERIOR ELEVATIONS
8	EXTERIOR ELEVATIONS
9	ROOF PLAN

## PROJECT DATA

AP#	008-455-007
PROJECT LOCATION	1476 CYPRESS DRIVE PEBBLE BEACH, CA 93953
OWNER	MARGE AND JERRY BURNETT 1476 CYPRESS DRIVE PEBBLE BEACH, CA 93953
ZONING	LDR / 1.5
LOT SIZE	51,348 SQ FT ( 1.18 ACRE )
MAXIMUM BUILDING COVERAGE	5,000 SQ FT
MAXIMUM IMPERVIOUS COVERAGE	4,000 SQ FT
MAXIMUM FLOOR AREA RATIO	17.5% ( 8,988 SQ FT )
FRONT SETBACK	30 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT
BUILDING HEIGHT LIMIT	30 FT
CONSTRUCTION SYSTEM	TYPE V-B, W/ SPRINKLER
OCCUPANCY	R 3 - SINGLE FAMILY
RESIDENTIAL	
EXISTING RESIDENCE	4,481 SQ FT
EXISTING IMPERVIOUS COVERAGE	10,205 SQ FT
* EXISTING FLOOR AREA TO BE REMOVED	3,505 SQ FT
PROPOSED ADDITIONAL FLOOR AREA	4,425 SQ FT
TOTAL PROPOSED FLOOR AREA	5,410 SQ FT
FLOOR AREA RATIO	10.5%
PROPOSED STRUCTURAL SITE COVERAGE	4,970 SQ FT
PROPOSED IMPERVIOUS COVERAGE	2,810 SQ FT
IMPERVIOUS COVERAGE REQUIRED BY FIRE DEPARTMENT ( VARIANCE )	4,424 SQ FT
TOTAL IMPERVIOUS COVERAGE	7,234 SQ FT

## PROJECT DESCRIPTION

THIS IS A REVISION TO PLN090231 AND BPO91219. THE FLOOR PLAN HAS CHANGED BUT DOES NOT INCREASE OR DECREASE THE SQUARE FOOTAGE OF THE BUILDING COVERAGE OR THE SITE COVERAGE. THERE IS AN ADDITION OF A SECOND STORY EXERCISE ROOM OVER THE GARAGE.

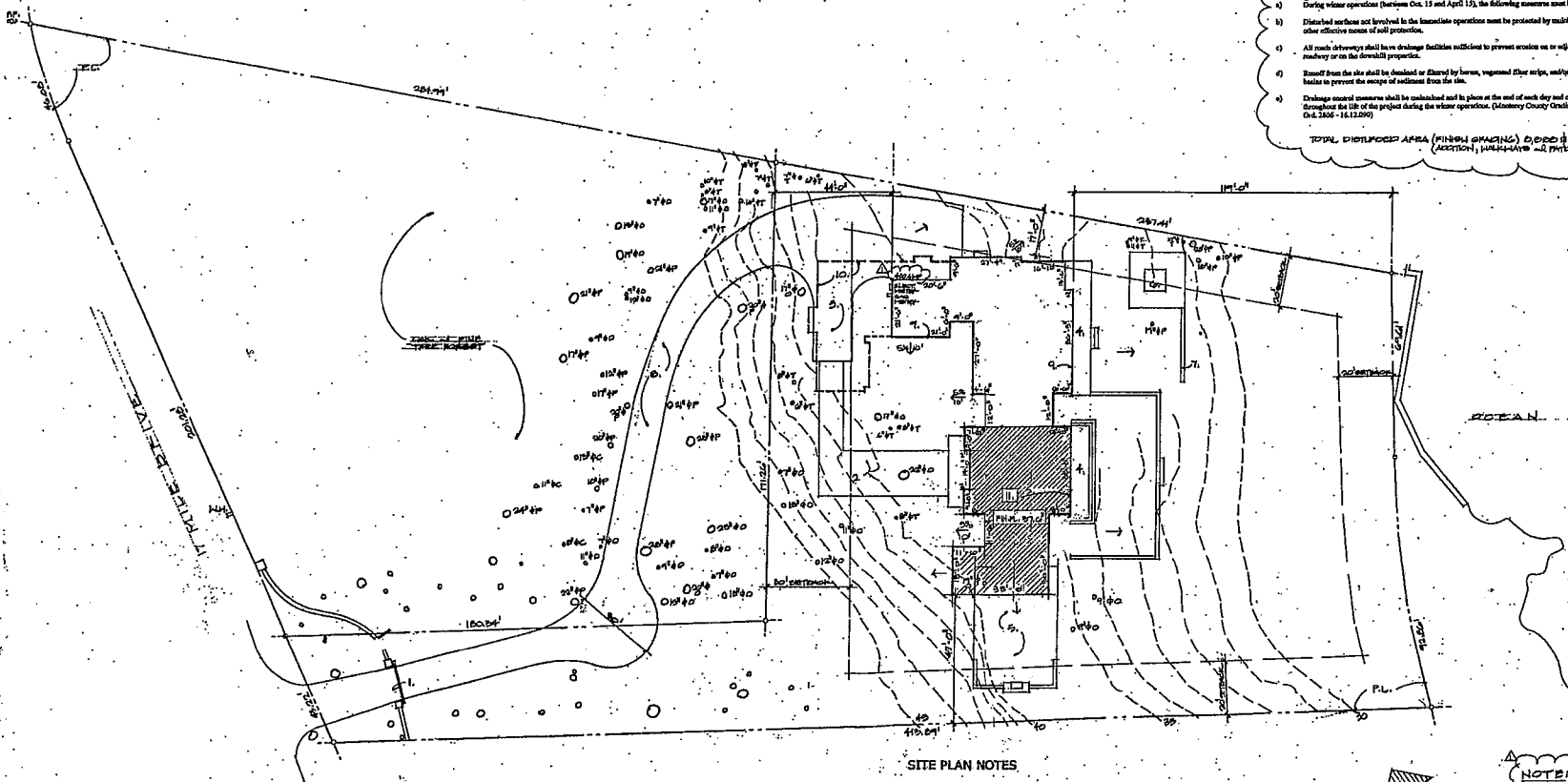
EXTERIOR MATERIALS WILL BE PLASTER WALLS, ZINC STANDING SEAM ROOF AND ZINC COLORED ALUMINUM CLAD WINDOWS AS PREVIOUSLY APPROVED.

LESS THAN 100 CU YARDS OF GRADING WILL BE REQUIRED. FINISH GRADING ONLY.

DRIVEWAY MODIFICATIONS WILL BE MINIMAL AND AS PREVIOUSLY APPROVED.

THE 48 INCH OAK TREE, PREVIOUSLY APPROVED FOR REMOVAL, HAS BEEN REMOVED.

\* THIS INCLUDES PARTIAL DEMOLITION OF AN EXISTING STRUCTURE.



**Grading and Drainage Note:**  
 During winter operations (between Oct. 15 and April 15), the following measures must be taken:  
 1) Disturbed surfaces not involved in the immediate operations must be protected by mulching and/or other effective means of soil protection.  
 2) All rock driveways shall have drainage facilities sufficient to prevent erosion on or adjacent to the roadway or on the downhill properties.  
 3) Runoff from the site shall be directed or stored by means, segmented filter strips, and/or catch basins to prevent the escape of sediment from the site.  
 4) Drainage control measures shall be maintained and in place at the end of each day and continuously throughout the life of the project during the winter operations. (Monterey County Grading/Drainage Ord. 1600 - 16.12.000)

**TOTAL DISTURBED AREA (FINISH GRADING) 0.0000 AC  
 (SECTION, PARKWAY AND DRIVE)**

**SITE PLAN NOTES**

1. Automobile gate and pedestrian gate with flanking stone wall.
2. Dry set stone path.
3. Guest parking.
4. Terrace.
5. Kitchen garden.
6. Spa.
7. 30" retaining wall.
8. 12' wide exposed aggregate driveway.
9. Existing footprint.
10. Existing footprint to be removed.
11. Proposed addition.

NOTE: SEE LANDSCAPE PLAN FOR FINISH GRADES.

**NOTE: GRADES SHALL**  
 CLIMB AWAY  
 FROM STRUCTURE  
 AT A MIN. OF 5%  
 FOR 10' OF HORIZONTAL  
 DISTANCE PERPENDICULAR TO  
 THE FACE OF THE WALL

**NOTE: TO THE EXTENT OF CONSTRUCTION THE OWNER/ARCHITECT SHALL PROVIDE THE LOCATION OF A STATE OF CALIFORNIA LICENSED SURVEYOR OR CIVIL ENGINEER REFERENCE POINT (INDICATED BELOW) TO ANY MONUMENT THAT SHALL BE USED TO ESTABLISH INDICATED ELEVATIONS ON SUBMITTED PLANS. A SHALL REMAIN IN PLACE UNDISTURBED**

**Burnett Residence  
 1476 Cypress Drive  
 Pebble Beach, CA**

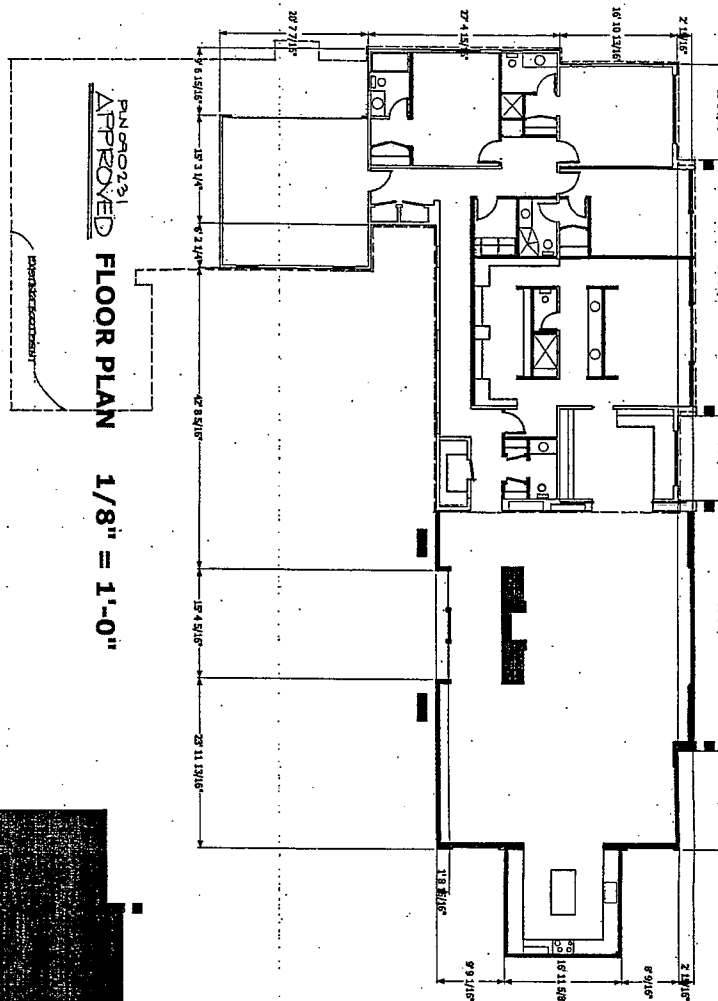
**SITE PLAN**

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 of 9

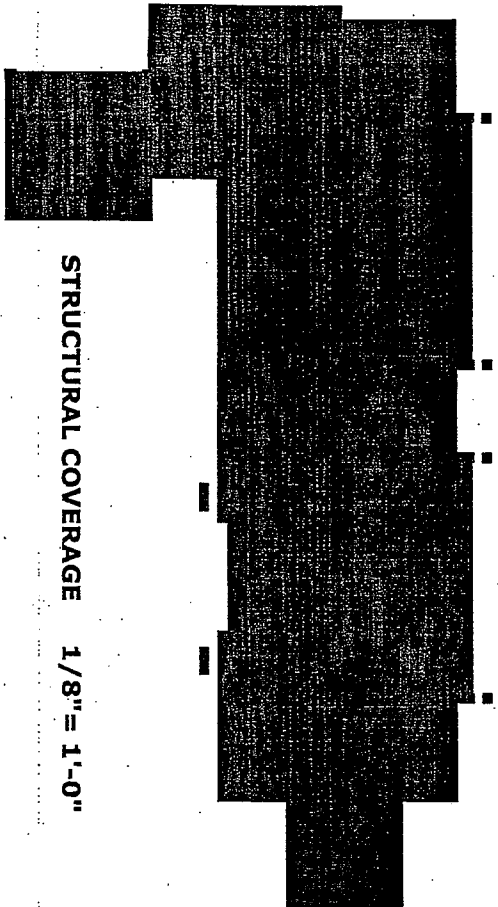
Scale: 1/8" = 20'-0" scale as noted

**Stocker & Allaire**  
 General Contractors, Inc.  
 Lic. # 50477

21 Mendocino Court Monterey, CA 93940  
 (408) 375-1800 Fax (408) 375-1400



PN 090231  
APPROVED FLOOR PLAN 1/8" = 1'-0"



STRUCTURAL COVERAGE 1/8" = 1'-0"

Burnett Residence  
1476 Cypress Drive  
Pebble Beach, CA

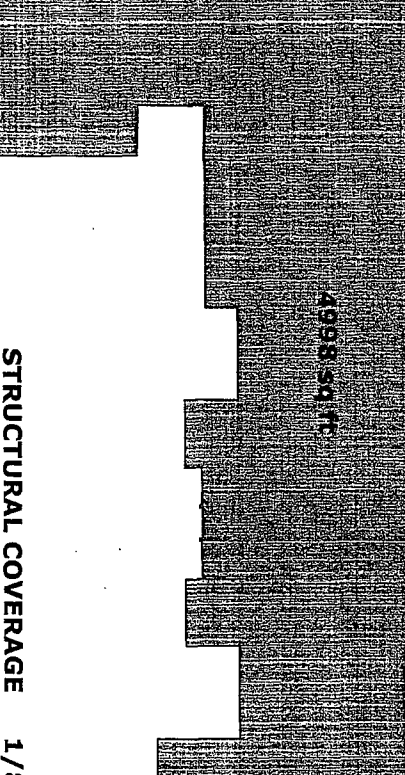
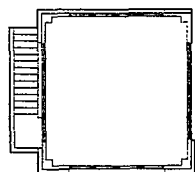
APPROVED PN 090231  
DIMENSIONED FLOOR PLAN

JULY 1 2009 scale as noted

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of 9

**Stocker & Allaire**  
General Contractors, Inc.  
Lic. # 604767  
21 Mendocino Court Monterey, CA 93940  
831.375.1850 Fax 831.375.1480

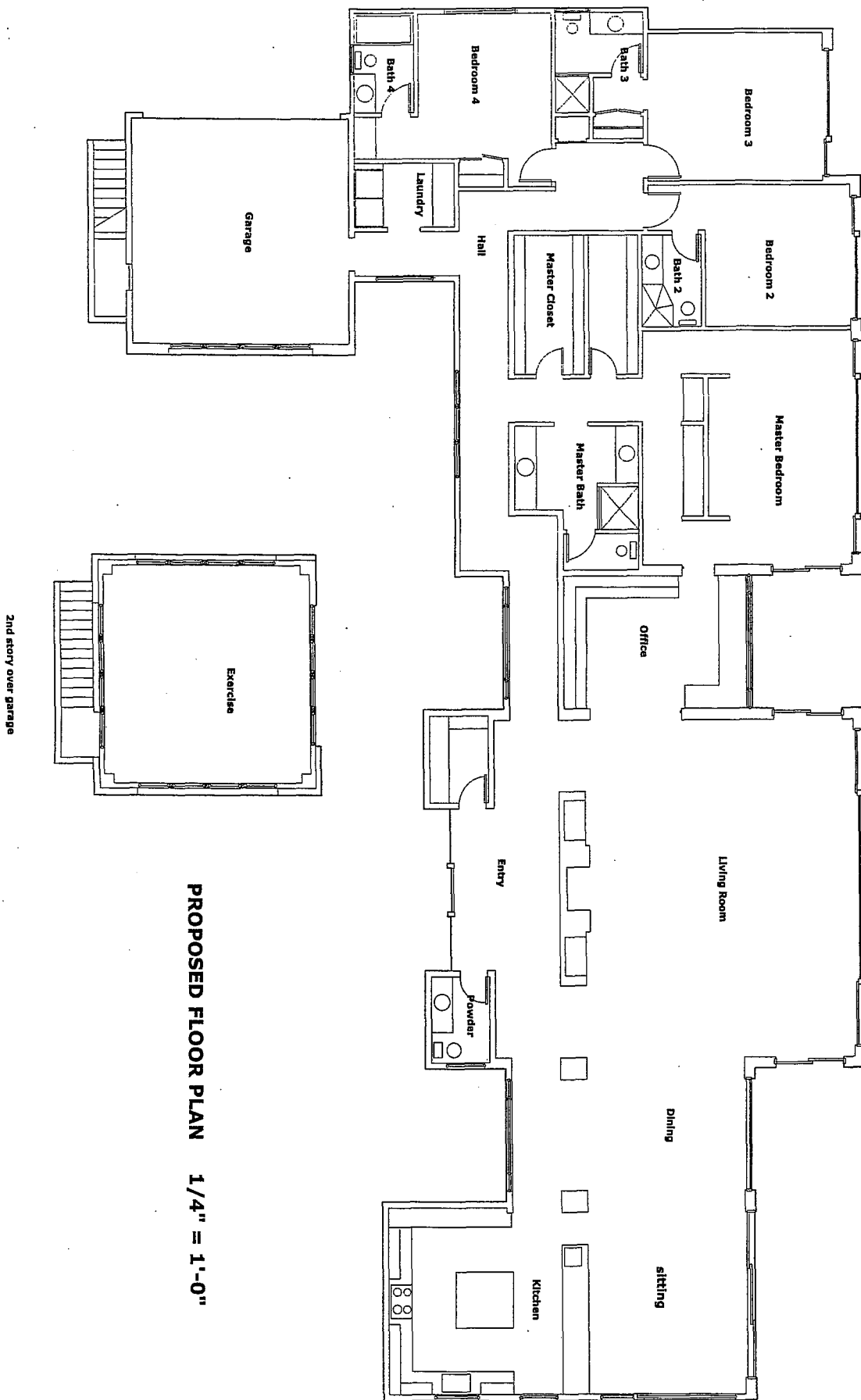




4998 sq. ft.

STRUCTURAL COVERAGE 1/8" = 1'-0"

**STRUCTURAL COVERAGE 1/8"= 1'-0"**



**Burnett Residence**  
 1476 Cypress Drive  
 Pebble Beach, CA

**Proposed Floor plan**

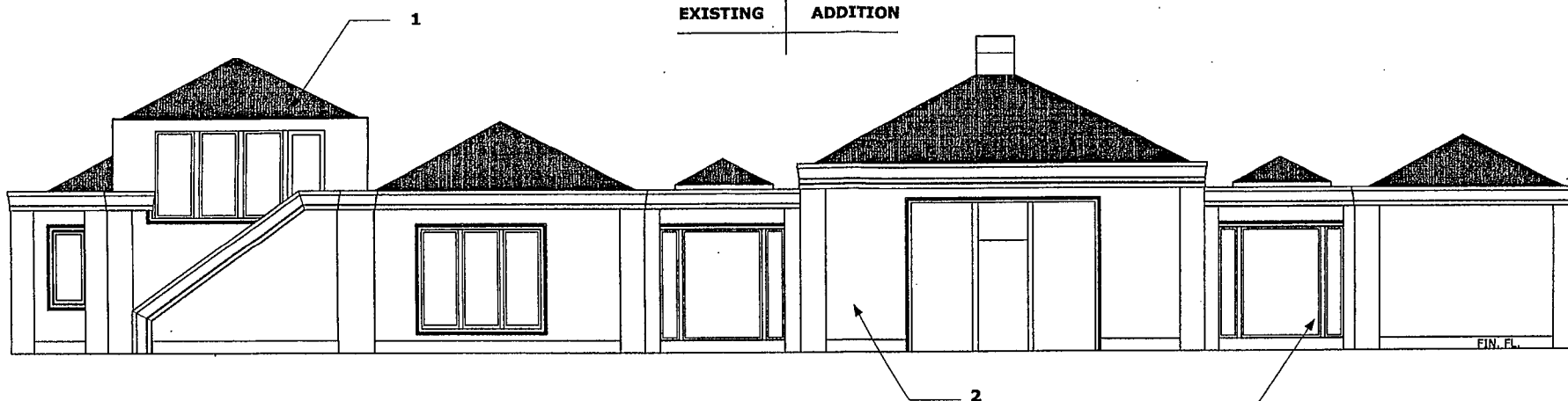
OCTOBER 15 2009 SCALE AS NOTED

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 of 9

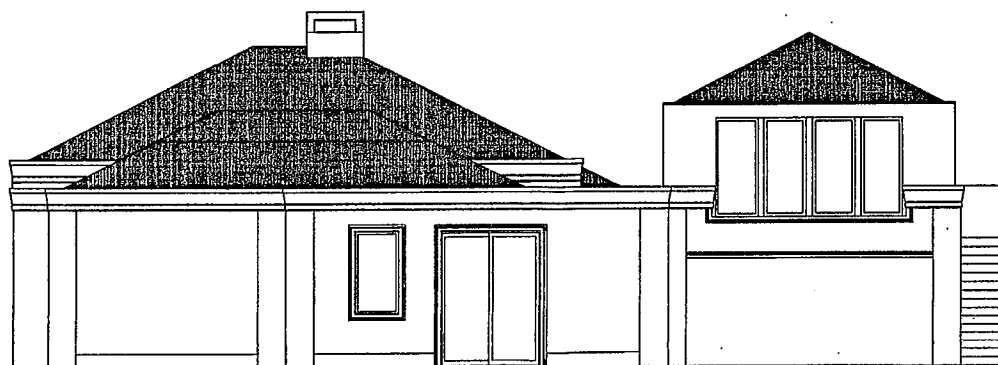
**Stocker & Allaire**  
 General Contractors, Inc. Lic. # 504787

21 Mandeville Court Monterey, CA 93940

831.375.1800 Fax 831.375.1480



**NORTH** 1/4" = 1'-0"



**EAST** 1/4" = 1'-0"

#### EXTERIOR FINISH NOTES

- 1 ZINC STANDING SEAM ROOF
- 2 INTEGRAL COLOR PLASTER W/ ZINC EXPANSION JOINTS
- 3 ALUMINUM CLAD, ZINC COLORED WINDOWS TO MATCH ROOF

#### EXTERIOR PLASTER/STUCCO:

1. WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN CBC 1404.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. (CBC 2510.6)
2. PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3-COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH. (CBC 2512.1)
3. A MINIMUM 26 GA GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH:
  - a. A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
  - b. THE SCREED SHALL BE PLACED A MINIMUM OF 4 IN. ABOVE EARTH OR 2 IN. ABOVE PAVED AREA. (CBC 2512.12)

**Stocker & Allaire**  
General Contractors, Inc.  
Lic # 50477

21 Mendocino Court Monterey, CA 93940  
408.275.1880 Fax 408.275.1880

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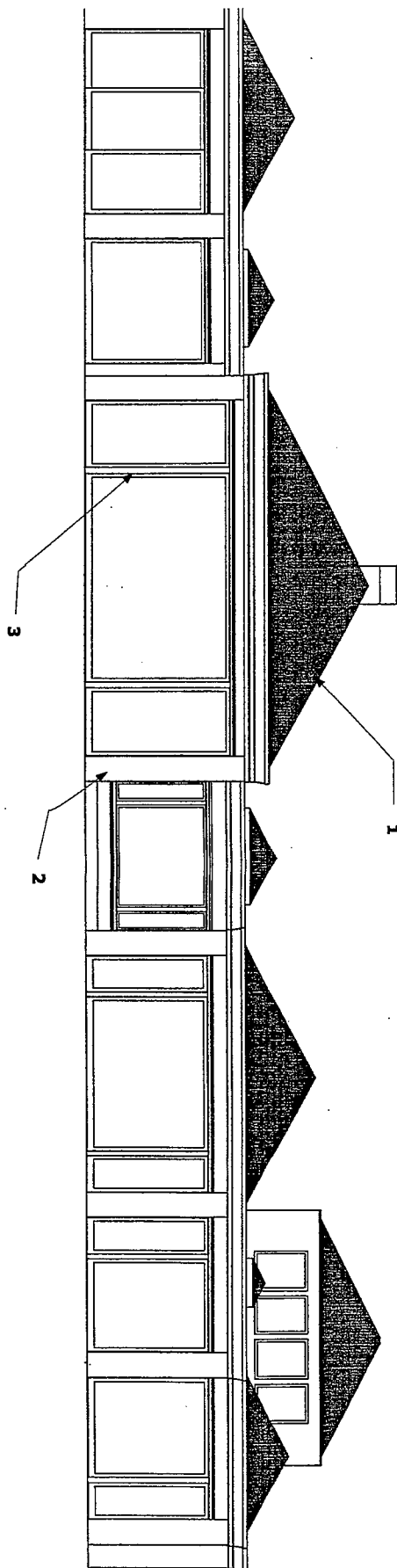
**Exterior Elevations**  
OCTOBER 15, 2009 SCALE AS NOTED

**Burnett Residence**  
1476 Cypress Drive  
Pebble Beach, CA

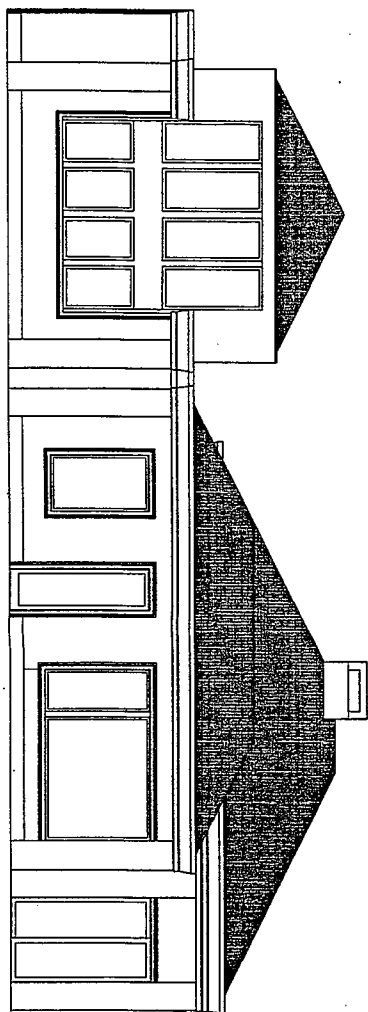
**EXTERIOR FINISH NOTES**

- 1 ZINC STANDING SEAM ROOF
- 2 INTERIOR COLOR PLASTER W/ ZINC EXPANSION JOINTS
- 3 ALUMINUM CLAD, ZINC COLORED WINDOWS TO MATCH ROOF

**SOUTH 1/4" = 1'-0"**



**WEST 1/4" = 1'-0"**



**Burnett Residence  
1476 Cypress Drive  
Pebble Beach, CA**

**Exterior Elevations**

OCT. 15, 2009 SCALE AS NOTED

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**Stocker & Allaire**  
General Contractors, Inc. LIC. # 504797

21 Mandeville Court Monterey, CA 93940

831.375.1880 Fax 831.375.1480



# DEL MONTE FOREST

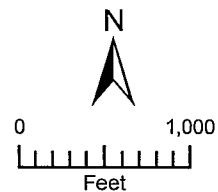


APPLICANT: PB CYPRESS LLC

APN: 008-455-007-000

FILE # PLN090369

  300' Limit  
   2500' Limit  
   City Limits  
 ~~~~~ Water



PLANNER: QUENGA

## MINUTES

Del Monte Forest Land Use Advisory Committee  
Thursday, January 7, 2010

1. Meeting called to order by Roderick L. Dewar at 3:03 pm

2. Roll Call

Members Present: Kimberly Caneer, June Stock, Sandy Getreu,  
Sandra Verbanec and Roderick L. Dewar

Members Absent: Bill Conners and Lori Lietzke

3. Approval of Minutes:

A. December 3, 2009 minutes

Motion: Sandy Getreu (LUAC Member's Name)

Second: June Stock (LUAC Member's Name)

Ayes: Rod Dewar, Kimberly Caneer, Sandy Getreu, Sandra Verbanec  
and June Stock

Noes: None

Absent: Bill Conners and Lori Lietzke

Abstain: None

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

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PLANNING & BUILDING  
INSPECTION DEPT.

5. **Scheduled Item(s)** - please refer to the Project Referral Sheets for each separate file.


6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects  
(use blank sheets provided if necessary)

B) Announcements

None

7. Meeting Adjourned: 4:00 pm

Minutes taken by:   
Roderick L. Dewar

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# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: Del Monte Forest

Please submit your recommendations for this application by: **January 7, 2010**

**Project Title:** FORD ALEXANDER LAWTON III TR

**File Number:** PLN0903# 331

**File Type:** ADMIN

**Planner:** MOUSSALLI

**Location:** 1088 MAJELLA RD PEBBLE BEACH

**Project Description:**

Administrative Permit to allow the transient use of a 1,950 square foot, three-bedroom single family residence as a short-term vacation rental. The property is located at 1088 Majella Road, Pebble Beach (Assessor's Parcel Number 007-161-007-000), Greater Monterey Peninsula Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes   X   No           

**PUBLIC COMMENT:**

| Name                            | Site Neighbor? |    | Issues / Concerns<br>(suggested changes) |
|---------------------------------|----------------|----|------------------------------------------|
|                                 | YES            | NO |                                          |
| Janet Hayslett<br>Donald Watson | x<br>x         |    | See Attachment<br>See Attachment         |
| Kyle Krasa<br>David Hayslett    | x<br>x         |    | See Attachment<br>See Attachment         |
| Franz Broz<br>Phyllis Sanders   | x<br>x         |    | See Attachment<br>See Attachment         |
|                                 |                |    |                                          |
|                                 |                |    |                                          |

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## LUAC AREAS OF CONCERN

| Concerns / Issues<br>(e.g. site layout, neighborhood compatibility; visual impact, etc) | Policy/Ordinance Reference<br>(If Known) | Suggested Changes -<br>to address concerns<br>(e.g. relocate; reduce height; move road access, etc) |
|-----------------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------------------------------------------------------------------|
|                                                                                         |                                          |                                                                                                     |
|                                                                                         |                                          |                                                                                                     |
|                                                                                         |                                          |                                                                                                     |
|                                                                                         |                                          |                                                                                                     |

## ADDITIONAL LUAC COMMENTS

General consensus that short term rentals are disruptive of a strictly residential neighborhood and the duty of LUAC is to be sensitive of neighbors' concerns.

## RECOMMENDATION :

Motion by Sandy Getreu (LUAC Member's Name)

Second by June Stock (LUAC Member's Name)

X ~~Support Project as proposed~~ Deny Project

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: Dewar, Stock, Getreu, Caneer and Verbanec

NOES: None

ABSENT: Connors and Lietzke

ABSTAIN: None

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# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **January 7, 2010**

**Project Title:** PB CYPRESS LLC

**File Number:** PLN090369

**File Type:** AMENDMENT

**Planner:** QUENGA

**Location:** 1476 CYPRESS DR PEBBLE BEACH

**Project Description:**

Amendment to a previously approved permit PLN090231 to add a 440 square foot new second story exercise room above the garage and to reconfigure the floor plan of the kitchen, living room, and dining room in the approved 4,970 square foot single family dwelling. The property is located at 1476 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-455-007-000), Del Monte Forest Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative Present at Meeting? Yes ☒ No ☐

**PUBLIC COMMENT:**

| Name | Site Neighbor? |    | Issues / Concerns<br>(suggested changes) |
|------|----------------|----|------------------------------------------|
|      | YES            | NO |                                          |
|      |                |    |                                          |
|      |                |    |                                          |
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|      |                |    |                                          |
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# LUAC AREAS OF CONCERN

| Concerns / Issues<br>(e.g. site layout, neighborhood compatibility; visual impact, etc) | Policy/Ordinance Reference<br>(If Known) | Suggested Changes -<br>to address concerns<br>(e.g. relocate; reduce height; move road access, etc) |
|-----------------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------------------------------------------------------------------|
|                                                                                         |                                          |                                                                                                     |
|                                                                                         |                                          |                                                                                                     |
|                                                                                         |                                          |                                                                                                     |
|                                                                                         |                                          |                                                                                                     |

## ADDITIONAL LUAC COMMENTS

None

## RECOMMENDATION :

Motion by Kimberly Caneer (LUAC Member's Name)

Second by Sandra Verbanec (LUAC Member's Name)

☒ Support Project as proposed

☐ Recommend Changes (as noted above)

☐ Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: Dewar, Stock, Getreu, Caneer and Verbanec

NOES: None

ABSENT: Connors and Lietzke

ABSTAIN: None

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INSPECTION DEPT.

Del Monte Forest Land Use Advisory Committee

ATTACHMENT  
to  
MINUTES - Thursday, January 7, 2010

Page 3,  
Issues/Concerns  
RE: File Number PLN090331  
Applicant: Ford Alexander Lawton, III TR  
1088 Majella Road, Pebble Beach

Site Neighbor comments:

Janet Hayslett - stated she spoke for herself and for other neighbors including Frances Reed. Mrs. Haylett expressed concerns about garbage, loud parties and other disturbances respecting short term tenants. She stated there are three distinct zones in Pebble Beach, - residential, commercial and community development and that short term rentals are mixing zones. She further stated that law enforcement in the Forest is served by one sheriff's department who covers all of Pebble Beach and other areas in the County.

Dan Watson - provided a comprehensive written presentation on the occupancy of the subject property, showing day by day count down July 3, 2009 - December 31, 2009, together with copies of email advertising of short term rental of the property and photocopies of various automobiles parked on the driveway. According to Mr. Watson, there were more than 60 different occupants in the past six months.

Kyle Krasa - stated that short term renters are not concerned with the community.

David Hayslett - expressed concern about short term renters walking on the green belt and causing neighborhood dogs to bark.

Franz Broz - implied that the applicant had been short term renting for some time without a permit.

Phyllis Sanders - stated that if rental was for a longer term, landlords would get background information from tenants.

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INSPECTION DEPT.



## **EXHIBIT F**

### **Addendum Pursuant to the California Environmental Quality Act Article 11, Section 15164**

#### **PB Cypress, LLC Planning File No. PLN90369 Amendment to a Previously Approved Combined Development Permit**

##### **1. Introduction**

On November 13, 2008, the Monterey County Zoning Administrator approved a Combined Development Permit (PLN070607) and adopted a Mitigated Negative Declaration and Mitigation Monitoring Program. Mitigations were identified for potential impacts to biological resources, cultural resources, and hazards and hazardous materials.

The amendment includes a new 440 square foot second story exercise room and the reconfiguration of the floor plan at the kitchen and entry area. Although the project does not require changes to mitigations or further mitigation for the project proposed, reconfiguration of the floor plan and a new second story was not analyzed in the adopted MND. Therefore, an Addendum is required pursuant to Section 15164(a) of the CEQA Guidelines.

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines to make minor technical changes to the project analyzed in the MND, adopted November 13, 2008, by the Monterey County Zoning Administrator Resolution No. 070607. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

##### **2. Scope and Purpose of this Addendum**

The reconfiguration of the floor plan at the southwest portion on the property was not included within the original environmental analysis. However, the MND required archaeological monitoring during all construction which could potentially alter the soil within the boundaries of the archaeological site as mitigation. The proposed construction for the reconfiguration is not substantial and will not create a significant impact to cultural resources or require further mitigation.

The MND identified that the original Combined Development Permit will have a less than significant impact on aesthetics. Existing vegetation on the property will provide natural screening and the surrounding residences are of similar scale, allowing the project to blend in with the character of the neighborhood. The proposed project will be under the required height limit of 30 feet. The proposed 440 square foot new second story is not a substantial change in the project and will not further impact the aesthetic resources. Therefore, the project will not require mitigation.

### 3. Conclusion

The proposed amendment is not considered to be a substantial change to the approved project, no new significant environmental effects were identified, nor was new information of substantial importance found. Therefore, the project does not require a subsequent MND.

Attachment: Mitigated Negative Declaration for PLN070607, PB Cypress LLC



**FILED**

OCT 09 2008

County of Monterey  
State of California**MITIGATED NEGATIVE DECLARATION**STEPHEN L. VAGNINI  
MONTEREY COUNTY CLERK  
DEPUTY

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Title:</b>       | PB Cypress LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>File Number:</b>         | PLN070607                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Owner:</b>               | Marge and Jerry Burnett                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Project Location:</b>    | 1476 Cypress Drive, Pebble Beach                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Primary APN:</b>         | 008-455-007-000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Project Planner:</b>     | Craig Spencer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Permit Type:</b>         | Combined Development Permit (Coastal)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Project Description:</b> | Combined Development Permit consisting of 1) A Coastal Administrative Permit to allow the demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling including an attached garage and a 936 square foot basement with 2,910 cubic yards cut and 775 cubic yards fill; 2) A Coastal Development Permit to allow the removal of one 48 inch oak tree; 3) A Coastal Development permit to allow development within a cultural resources buffer zone; 4) A Variance to exceed the 4,000 square foot impervious coverage limitation in the pescadero watershed area by 4,715 square feet, for a total impervious surface area of 8,715 square feet (reduced 1,490 square feet from 10,205 square feet of existing impervious surfaces); and 5) A Design Approval. |

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

|                              |                                      |
|------------------------------|--------------------------------------|
| <b>Decision Making Body:</b> | Monterey County Zoning Administrator |
| <b>Responsible Agency:</b>   | County of Monterey                   |
| <b>Review Period Begins:</b> | October 9, 2008                      |
| <b>Review Period Ends:</b>   | November 9, 2008                     |

Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, 168 West Alisal St, 2<sup>nd</sup> Floor, Salinas, CA 93901 (831) 755-5025

**POSTED 30 DAYS**



# MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT  
168 WEST ALISAL, 2<sup>ND</sup> FLOOR, SALINAS, CA 93901  
(831) 755-5025 FAX: (831) 755-9516



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY ZONING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (PB Cypress LLC, File Number PLN070607) at 1476 Cypress Drive, Pebble Beach (APN 008-455-007-000) (see description below). The project involves the demolition of a single family residence and construction of new including removal of one 48 inch oak tree. The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California. The Zoning Administrator will consider this proposal at a meeting on **November 13, 2008** at 1:30 in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from **October 9, 2008** to **November 9, 2008**. Comments can also be made during the public hearing.

**Project Description:** Combined Development Permit consisting of 1) A Coastal Administrative Permit to allow the demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling including an attached garage and a 936 square foot basement with 2,910 cubic yards cut and 775 cubic yards fill; 2) A Coastal Development Permit to allow the removal of one 48 inch oak tree; 3) A Coastal Development permit to allow development within a cultural resources buffer zone; 4) A Variance to exceed the 4,000 square foot impervious coverage limitation in the Pescadero watershed area by 4,715 square feet, for a total impervious surface area of 8,715 square feet (reduced 1,490 square feet from 10,205 square feet of existing impervious surfaces); and 5) A Design Approval.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Department also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Department has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

**[CEQAcomments@co.monterey.ca.us](mailto:CEQAcomments@co.monterey.ca.us)**

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Department to ensure the Department has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed

document should be sent to the contact noted above at (831) 757-9516. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Department to confirm that the entire document was received.

**For reviewing agencies:** The Resource Management Agency – Planning Department requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Department if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey  
Resource Management Agency – Planning Department  
Attn: Mike Novo, Director of Planning  
168 West Alisal, 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: PB Cypress LLC.; File Number PLN070607

From:                      Agency Name: \_\_\_\_\_  
                                 Contact Person: \_\_\_\_\_  
                                 Phone Number: \_\_\_\_\_

- \_\_\_\_ No Comments provided  
\_\_\_\_ Comments noted below  
\_\_\_\_ Comments provided in separate letter

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
2. California Coastal Commission
3. County Clerk's Office
4. Association of Monterey Bay Area Governments
5. Carmel Central School District

6. Pacific Gas & Electric
7. Pacific Bell
8. Monterey Bay Unified Air Pollution Control District
9. Pebble Beach Fire Protection District
10. Monterey County Water Resources Agency
11. Monterey County Public Works Department
12. Monterey County Parks Department
13. Monterey County Division of Environmental Health
14. Monterey County Sheriff's Office
15. Stoker & Allaire Inc., Agent
16. Marge & Jerry Burnett, Owners
17. Property Owners within 300 feet (Notice of Intent only)
18. Resource Management Agency (Front Counter)



# MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY - PLANNING DEPARTMENT  
168 WEST ALISAL ST., 2<sup>nd</sup> FLOOR, SALINAS, CA 93901  
PHONE: (831) 755-5025 FAX: (831) 757-9516



## *INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION*

### ***I. BACKGROUND INFORMATION***

|                                     |                                                                                                                |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Project Title:</b>               | Pebble Beach Cypress LLC                                                                                       |
| <b>File No.:</b>                    | PLN070607                                                                                                      |
| <b>Project Location:</b>            | 1476 Cypress Drive, Pebble Beach                                                                               |
| <b>Name of Property Owner:</b>      | Marge and Jerry Burnett<br>Pebble Beach Cypress LLC                                                            |
| <b>Name of Applicant:</b>           | Stocker and Allaire, Inc.                                                                                      |
| <b>Assessor's Parcel Number(s):</b> | 008-455-007-000                                                                                                |
| <b>Acreage of Property:</b>         | 1.18 acres                                                                                                     |
| <b>General Plan Designation:</b>    | Low Density Residential                                                                                        |
| <b>Zoning District:</b>             | LDR/1.5-D(CZ) (Low Density Residential/1.5 acres per unit<br>with a Design Control Overlay, Coastal Zone)      |
| <b>Lead Agency:</b>                 | Monterey County Resource Management Agency<br>Planning Department                                              |
| <b>Prepared By:</b>                 | Rincon Consultants, Inc.                                                                                       |
| <b>Date Prepared:</b>               | October 7, 2008                                                                                                |
| <b>Contact Person:</b>              | Craig Spencer, Assistant Planner<br><a href="mailto:SpencerC@co.monterey.ca.us">SpencerC@co.monterey.ca.us</a> |
| <b>Phone Number:</b>                | (831) 755-5233                                                                                                 |

## ***II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING***

### **A. Project Description:**

The proposed project is a Combined Development Permit consisting of the following:

1. A Coastal Administrative Permit to allow the demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling including attached garage and a 936 square foot basement;
2. A Coastal Development Permit to allow the removal of one 48-inch oak tree;
3. A Coastal Development Permit to allow development within 750 feet of a known archaeological resource;
4. A variance to exceed the 4,000 square foot impervious coverage limitation in the Pescadero Watershed Area (existing impervious surface is 14,686 square feet including a 4,481 square foot residence and 10,205 square feet of paved surface; proposed impervious surface is 13,715 square feet including a 5,000 square foot residence and 8,715 square feet of paved area). The total impervious surfaces would be reduced from existing by 971 square feet; and
5. Design Approval.

The existing residence is a single-story, 4,481 square foot structure with attached garage. Other existing, on-site development includes a terrace, courtyard, and driveway, which total 10,205 square feet of impermeable surface. The property is served by the Pebble Beach Sanitary Sewer District for sewer services. Water service to the existing residence is provided by the Cal-Am Water Company (Source: IX.1).

### **B. Environmental Setting and Surrounding Land Uses:**

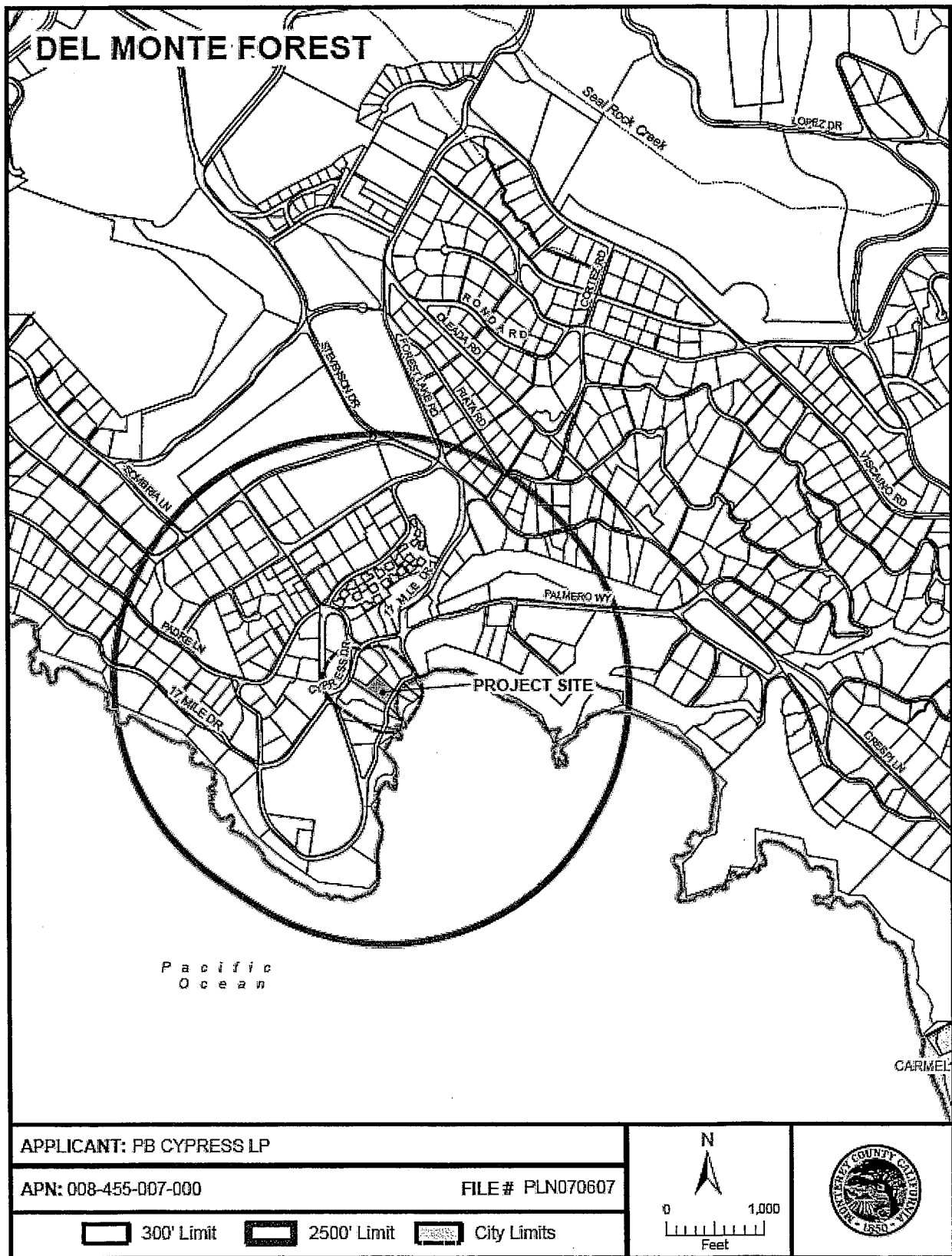
The project site is located at 1476 Cypress Drive in Pebble Beach, California, approximately 2.15 miles west of State Route (SR) 1. The lot is currently developed with an existing single family residence in a Design Control District (Source: IX. 1, 6). The site is bordered by Cypress Drive to the northwest, Carmel Bay to the southeast and single family residences to the southwest and northeast (Source: IX. 3, 18). The existing single-story residence is located near the center of the site, adjacent to the northeastern property boundary (Source: IX. 18).

The subject property is located atop a coastal bluff at the northern end of Carmel Bay and lies within the Salinian Block. The Salinian Block is an elongate, northwest-trending segment of the Coast Ranges, bounded to northeast by the San Andreas Fault zone and to the southwest by the Sur-Nacimiento Fault Zone. The Salinian Block is further divided by a series of smaller, northwest-trending faults. The nearest fault to the subject property is the Cypress Point Fault, which lies approximately 1,000 feet southwest of the site. However, this fault is not considered active (Source: IX. 14). Other active or potentially active faults which may present hazards to the subject property include the San Andreas, Zayante-Vergeles, Monterey Bay-Tularcitos and San Gregorio (Source: IX. 14).



The site is located within a cultural resource buffer zone and contains one recorded archaeological site within the property boundary (Source: IX. 1, 10, 11). In addition, the existing residence, constructed in 1917, is potentially significant under Criterion 1 of the California Register of Historical Resource (CRHR) for its association with the "fashionably rustic country life that characterized the formative years of Pebble Beach" and Criterion 3 for its "woodsy Craftsman-style architecture expressive of the first phase of the Bay Area Tradition" (Source: IX. 9). However, a series of additions and alterations have resulted in the loss of integrity, thus making the property ineligible for listing in the CRHR (Source: IX. 9).

The northwestern portion of the property, between Cypress Drive and the existing single family dwelling, is forested with Monterey pine, Monterey cypress, and coast live oak trees (Source: IX. 13). The southeastern portion of the property, between the existing dwelling and Carmel Bay, consists of manicured lawn and other landscaping (Source: IX. 12).





### ***III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS***

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation.

|                            |   |                           |   |
|----------------------------|---|---------------------------|---|
| General Plan               | ■ | Air Quality Mgmt. Plan    | ■ |
| Master Plan                | □ | Airport Land Use Plans    | □ |
| Water Quality Control Plan | ■ | Local Coastal Program-LUP | ■ |

General Plan. The proposed project was reviewed for consistency with the 1982 Monterey County General Plan. Section IV.A discusses whether the project physically divides an established community; conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (refer to *Local Coastal Program-LUP* discussion below); or conflicts with any applicable habitat conservation plan or natural community conservation plan. The only policy area of the General Plan that is not addressed by the Local Coastal Program is Noise Hazards. The project is consistent with these General Plan policies, as explained below in Section IV.A.11. **CONSISTENT**

Water Quality Control Plan. Monterey County is included in the Central Coast Regional Water Quality Control Board – Region 3 (CCRWCB). The CCRWCB regulates the sources of water quality related problems which could result in actual or potential impairment or degradation of beneficial uses or degradation of water quality. Because the proposed project would not significantly increase on-site impervious surfaces, nor include land uses that would introduce new sources of pollution, it is not expected to contribute runoff which would exceed the capacity of stormwater drainage systems or provide substantial additional sources of polluted runoff. The proposed project would not result in water quality impacts or be inconsistent with objectives of this plan. **CONSISTENT**

Air Quality Management Plan. Consistency with the Air Quality Management Plan is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). It is not an indication of project-specific impacts, which are evaluated according to the Air District's adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact. Consistency of a residential project is determined by comparing the project population at the year of project completion with the population forecast for the appropriate five year increment that is listed in the AQMP. If the population increase resulting from the project would not cause the estimated cumulative population to exceed the relevant forecast, the project would be consistent with the population forecasts in the AQMP (Source: IX. 8b).

According to the Association of Monterey Bay Area Governments (AMBAG), the *2004 Population, Housing Unit, and Employment Forecasts* adopted by the AMBAG Board of Directors on April 14, 2004 are the forecasts for this consistency determination. According to these forecasts, the current population of Monterey County is 428,687 (including forecasted

population generated from housing permits granted between January and November 2007). The proposed project includes demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling including attached garage. The project would result in no net change in housing units and would not, therefore, result in any additional population. Therefore, the project is consistent with the 2004 regional forecasts and the Air Quality Management Plan (Source: IX. 8b).

Local Coastal Program-LUP. Section IV.A discusses whether the project physically divides an established community; conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project; or conflicts with any applicable habitat conservation plan or natural community conservation plan. As discussed therein, the proposed project involves demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling and would not, therefore, physically divide an established community (Source: IX.1, 3). Similarly, the project would not conflict with any habitat conservation plan or natural community conservation plan, as none are applicable to the project site (Source: IX. 4, 5). **CONSISTENT**

#### ***IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION***

##### **A. FACTORS**

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

- |                                                                 |                                                             |                                                       |
|-----------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------|
| <input checked="" type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agriculture Resources              | <input checked="" type="checkbox"/> Air Quality       |
| <input checked="" type="checkbox"/> Biological Resources        | <input checked="" type="checkbox"/> Cultural Resources      | <input checked="" type="checkbox"/> Geology/Soils     |
| <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources                      | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing           |
| <input type="checkbox"/> Public Services                        | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/Traffic       |
| <input type="checkbox"/> Utilities/Service Systems              |                                                             |                                                       |

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

**FINDING:** For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

##### **EVIDENCE:**

2. Agricultural Resources. The proposed project includes demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The site is not under a Williamson Act Contract (Source: IX. 1). The project site is located within a residential area and is currently zoned as Low Density Residential (LDR). The proposed demolition and construction would not conflict with any agricultural uses, as the site is currently

developed with a residence and is surrounded by single family residences to the northwest, southwest and northeast, and Carmel Bay to the southeast (Source: IX. 3, 18). There would be *no impact*.

10. Mineral Resources. No mineral resources have been identified or would be affected by the projects (Source: IX. 1, 14, 15). The project would result in *no impact* to mineral resources.
11. Noise. The proposed single family residence would not be exposed to noise levels that exceed standards and would not substantially increase ambient noise levels (Source: IX. 1, 2, 3, 6). There would be a temporary increase of noise during demolition and construction. The project would not involve pile-driving or other construction activities that would be expected to result in excessive groundborne vibration or noise. Noise would be minimized with the implementation of adopted County ordinances and standard Conditions of Approval (Source: IX. 1, 3, 4). The project site is not located in the vicinity of an airport or private airstrip (Source: IX. 18). There would be *no impact*.
12. Population/Housing. The proposed project includes demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The project would result in no net change in housing units and would not, therefore, result in any additional population (Source: IX. 1). The project would not alter the location, distribution, or density of human population in the area, as it involved demolition of an existing residence and construction of a new residence in generally the same footprint. The project would not create a demand for additional housing. There would be *no impact*.
13. Public Services. The project would not result in increased demand for public services as it would not involve an increase in local population (Source: IX. 1, 7). There would be *no impact*.
14. Recreation. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project. The project would not create recreational demands (Source: IX. 1, 7e). There would be *no impact*.
15. Transportation/Traffic. The proposed project consists of the demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The project would result in no net change in housing units and would not, therefore, generate any new traffic (Source: IX. 1). Although some trips may be added to local roadways during construction, the roadways in this area are not at degraded levels of service and the project would not contribute traffic that would cause any roadway or intersection level of service to be degraded (Source: IX. 1, 3, 7). The project site is not located in the vicinity of an airport and would not result in a change in air traffic patterns (Source: IX. 1, 18). Demolition of an existing residence and construction of a new residence in

the same location would not create new traffic hazards or alter site access such that emergency access would be impeded. Access to the project new residence would be required to be designed in accordance with Pebble Beach Community Services District requirements and parking would be supplied in accordance with Section 20.58 of the Monterey County Zoning Ordinance. The project would not interfere with any pedestrian or bicycle pathways or routes (Source: IX. 1). There would *be no impact*.

16. Utilities and Service Systems. Water for the property would be provided by California American Water Company, Gas and Electric by Pacific Gas & Electric, and sewage disposal by Pebble Beach Sanitary Sewer District. Solid waste from the project will be collected by the Pebble Beach Community Services District through a contractual agreement with Carmel Marina Corporation (Waste Management, Inc.). Waste would be disposed of at Monterey Regional Waste Management District's Material Recovery and Monterey Peninsula Landfill and Recycling Facility, located near the City of Marina (Source: IX.23). The project would not result in an increase in residences or associated population and would not, therefore, require additional utilities or services (Source: IX. 1). There would *be no impact*.


## **B. DETERMINATION**

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and



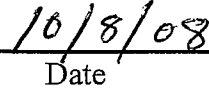
(b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



---

Signature

Craig Spencer



---

Date

Assistant Planner

## ***V. EVALUATION OF ENVIRONMENTAL IMPACTS***

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

## VI. ENVIRONMENTAL CHECKLIST

| 1. AESTHETICS      |                                                                                                                                                                                       | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact             |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------|-------------------------------------|--------------------------|
| Would the project: |                                                                                                                                                                                       |                                      |                                                                |                                     |                          |
| a)                 | Have a substantial adverse effect on a scenic vista?<br>(Source: IX. 1, 2, 3, 5)                                                                                                      | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b)                 | Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: IX. 1, 2, 3, 5, 9, 13) | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c)                 | Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: IX. 2, 3, 5)                                                                | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d)                 | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: IX. 2, 4)                                                 | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion, Analysis and Conclusions:

**Aesthetics 1(a) – Less than Significant.** The proposed project includes demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The subject property is located at 1476 Cypress Drive in Pebble Beach, and is visible from Carmel State Beach and Point Lobos (Source: IX.1). Views from these areas are identified as sensitive in the Del Monte Forest Land Use Plan (LUP) Visual Resources Map (Figure 2C) (Source: IX. 5).

According to the Del Monte Forest LUP, visually sensitive areas identified on the LUP Visual Resources Map shall be developed so that buildings are situated to allow the highest potential for screening from view the development and its access roads (Policy 51) and shall be designed and sited so as to not detract from scenic values (Policy 56). The property is currently developed with a single family residence, which is fully screened from Cypress Drive by intervening vegetation (Source: IX. 3). The site is not screened from view from Carmel State Beach or Point Lobos (Source: IX. 3). Although the new residence would be visible from these public viewing areas, the proposed project consists of demolition of an existing single family dwelling and construction of a new single family dwelling in generally the same footprint. Although the new residence would be larger than the existing residence, it would not significantly alter existing views of the site, as surrounding residences are at a similar scale (Source: IX. 3). In addition, the proposed new residence has been designed to be one story and set low to the existing grade to maximize ocean views and minimize view impacts (Source: IX. 2). Simplicity in massing and the use of warm tones and natural materials, including Sandstone for exterior walls, would allow the proposed residence to be subordinate to and blend into the surrounding environment (Source: IX. 2). Therefore, the proposed project would not detract from scenic values. Impacts would be *less than significant*.

**Aesthetics 1(b) – Less than Significant.** Although the project site is not visible from a state scenic highway, it is visible from Carmel State Beach and Point Lobos. Views from these areas are identified as sensitive in the Del Monte Forest Land Use Plan (LUP) Visual Resources Map (Figure 2C) (Source: IX. 5). Damage to scenic resources is therefore addressed below.

*Trees.* The proposed new residence would require the removal of one (1) 48-inch oak tree, which requires the issuance of a Coastal Development Permit. In accordance with Del Monte Forest LUP Policy 54, live tree removal is not permitted in presently undeveloped areas. The subject property is currently developed with a single family dwelling and is therefore not ‘presently undeveloped.’ In addition, mitigation required by the Biological Report prepared for the project, as outlined in Section VI.4 (Biological Resources) of this Initial Study, requires that the oak tree be replaced at a 2:1 ratio. Pursuant to issuance of the Coastal Development Permit and implementation of this measure, the removal of one (1) oak tree would be a *less than significant* aesthetic impact.

*Historic Buildings.* The existing on-site single family residence was constructed in 1917 and is potentially historically significant under potentially meets Criterion 1 of the California Register of Historical Resource (CRHR) for its association with the “fashionably rustic country life that characterized the formative years of Pebble Beach” and Criterion 3 for its “woodsy Craftsman-style architecture expressive of the first phase of the Bay Area Tradition” (Source: IX. 9). However, a series of additions and alterations to the original structure resulted in sweeping changes to the character-defining porch, fenestration, doors, and ornamentation, which has resulted in the loss of integrity (Source: IX. 9). As a result, the structure is ineligible for listing in the CRHR and is not considered an historic structure for the purposes of the analysis [Source: IX. 9; refer also to Item 5(a) below]. Demolition of the existing residence would therefore not be considered as damage to an historical building, resulting in a *less than significant* aesthetic impact.

**Aesthetics 1(c) – Less than Significant.** The proposed project includes demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The surrounding area is of high scenic quality (Source: IX. 3, 5). However, the proposed demolition and construction would not significantly intensify the visual impact over the existing residential use of the site and the post-project residence would be visually compatible with other homes in the site vicinity (Source: IX. 2, 3). Pursuant to implementation of County Conditions of Approval, including preparation of Landscape Plan and Exterior Lighting Plan, impacts would be *less than significant*.

**Aesthetics 1(d) – Less than Significant.** Existing lighting at the project site includes exterior lighting associated with the existing single family dwelling. Some additional lighting sources would be introduced as a result of the proposed project, as the new residence would be larger than the existing home (Source: IX. 2). However, the proposed project would be required to comply with County General Plan Policy 26.1.20, which requires that “all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and offsite glare is fully controlled” (Source: IX. 4). In addition, a standard County Condition of Approval would require preparation of an Exterior Lighting Plan,

subject to review and approval by the Resource Management Agency-Planning Department. Pursuant to compliance with Local Coastal Program policies and implementation of County Conditions of Approval, impacts would be *less than significant*.

| 2. AGRICULTURAL RESOURCES |                                                                                                                                                                                                                                                                   |                                |                                                    |                              |                                     |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-------------------------------------|
| Would the project:        |                                                                                                                                                                                                                                                                   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
| a)                        | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: IX.1, 3, 18) | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b)                        | Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: IX.1, 3, 18)                                                                                                                                                           | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c)                        | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Source: IX.1, 3, 18)                                                                                  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion, Analysis and Conclusions:** See Sections II and IV.

| 3. AIR QUALITY     |                                                                                                                                                                                                                                                                                                             |                                |                                                    |                                     |                                     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|-------------------------------------|
| Would the project: |                                                                                                                                                                                                                                                                                                             | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
| a)                 | Conflict with or obstruct implementation of the applicable air quality plan? (Source: IX. 1, 8)                                                                                                                                                                                                             | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b)                 | Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: IX. 1, 8)                                                                                                                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c)                 | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: IX. 1, 8) | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d)                 | Result in significant construction-related air quality impacts? (Source: IX. 1, 8)                                                                                                                                                                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

| 3. AIR QUALITY     |                                                                                        | Less Than Significant          |                              |                              |
|--------------------|----------------------------------------------------------------------------------------|--------------------------------|------------------------------|------------------------------|
|                    |                                                                                        | Potentially Significant Impact | With Mitigation Incorporated | Less Than Significant Impact |
| Would the project: |                                                                                        |                                |                              | No Impact                    |
| e)                 | Expose sensitive receptors to substantial pollutant concentrations? (Source: IX. 1, 8) | <input type="checkbox"/>       | <input type="checkbox"/>     | <input type="checkbox"/>     |
| f)                 | Create objectionable odors affecting a substantial number of people? (Source: IX. 1)   | <input type="checkbox"/>       | <input type="checkbox"/>     | <input type="checkbox"/>     |

### Discussion, Analysis and Conclusions:

**Air Quality 3(a) – No Impact.** The MBUAPCD's 2008 *Air Quality Management Plan for the Monterey Bay Region* (AQMP) addresses state air quality standards. Population-generating projects that are within the AQMP population forecasts are considered consistent with the plan. The proposed project includes demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The project would result in no net change in housing units and would not, therefore, result in any additional population that could exceed the current AQMP population forecast for Monterey County (Source: IX. 8; refer to Section III). There would be *no impact*.

**Air Quality 3(b, c, e) – No Impact.** Applicable air quality criteria for evaluation of the project's impacts are federal air pollutant standards established by the U.S. Environmental Protection Agency (EPA) and reported as National Ambient Air Quality Standards (NAAQS), and the California Ambient Air Quality Standards (CAAQS), which are equal to or more stringent than the federal standards. The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. The CARB has established 14 air basins statewide. The subdivision site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The CARB has established air quality standards and is responsible for the control of mobile emission sources, while the MBUAPCD is responsible for enforcing standards and regulating stationary sources. At present, Monterey County is in attainment for all federal air quality standards and state standards for Carbon Monoxide (CO), Nitrogen Dioxide (NO<sub>2</sub>), and fine particulate matter (PM<sub>2.5</sub>). Monterey County is in non-attainment for PM<sub>10</sub> and is designated as non-attainment-transitional for the state 1 hour ozone standard. Data is not available concerning the state 8 hour ozone standard.

The proposed project includes demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The project would result in no net change in housing units and would not, therefore, result in any additional population and associated air emissions through new vehicle trips (Source: IX. 8). The project would not result in stationary emissions. There would be *no impact*.

**Air Quality 3(d) – Less than Significant.** The proposed project includes demolition of an existing 4,481 square foot single family dwelling and would require limited grading for

construction of a new 5,936 square foot single family dwelling. Demolition and site disturbance could result in temporary short-term localized decreases in air quality due to generation of particulate emissions (PM<sub>10</sub>). According to the MBUAPCD *CEQA Air Quality Guidelines* (as updated in February 2008), 8.1 acres could be graded for a construction site with minimal earthmoving per day without exceeding the MBUAPCD's PM<sub>10</sub> threshold of 82 lbs/day and resulting in a potentially significant impact (Source IX. 8a). The area of disturbance would cover less than the threshold area as the entire property is 1.18 acres (Sources: IX. 1). Thus, short-term, localized decrease in air quality due to generation of particulate emissions (PM<sub>10</sub>) caused by grading operations would be *less than significant*.

Refer to Item 7(a) for a discussion of potential hazard and hazardous material impacts associated with the potential release of asbestos.

**Air Quality 3(f) – No Impact.** The proposed project would not create significant objectionable odors due to the nature of residential use (Source IX. 1). There would be *no impact*.

| 4. BIOLOGICAL RESOURCES |                                                                                                                                                                                                                                                                                                                                                      | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|--------------------------|
| Would the project:      |                                                                                                                                                                                                                                                                                                                                                      |                                |                                                    |                                     |                          |
| a)                      | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: IX. 3, 5, 12, 13, 19, 20, 22) | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b)                      | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: IX. 3, 5, 12, 13, 19, 20)                                                                  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c)                      | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: IX. 3, 5, 12, 13, 19, 20)                                                 | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d)                      | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: IX. 3, 5, 12, 13, 19, 20)                                                                                   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>            | <input type="checkbox"/> |



| 4. BIOLOGICAL RESOURCES                                                                                                                                                                                             |                                |                                                    |                              |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-------------------------------------|
| Would the project:                                                                                                                                                                                                  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: IX. 3, 5, 12, 13)                                                      | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>     | <input type="checkbox"/>            |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: IX. 3, 5, 12, 13, 19) | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

### Discussion, Analysis and Conclusions:

The following discussion and analysis is based on a Biological Report prepared by Vern Yadon on October 8, 2007 (Source: IX. 12), a Tree Resource Evaluation/Construction Impact Analysis prepared by Maureen Hamb on February 8, 2008 (Source: IX. 13), and a search of the California Natural Diversity Database (CNDDDB; 2008) (Source: IX. 19; Exhibit A).

**Biological Resources 4(a) – Less than Significant.** On-site vegetation consists primarily of Monterey pine, Monterey cypress, and coast live oak trees in the northwestern portion of the property, between Cypress Drive and the existing single family dwelling, and manicured lawn and other landscaping in the southeastern portion of the property, between the existing dwelling and Carmel Bay (Source: IX. 3, 12). The site is adjacent to mapped Monterey cypress environmentally sensitive habitat (ESH) and is designated as containing potential ESH for Yadon's piperia (Source: IX. 1).

Special-status plant and animal species that may be located on the property are discussed in the following paragraphs. For the purpose of this Initial Study, "special-status" includes plants and animals that are: a) listed as endangered or threatened under the Federal or California Endangered Species Acts (ESA); b) considered rare under the California Native Plant Protection Act; or c) are afforded protection under acts or codes other than the Federal or California ESA (e.g. Migratory Bird Treaty Act, Fish and Game Code).

**Special-Status Plant Species.** According to CNDDDB records, 29 sensitive plant species have reported occurrences within a five mile radius surrounding the subject property (Source: IX.19). None of these records occur on the project site. However, based on established buffers, three of these species could occur on the project site: Tidestrom's lupine (*Lupinus tidestromii*), fragrant fritillary (*Fritillaria liliacea*), and Monterey pine (*Pinus radiata*). In addition, the site is adjacent to mapped Monterey cypress ESH and contains individual Monterey cypress trees (*Cupressus macrocarpa*). The site is also designated as containing potential ESH for Yadon's piperia (Source: IX. 1, 3, 12). Potential impacts to each of these species are discussed below.

*Tidestrom's Lupine.* Tidestrom's lupine (*Lupinus tidestromii*) is a California Native Plant Society (CNPS) list 1B species and is listed as Endangered under both the state and federal Endangered Species Acts (Source: IX. 22). This species occurs in coastal strand communities or within dune and coastal habitats (Source: IX. 22). The project site is composed of Monterey pine, Monterey cypress, and coast live oak trees in the northwestern portion of the property and manicured lawn and other landscaping in the southeastern portion of the property. Appropriate habitat for Tidestrom's lupine does not occur on the property (Source: IX. 3, 12, 19, 22). In addition, site disturbance would occur entirely within an area composed of asphalt, lawn, and other landscaping that would not support Tidestrom's lupine. Impacts to this species would therefore be *less than significant*.

*Fragrant Fritillary.* Fragrant fritillary (*Fritillaria liliacea*) is a perennial herb that is native and endemic to California (Source: IX. 22). It is a CNPS list 1B species that occurs in coastal prairie, valley grassland, northern coastal scrub, and wetland-riparian habitat communities (Source: IX. 22). None of these habitat types occur on the property (Source: IX. 3, 12, 19, 22). In addition, site disturbance would occur entirely within an area composed of asphalt, lawn, and other landscaping that would not support fragrant fritillary. Impacts to this species would therefore be *less than significant*.

*Monterey Pine.* Monterey pine (*Pinus radiata*) is a CNPS list 1B species. Monterey pine trees occur on the subject property within the northwestern portion of the site, between Cypress Drive and the existing single family dwelling (Source: IX. 3, 12). No development would occur in this area (Source: IX. 2, 3). In addition, although the proposed project includes a Coastal Development Permit for the removal of one (1) 48-inch coast live oak tree, the proposed project would not remove any Monterey pine trees. Impacts to this species would be *less than significant*.

*Monterey Cypress.* Monterey cypress (*Cupressus macrocarpa*) is a CNPS list 1B species (Source: IX. 22). Monterey cypress trees occur on the subject property within the northwestern portion of the site, between Cypress Drive and the existing single family dwelling (Source: IX. 3, 12). No development would occur in this area (Source: IX. 2, 3). In addition, although the proposed project includes a Coastal Development Permit for the removal of one (1) 48-inch coast live oak tree, the proposed project would not remove any Monterey cypress trees. Impacts to this species would be *less than significant*.

*Yadon's Piperia.* The site is designated as containing potential ESH for Yadon's piperia (*Piperia yadonii*). Yadon's piperia is a CNPS list 1B species that occurs in chaparral, northern coastal scrub, and closed-cone pine forests (Source: IX. 22). According to the Biological Report prepared for the project (Source: IX. 12), this species would not occur on the existing hardscape and landscape areas on which development would occur. Impacts to Yadon's piperia would therefore be *less than significant*.

***Special-Status Animal Species.*** The CNDDB listed 13 reported occurrences of special-status animal species within a five mile radius surrounding the subject property (Source: IX. 19). None of these records occur on the project site and, based on established buffers, none of the

species would be expected to occur (Source: IX. 19). In addition, according to the Biological Report prepared for the project (Source: IX. 12), no special-status animal species occur on the property or would be impacted by the proposed project. Impacts to special-status animal species would be *less than significant*.

**Conclusion.** Based on the lack of suitable habitat on-site as well as the location of proposed development in an already disturbed area, impacts to special-status plant and animal species would be *less than significant*.

Refer to Item 4(d) below for a discussion of impacts related to Coast live oak trees, which is not listed as a special-status plant species.

**Biological Resources 4(b, c) – Less than Significant.** According to CNDDDB records, six (6) sensitive natural communities and five (5) critical habitats occur within a five mile radius of the project area (Source: IX. 19). None of these habitats are recorded as occurring on the subject property (Source: IX. 19). Refer also to Items 4(a) and 4(e) for a discussion of potential impacts to environmentally sensitive habitat areas (ESH). The proposed project would not have a substantial adverse effect on any riparian habitat or sensitive natural communities, as none are located on the site (Source: IX. 3, 12, 13, 19). There are no federally protected wetlands on the site (Source: IX. 3, 12, 20). Impacts would be *less than significant*.

**Biological Resources 4(d) – Less than Significant with Mitigation Incorporated.** There have been no native resident or migratory fish or wildlife species identified on the subject property (Source: IX. 12, 19). However, on-site trees could provide nesting and/or foraging opportunities for a variety of animal species. Proposed demolition and reconstruction of a single family residence would result in the removal of one (1) 48-inch coast live oak tree (Source: IX. 1, 13). According to the Tree Resource Evaluation/Construction Impact Analysis, this tree is infested with oak bark beetle (*Pseudopityophthorus pubipennis*) (Source: IX. 13). Construction in the immediate vicinity of three additional oak trees has the potential to damage root systems, which could result in or hasten the ultimate loss of the trees, and may require extensive limbing in some cases (Source: IX. 3, 13). Del Monte Forest Land Use Plan Policy 36 requires that native trees removed as a result of development be replaced on the site at a rate of one tree of the same variety for each tree removed (Source: IX. 5). However, given the large size of the tree proposed for removal, and in accordance with the Biological Report (Source: IX. 12), the following mitigation is required:

**Mitigation Measure #1: Tree Replacement.** The coast live oak tree that would be removed as a result of the project shall be replaced at a minimum 2:1 ratio. Replacement plantings shall be from locally-collected coast live oak seed stock and shall be shown on landscaping plans. A landscape contractor shall be retained to monitor the acquisition and installation of all coast live oak trees to be replaced on the property..

**Monitoring Action #1:** Prior to occupancy clearance, the coast live oak tree shall be replaced at a minimum 2:1 ratio. The landscape contractor shall monitor the acquisition and installation of replacement trees. The applicant shall submit proof of replacement

plantings (e.g. photos of replacement trees in place) to the Monterey County RMA – Planning Department.

The following mitigation measures are also required to reduce impacts to a *less than significant* level.

**Mitigation Measure #2: Tree and Root Protection.** Indirect impacts to on-site trees shall be avoided the maximum extent feasible through avoidance of the critical root zone. This shall be accomplished through the following means:

- a. Protective fencing shall be installed.
- b. Grade changes shall be analyzed once the grading and drainage plans are finalized and the building location is staked. If minor grade changes (1 to 18 inches) or sloping is necessary within 10 feet of a retained tree it can be done manually during the landscape phase of the project. Grade changes over two feet may require the use of a small wall.
- c. No soil excavation shall be carried out except where necessary to install foundations. A preconstruction root exploration of all potentially excavated areas shall be carried out and no roots larger than one inch shall be damaged. Where roots larger than one inch are found, pier and above-grade beam foundations shall be used to achieve this objective.
- d. Trenching for underground services shall be located outside the root zone.
- e. Irrigation trenches shall be located outside the critical root zone. If necessary, supply lines can be located above grade and covered by mulch. Emitters in these areas are restricted to drip-type only.
- f. Soil compaction caused by workers and equipment shall be reduced by the installation of a mulch layer (wood chips).
- g. Monitoring of the initial site clearing and demolition shall be performed at least twice weekly to ensure compliance with the tree protection measures.
- h. Contractors and sub contractors shall be supplied with a copy of the *Tree Preservation Specifications* contained in the Tree Resource Evaluation before entering the construction site.

**Monitoring Action #2:** Prior to the start of construction, a qualified arborist/botanist shall be retained to identify trees which would be potentially impacted by construction. The arborist/botanist shall ensure that protective fencing is installed, and shall monitor construction during earth disturbing activities within the critical root zone of the oak trees near by to ensure compliance with the above listed measures. The applicant shall submit a report to the Resource Management Agency – Planning Department, from a qualified arborist, describing how the measures were implemented and describing impacts, if any to retained trees from construction activities. A subsequent Coastal Development Permit may be required if impacts resulting in tree mortality are incurred from construction activities.

**Mitigation Measure #3: Preconstruction Survey for Nesting Birds.** The following mitigation is required in order minimize potentially adverse impacts to native resident special status nesting avian species:

- A pre-construction survey for special status nesting avian species (and other species protected under the Migratory Bird Act) shall be conducted by a qualified biologist at least two weeks prior to tree removal or initiation of construction activities that occur during the nesting/breeding season of native bird species (March 1 through August 15).
- If nesting birds are not found, no further action would be necessary.
- If a nesting bird or an active nest is found, construction within 200 feet of the nest site, or an appropriate construction buffer established in consultation with the CDFG, should be postponed until after the bird has fledged (or the nest appears to be inactive).

**Monitoring Action #3:** At least two weeks prior to tree removal or initiation of construction activities that occur during the nesting/breeding season of native bird species (March 1 through August 15), a qualified biologist shall be retained to conduct nesting bird surveys and establish adequate protection fencing limits if necessary. Proof and results of the survey shall be submitted to the RMA – Planning Department for review and approval.

**Biological Resources 4(e) – Less than Significant with Mitigation Incorporated.** The proposed project includes the removal of one (1) 48-inch coast live oak tree. According to the Del Monte Forest CIP, removal of native trees or other major vegetation requires a Coastal Development Permit (Section 20.147.050.A.1). Exceptions to this requirement include non-native or planted trees except as defined as habitat or trees determined by a qualified forester to be diseased or dead and hazardous. The tree is proposed for removal due to implementation of the proposed project and requires the issuance of a Coastal Development Permit (Source: IX. 1, 2, 3). It should be noted, however, that this tree was identified as being infested with oak bark beetle in the Tree Resource Evaluation/Construction Impact Analysis (Source: IX. 13). Tree removal would be in accordance with the Tree Resources Evaluation/Construction Impact Analysis, and tree replacement is required on-site at a 2:1 ratio (refer to Mitigation Measure #1). The proposed development has been designed to remove the minimum number of trees necessary to achieve the desired objectives (Source: IX. 1, 2, 3). Therefore, pursuant to issuance of a Coastal Development Permit and implementation of Mitigation Measure #1, impacts related to tree removal would be *less than significant with mitigation incorporated*.

It should also be noted that the project site is not subject to Senate Bill (SB) 1334 (Kuehl Bill) because it would not result in removal of 30 percent or more of the on-site woodland and because the property is 1.18 acres in size and would therefore convert 3 or less acres of oak woodlands.

The project site is located adjacent to environmentally sensitive habitat areas (ESH) for Monterey cypress and Yadon's piperia [refer to Item 4(a)]. As a result, the project must comply with Del Monte Forest Land Use Plan policies related to ESH. In particular, Policy 14 requires that the removal of indigenous vegetation and land disturbance (grading, excavation, paving, etc.) near

environmentally sensitive habitat areas be restricted to the minimum amount necessary to accomplish development, while Policy 15 requires that the use of non-invasive plant species and appropriate native species be required in landscape materials used in projects, especially in developments adjoining environmentally sensitive habitat (Source: IX. 5). Because the proposed project includes land disturbance associated with demolition and construction as well as landscaping in the vicinity of environmentally sensitive habitat areas, the following mitigation measures are required to ensure consistency with applicable policies.

**Mitigation Measure #4: Native Landscaping.** A Landscape Plan shall be prepared for the proposed project which eliminates large expanses of watered lawn includes native coastal bluff vegetation along the ocean frontage. The Landscape Plan shall also include the proposed tree replacement planting locations and removal of the following invasive species currently located on the property: blackwood acacias (*Acacia melanoxylon*), yellow wattle acacias (*Acacia longifolia*), ice plant (*Carpobrotus edulis*), and kikuyu grass (*Pennisetum clandestinum*).

**Monitoring Action #4:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

**Biological Resources 4(f) – No Impact.** There is no known adopted Habitat Conservation Plan or other approved local, regional, or state habitat conservation plan affecting the subject property (Source: IX. 4, 5). There would be *no impact*.

| 5. CULTURAL RESOURCES |                                                                                                                                | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact             |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------|-------------------------------------|--------------------------|
| Would the project:    |                                                                                                                                |                                      |                                                                |                                     |                          |
| a)                    | Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: IX. 1, 2, 9)   | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b)                    | Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: IX. 10, 11) | <input type="checkbox"/>             | <input checked="" type="checkbox"/>                            | <input type="checkbox"/>            | <input type="checkbox"/> |

| 5. CULTURAL RESOURCES                                                                                                            |                                |                                                    |                                     |                          |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|--------------------------|
| Would the project:                                                                                                               | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
| c) Directly or indirectly destroy a unique paleontological resource, site or unique geologic feature? (Source: IX. 1, 2, 10, 11) | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: IX. 1, 2, 10, 11)                  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion, Analysis and Conclusions:

**Cultural Resources 5(a) – Less than Significant.** The project site is currently developed with a 4,481 square foot single-story residence which is slated for demolition as part of the proposed project. The existing residence was constructed in 1917 and was among the earliest to rise at Pebble Beach (Source: IX. 9). The residence potentially meets Criterion 1 of the California Register of Historical Resource (CRHR) for its association with the “fashionably rustic country life that characterized the formative years of Pebble Beach” and Criterion 3 for its “woodsy Craftsman-style architecture expressive of the first phase of the Bay Area Tradition” (Source: IX. 9). However, the property is not eligible for listing in the CRHR because, according to Anthony Kirk PhD, it has lost its integrity.

Integrity, which is the ability of a property to convey its significance, comprises seven aspects: location, design, setting, materials, workmanship, feeling, and association. In order to retain historic integrity, a property must possess most if not all of these qualities (Source: IX. 9). The existing on-site residence has not been moved, and the setting remains relatively undisturbed (Source: IX. 9). However, through a series of alterations to the original residence, which resulted in sweeping changes to the character-defining porch, fenestration, doors, and ornamentation, the design has been transformed (Source: IX. 9). These alterations also led to loss of all exterior materials dating to the period of significance. Thus the house no longer possesses this aspect of integrity nor, as a consequence, does it possess and evidence of the original workmanship (Source: IX. 9). With the loss of design, materials, and workmanship has come the loss of both feeling and association, and, ultimately, the integrity of the property (Source: IX. 9).

Because the structure has lost its integrity and is not eligible for listing in the CRHR, it does not comprise an historical resource as defined by CEQA (Source: IX. 9). Impacts to historical resources from the proposed demolition and reconstruction would therefore be *less than significant*.

**Cultural Resources 5(b) – Less than Significant with Mitigation Incorporated.** A Preliminary Archeological Reconnaissance was prepared by Archeological Consulting for the proposed project site in October 2007 (Source: IX. 10). The Preliminary Archeological Reconnaissance included a records search of the Northwest Regional Information Center of the California Archaeological Inventory, located at Sonoma State University, and a field

reconnaissance of the project area. A subsequent archaeological test excavation and associated letter report was prepared by Archaeological Consulting on February 22, 2008 (Source: IX. 11). The records search determined that nine recorded archaeological sites are located within one kilometer of the subject property, including one (CA-MNT-976) which extends onto the project site (Source: IX. 10). However, the project site itself had not been included in any previous archaeological studies (Source: IX. 11).

According to the Preliminary Archaeological Reconnaissance, the proposed demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling would potentially impact CA-MNT-976 (Source: IX. 10). The Preliminary Archaeological Reconnaissance recommended that preliminary archaeological testing be conducted to determine the nature, extent, and significance of the cultural deposit on the project site (Source: IX. 10). Archaeological Consulting conducted this recommended archaeological testing on November 6, 2008 and submitted the conclusions on February 22, 2008 (Source: IX. 11).

The archaeological testing confirmed the presence of a portion of CA-MNT-972 on the subject property, which is shallow, extensively disturbed, and extremely sparse in the project area (Source: IX. 11). The only artifacts represented locally-available pounding tools, and the cultural materials were present in quantities too small to support meaningful analysis (Source: IX. 11). Based on these factors, the section of CA-MNT-972 on the project site was determined to have minimal archaeological significance (Source: IX. 11). In accordance with recommendations of the archaeological testing letter report (Source: IX. 11), Mitigation Measure #5 is required to ensure that impacts remain *less than significant*.

**Mitigation Measure #5: Archaeological Monitor.** An archaeological monitor shall be present during all construction which could potentially alter the soil within the boundaries of the archaeological site (demolition, grading, pad construction, irrigation trenches, etc.). If potentially significant archaeological resources are discovered during construction, work shall be halted in the area of the find until it can be evaluated and, if necessary, until appropriate data recovery can be conducted.

**Monitoring Action #5:** A qualified archaeological monitor shall be retained to monitor construction activities which could alter the soil within the boundaries of the archaeological site. Prior to issuance of grading or building permits, the applicant shall submit the contracts with a Registered Professional Archeologist and a Registered Professional Anthropologist to the Director of the RMA – Planning Department for approval. The requirements of this condition shall be included as a note on all grading and building plans.

**Cultural Resources 5(c, d) – Less than Significant.** Neither the Preliminary Archeological Reconnaissance nor the subsequent archaeological test excavation and letter report identified unique paleontological resources on the project site (Source: IX. 10, 11). In addition, there are no known human burial sites within the project area (Source: IX. 10, 11). Unforeseen impacts to previously unidentified paleontological or human resources are unlikely; however, the required



presence of an archaeological monitor (Mitigation #5) also mitigates potential impacts to these resources. Pursuant to compliance with Mitigation #5, impacts would be *less than significant*.

| 6. GEOLOGY AND SOILS |                                                                                                                                                                                                                                                      | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact                        |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------|-------------------------------------|-------------------------------------|
| Would the project:   |                                                                                                                                                                                                                                                      |                                      |                                                                |                                     |                                     |
| a)                   | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:                                                                                                                        |                                      |                                                                |                                     |                                     |
| i)                   | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: IX. 14)                | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii)                  | Strong seismic ground shaking? (Source: IX. 14)                                                                                                                                                                                                      | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii)                 | Seismic-related ground failure, including liquefaction? (Source: IX. 15)                                                                                                                                                                             | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv)                  | Landslides? (Source : IX. 15)                                                                                                                                                                                                                        | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b)                   | Result in substantial soil erosion or the loss of topsoil? (Source: IX. 14)                                                                                                                                                                          | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c)                   | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: IX. 14, 15) | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d)                   | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source: IX. 15)                                                                                       | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e)                   | Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: IX. 1)                                                      | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### Discussion, Analysis and Conclusions:

A *Geologic Investigation* was prepared for the project site by Rogers E. Johnson & Associates on February 6, 2008 (Source: IX. 14). A *Geotechnical Investigation – Design Phase* was also prepared for the project site by Tharp & Associates, Inc. on February 28, 2008 (Source: IX. 15). As a Condition of Approval, the County will require the applicant to implement all

recommendations made in these reports. In addition, the applicant will be required to comply with applicable County policies and ordinances related to geologic hazards.

### **Geology and Soils 6(a) – Less than Significant.**

*Fault Rupture and Groundshaking:* Because no active faults are known to cross the subject property and there is no evidence of Holocene faulting in the area, the potential for surface-fault rupture is considered to be low (Source: IX. 14). However, there are a number of potential sources of large magnitude earthquakes in the region. Nearby faults that would be most likely affect the project site are the San Andreas, Zayante-Vergeles, Monterey Bay-Tularcitos and San Gregorio (Source: IX. 14). Although the Cypress Point Fault lies approximately 1,000 feet southwest of the site, this fault is not considered active and would therefore not be expected to effect the project site (Source: IX. 14).

According to the *Geologic Investigation* (Source: IX. 14), the controlling seismogenic source for the subject property is the San Gregorio fault, which is located five kilometers southwest of the site. Based on an assumed magnitude 7.3 earthquake centered on this fault, earthquake ground motion at the site would be expected to be approximately 0.94g with a peak ground acceleration of 0.61g, and would last for approximately 18 seconds (Source: IX. 14).

Seismic safety issues would be addressed through compliance with the Uniform Building Code (UBC) and other County ordinances and standard Conditions of Approval. Pursuant to compliance with existing ordinances and standard conditions, impacts would be *less than significant*.

*Seismic Ground Failure:* Liquefaction is defined as the sudden loss of soil strength due to a rapid increase in soil pore water pressures resulting from seismic groundshaking. Liquefaction most often occurs in loose saturated silts and saturated, poorly graded, fine-grained sands. According to the *Geotechnical Investigation – Design Phase*, the site has a low potential for liquefaction due to the relatively dense, cohesive soils at the site and the lack of shallow groundwater (Source: IX. 15). Impacts would therefore be *less than significant*.

*Slope Stability and Landslides:* Landslides result when the driving forces that act on a slope (i.e., the weight of the slope material, and the weight of objects placed on it) are greater than the slope's natural resisting forces (i.e. the shear strength of the slope material). According to the site-specific *Geotechnical Investigation*, the proposed building site is at a very low risk to damage by slope failure due to its location well back from the top of the coastal bluff (Source: IX. 15). Impacts would therefore be *less than significant*.

**Geology and Soils 6(b) – Less than Significant.** Soil erosion is the removal of soil by water and wind. The project site is located along a coastal bluff and is therefore subject to coastal erosion from sea waves. The site-specific *Geologic Investigation* included a review of 22 stereo and aerial photographs of the site between 1939 and 2003, as well as a review of oblique photos of the site taken between 2002 and 2005 (Source: IX. 14). Based on this review, erosion of the coastal bluff at the subject site is occurring at a moderate rate (Source: IX. 14). In addition, a

stone seawall was constructed to protect a portion of the marine terrace deposits below the existing residence circa 1980, and there has been no appreciable erosion of the bluff-top in this area subsequent to construction of the seawall (Source: IX. 14). The lower portion of the bluff, however, is not protected and continues to erode, although at a moderate rate (Source: IX. 14).

The *Geologic Investigation* recommends that, in accordance with California Coastal Commission requirements, the proposed residence be setback beyond the projected 100-year bluff-top or a minimum of 25 feet from the coastal bluff-top, whichever is greater (Source: IX. 14). The *Geologic Investigation* estimates 40 feet of retreat over the next 100 years, but increases the estimate to 50 feet given the relatively short history of erosion used in the analysis (Source: IX. 14). A comparison of Plate 1 in the *Geologic Investigation*, which depicts this projected 100-year bluff-top, and the project plans indicates that the proposed new residence would be beyond the projected 100-year bluff-top setback (Source: IX. 1, 14). Impacts would therefore be *less than significant*.

**Geology and Soils 6(c) - Less than Significant.** See discussion under Item 6(a) above. Impacts would be *less than significant*.

**Geology and Soils 6(d) – Less than Significant.** Expansive soils experience volumetric changes with changes in moisture content, swelling with increases in moisture content and shrinking with decreasing moisture content. These volumetric changes can cause distress resulting in damage to concrete slabs and foundation. According to the *Geotechnical Investigation – Design Phase*, on-site soils are relatively dense and cohesive (Source: IX. 15). Expansion would not be expected in these soils and would result in *less than significant* impact.

**Geology and Soils 6(e) – No Impact.** The property is served by the Pebble Beach Sanitary Sewer District for sewer services (Source: IX. 1). Because septic tanks or alternative wastewater disposal systems would not be required, there would be *no impact*.

| 7. HAZARDS AND HAZARDOUS MATERIALS                                                                                                                                                                                    |                                |                                                    |                              |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-------------------------------------|
| Would the project:                                                                                                                                                                                                    | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: IX. 1)                                                               | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: IX. 1, 8, 9) | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>     | <input type="checkbox"/>            |

| 7. HAZARDS AND HAZARDOUS MATERIALS                                                                                                                                                                                                                                                   |                                |                                                    |                                     |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|-------------------------------------|
| Would the project:                                                                                                                                                                                                                                                                   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: IX. 18)                                                                                                     | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: IX. 21)                                      | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: IX. 1, 18) | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: IX. 1, 18)                                                                                                      | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1, 4)                                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: IX. 7d)                                                | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

### Discussion, Analysis and Conclusions:

**Hazards and Hazardous Materials 7(a) – No Impact.** The proposed project involves demolition of an existing single family dwelling and construction of a new residence in its place. The project would not involve the transport, use or disposal of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties (Source: IX. 1). There would be *no impact*.

**Hazards and Hazardous Materials 7(b) – Less than Significant with Mitigation Incorporated.** The proposed project includes demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The existing residence was originally constructed in 1917, although alterations and renovations have been made since that time (Source: IX. 9). Prior to the enactment of federal regulations limiting their use in the late

1970s, asbestos containing materials (ACM) and/or lead-based paint (LBP) were often used in residential construction. ACMs are mineral fibers that were historically added to various materials to strengthen them and to provide heat insulation and fire resistance. If disturbed, ACM may release asbestos fibers that can be inhaled into the lungs. Breathing high levels of asbestos can lead to increased risk of lung cancer, including mesothelioma and asbestosis. ACMs that would crumble easily if handled, or that has been sawed, scraped, or sanded into powder, is more likely to create a health hazard. In residential units, ACM is most commonly found in insulation, roofing, siding shingles made of asbestos cement, and textured paints. Lead is a highly toxic metal that was used for many years in products found in and around our homes. Lead may cause a range of health effects, from behavioral problems and learning disabilities, to seizures and death. The primary source of lead exposure in residences is deteriorating LBP. Lead dust can form when LBP is dry scraped, dry sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead-based paint that is in good condition is usually not a hazard.

Due to the age of existing structure (Source: IX. 9), the residence could potentially contain ACM and/or LBP. Demolition of this structure, as proposed, could release ACM or LBP. This may pose a potential health risk to people if such hazardous materials are not properly handled and disposed. This health risk would be a potentially significant impact unless mitigation is incorporated. With implementation of Mitigation Measures #6 and #7 below, impacts would be reduced to a *less than significant* level.

**Mitigation Measure #6.** Prior to demolition of the existing on-site residence, the structure shall be sampled as part of an asbestos survey in compliance with the National Emission Standards for Hazardous Air Pollutants (NESHAP). If asbestos is found, asbestos-related work, including demolition, involving 100 square feet or more of asbestos containing materials (ACMs) shall be performed by a licensed asbestos abatement contractor under the supervision of a certified asbestos consultant and asbestos shall be removed and disposed of in compliance with applicable State laws. Regardless of whether asbestos is identified in any building, prior to demolition the Air Pollution Control District (APCD) shall be notified and an APCD Notification of Demolition and Renovation Checklist shall be submitted to both APCD and the RMA – Planning Department.

**Monitoring Action #6:** Prior to demolition, the applicant shall retain a qualified asbestos abatement contractor to conduct an asbestos survey and remove any asbestos in compliance with applicable state laws.

**Mitigation Measure #7.** If, during demolition of the existing on-site residence, paint is separated from the building material (e.g. chemically or physically), the paint waste shall be evaluated independently from the building material by a qualified hazardous materials inspector to determine its proper management. All hazardous materials shall be handled and disposed in accordance with local, state and federal regulations. According to the Department of Toxic Substances Control (DTSC), if paint is not removed from the building material during demolition (and is not chipping or peeling), the material can be disposed of as construction debris (a non-hazardous waste). The landfill operator shall be

contacted prior to disposal of building material debris to determine any specific requirements the landfill may have regarding the disposal of lead-based paint materials. The disposal of demolition debris shall comply with any such requirements.

**Monitoring Action #7:** Should paint be separated from building materials during demolition, the applicant shall retain a qualified hazardous materials inspector to determine its proper management.

**Hazards and Hazardous Materials 7(c) – Less than Significant.** The nearest schools to the project site are Robert Louis Stevenson School, located at 3152 Forest Lake Road in Pebble Beach, one mile north of the project site, and Stevenson Lower and Middle School, located at 24800 Dolores Street in Carmel, 1.8 miles southeast of the site (Source: IX. 18). There are no schools located within one-quarter mile of the project site. Impacts would be *less than significant*.

**Hazards and Hazardous Materials 7(d) – No Impact.** The project site is not included on a list of hazardous materials sites (Source: IX. 21). There would be *no impact*.

**Hazards and Hazardous Materials 7(e, f) – No Impact.** The proposed project is not located within an airport land use plan or within two miles of an airport. The location of the project is not anticipated to be threatened by air traffic hazards (Source: IX. 1, 18). *No impacts* would result.

**Hazards and Hazardous Materials 7(g) – No Impact.** The project would not interfere with any emergency response plan or evacuation plan, as the project area is subject to no such plans (Source: IX. 1, 4). There would be *no impact*.

**Hazards and Hazardous Materials 7(h) – Less than Significant.** The project site is located in a residential area and is subject to moderate fire hazards (Source: IX. 1). The Pebble Beach Community Services District reviewed the project application and recommended 11 standard and one (1) non-standard Conditions of Approval, including (but not limited to): adequate driveway design, provision of a fire hydrant or valve, setback requirements, provision of automatic sprinkler systems, and installation of an approved automatic fire alarm system (Source: IX. 7d). Pursuant to compliance with these Conditions of Approval, the proposed project would result in *less than significant* impacts related to fire hazards.

| 8. HYDROLOGY AND WATER QUALITY |                                                                                                                                                                                                                                                                                                                                                                                                            | Less Than Significant          |                              |                                     |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------|-------------------------------------|
| Would the project:             |                                                                                                                                                                                                                                                                                                                                                                                                            | Potentially Significant Impact | With Mitigation Incorporated | Less Than Significant Impact        |
|                                |                                                                                                                                                                                                                                                                                                                                                                                                            |                                |                              | No Impact                           |
| a)                             | Violate any water quality standards or waste discharge requirements? (Source: IX. 1, 7a)                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>       | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b)                             | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: IX. 1) | <input type="checkbox"/>       | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c)                             | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: IX. 7b)                                                                                                                                                           | <input type="checkbox"/>       | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d)                             | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: IX. 7b)                                                                                                                    | <input type="checkbox"/>       | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e)                             | Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: IX. 1)                                                                                                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>     | <input type="checkbox"/>            |
| f)                             | Otherwise substantially degrade water quality? (Source: IX. 1)                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/>       | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| g)                             | Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: IX. 17)                                                                                                                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>     | <input type="checkbox"/>            |
| h)                             | Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: IX. 17)                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>     | <input type="checkbox"/>            |
| i)                             | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: IX. 1, 17)                                                                                                                                                                                                                        | <input type="checkbox"/>       | <input type="checkbox"/>     | <input type="checkbox"/>            |

| 8. HYDROLOGY AND WATER QUALITY |                                                                | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact             |
|--------------------------------|----------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------|-------------------------------------|--------------------------|
| Would the project:             |                                                                |                                      |                                                                |                                     |                          |
| j)                             | Inundation by seiche, tsunami, or mudflow? (Source: IX. 1, 14) | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion, Analysis and Conclusions:

**Hydrology and Water Quality 8(a) – Less than Significant.** The Monterey County Environmental Health Department reviewed the proposed project and did not identify any potential violations to water quality standards or waste discharge requirements, nor require any Conditions of Approval (Source: IX. 7a). The existing residence is served by the Pebble Beach Sanitary Sewer District for sewer services and the Cal-Am Water Company for water service. The proposed demolition and subsequent reconstruction would not alter existing water quality or waste discharge levels (Source: IX. 1). Impacts would be *less than significant*.

**Hydrology and Water Quality 8(b) – Less than Significant.** The proposed project consists of the demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The existing residence is currently served by the Cal-Am Water Company for water service (Source: IX. 1). The proposed demolition and subsequent development would result in no net change in housing units and would not, therefore, result in any additional population or associated water demand (Source: IX. 1). In addition, the Monterey County Water Resources Agency reviewed the proposed project and recommended three (3) standard Conditions of Approval, including proof of water availability certification and implementation of water conservation measures (Source: IX. 7b). Pursuant to compliance with these conditions, the proposed project would not be expected to deplete groundwater supplies beyond existing conditions.

The Combined Development Permit includes a Variance to exceed the 4,000 square foot impervious coverage limitation in the Pescadero Watershed Area (Source: IX. 1). However, existing impervious surface coverage on the property is 14,686 square feet (including a 4,481 square foot residence and 10,205 square feet of paved areas). The proposed impervious surface coverage would be 13,715 square feet [including a 5,000 square foot residence (footprint) and 8,715 square feet of paved areas]. This is a 971 square foot reduction from existing coverage (Source: IX. 1). Because the proposed project would reduce overall impervious coverage on the site, it would not reduce groundwater recharge beyond existing conditions. In fact, the proposed project would improve overall groundwater recharge on the site.

Overall, impacts related to groundwater supplies and groundwater recharge would be *less than significant*.

**Hydrology and Water Quality 8(c, d) – Less than Significant.** The Monterey County Water Resources Agency reviewed the proposed project and recommended three (3) standard



Conditions of Approval, including the requirement that a drainage plan prepared by a registered civil engineer or architect and submitted to the Water Resources Agency which addresses on- and off-site drainage impacts (Source: IX. 7b). Pursuant to compliance with this condition, the project would not be expected to substantially alter the existing drainage pattern of the site or area. In addition, the proposed project would result in a decrease in impervious surfaces and would therefore reduce runoff and accelerated erosion compared to existing conditions [refer to Item 8(b) above]. The proposed project would be required to implement County ordinances relating to erosion and residential construction, as well as erosion control measures outlined on the project plans. Impacts to on- and off-site sedimentation would be *less than significant*.

**Hydrology and Water Quality 8(e) – No Impact.** The proposed project would result in a decrease in impervious surfaces and would therefore reduce runoff compared to existing conditions (Source: IX. 1). It would not, therefore, exceed the capacity of existing or planned stormwater drainage facilities. Refer also to Item 8(c, d) above. There would be *no impact*.

**Hydrology and Water Quality 8(f) – Less than Significant.** The project would not substantially degrade water quality. Incremental urban pollutants from hardscape runoff following construction of the new single family residence would occur, but would be reduced compared to existing conditions due to the overall reduction in paved surfaces [refer to Item 8(b) above] (Source: IX. 3). Impacts would be *less than significant*.

**Hydrology and Water Quality 8(g-i) – No Impact.** The project site is not located in a 100-year floodplain and is not within an inundation area from a dam or levee (Source: IX. 17). There would be *no impact*.

**Hydrology and Water Quality 8(j) – Less than Significant.** Tsunamis, or seismic sea waves, are generated from undersea seismic movement. Due to its coastal location, the project site may be unsafe during such an event. However, the proposed project involve demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling and would not expose people or structures to a significant risk of inundation beyond those currently experienced (Source: IX. 1, 14). Impacts would be *less than significant*.

| 9. LAND USE AND PLANNING                                                                                                                                                                                                                                                                                                          |                                |                                                    |                                     |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|-------------------------------------|
| Would the project:                                                                                                                                                                                                                                                                                                                | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
| a) Physically divide an established community? (Source: IX. 1, 3, 5, 18)                                                                                                                                                                                                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: IX. 1, 2, 5) | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: IX. 4, 5)                                                                                                                                                                                                              | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### Discussion, Analysis and Conclusions:

**Land Use and Planning 9(a) – No Impact.** The proposed project consists of the demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. It would not physically divide an existing community (Source: IX. 1, 3, 5, 18). There would be *no impact*.

**Land Use and Planning 9(b) – Less than Significant.** The project application is a Combined Development Permit which includes a Variance to exceed the 4,000 square foot impervious coverage limitation in the Pescadero Watershed (Source: IX. 1). Existing impervious surface coverage on the property is 14,686 square feet (including a 4,481 square foot residence and 10,205 square feet of paved areas). The proposed impervious surface coverage would be 13,715 square feet [including a 5,000 square foot residence (footprint) and 8,715 square feet of paved areas]. The existing residence and driveway/patio areas are well in excess of the allowable 4,000 square foot combined structural and impervious surface coverage limitation. The proposed project would reduce overall coverage by 971 square feet (Source: IX. 2).

The intent of the Pescadero Watershed coverage limitations is to reduce the amount of stormwater runoff into Carmel Bay, thereby protecting an area of marine biological significance. The applicant would implement the intent of the Pescadero Watershed coverage policy by reducing overall coverage by 971 square feet. Although implementation of the proposed project would result in property coverage exceeding the 4,000 square foot limitation, there would be a net reduction in overall coverage. Therefore, the proposed project would not conflict with the intent of the limitation.

The subject property is composed of two separate parcels under single ownership. The proposed driveway would partially extend into the northwestern parcel, adjacent to Cypress Drive. All other site improvements would be located in the southeastern parcel. Should the northwestern

parcel change ownership in the future, a maintenance easement would be placed over the driveway as a condition of approval.

Overall, impacts related to consistency with applicable land use policies would be *less than significant*.

Refer to Item 1(a) for a discussion of the proposed project's consistency with applicable Scenic and Visual Resource Policies in the Del Monte Forest Land Use Plan (LUP).

**Land Use and Planning 9(c) – No Impact.** The proposed project would not conflict with any habitat conservation plan or natural community conservation plan, as none are applicable to the project site (Source: IX. 4, 5). There would be *no impact*.

| 10. MINERAL RESOURCES |                                                                                                                                                                                            | Less Than Significant          |                              |                              |                                     |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------|------------------------------|-------------------------------------|
|                       |                                                                                                                                                                                            | Potentially Significant Impact | With Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
| Would the project:    |                                                                                                                                                                                            |                                |                              |                              |                                     |
| a)                    | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: IX. 1, 14, 15)                                | <input type="checkbox"/>       | <input type="checkbox"/>     | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b)                    | Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: IX. 1, 14, 15) | <input type="checkbox"/>       | <input type="checkbox"/>     | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion, Analysis and Conclusions:** See Sections II and IV.

| 11. NOISE                    |                                                                                                                                                                                                              | Less Than Significant          |                              |                              |                                     |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------|------------------------------|-------------------------------------|
|                              |                                                                                                                                                                                                              | Potentially Significant Impact | With Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
| Would the project result in: |                                                                                                                                                                                                              |                                |                              |                              |                                     |
| a)                           | Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: IX. 1, 2, 3, 4, 6) | <input type="checkbox"/>       | <input type="checkbox"/>     | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b)                           | Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: IX. 1, 2, 3, 6)                                                                                | <input type="checkbox"/>       | <input type="checkbox"/>     | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c)                           | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX. 1, 2, 3, 6)                                                         | <input type="checkbox"/>       | <input type="checkbox"/>     | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

| <b>11. NOISE</b>                                                                                                                                                                                                                                                                     |                                      |                                                                |                                    |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------|------------------------------------|-------------------------------------|
| <b>Would the project result in:</b>                                                                                                                                                                                                                                                  | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact                        |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX. 1, 2, 3, 6)                                                                                                                  | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX. 18) | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX. 18)                                                                                                      | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

**Discussion, Analysis and Conclusions:** See Sections II and IV.

| <b>12. POPULATION AND HOUSING</b>                                                                                                                                                                                         |                                      |                                                                |                                    |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------|------------------------------------|-------------------------------------|
| <b>Would the project:</b>                                                                                                                                                                                                 | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact                        |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: IX. 1) | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: IX. 1)                                                                                     | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: IX. 1)                                                                                               | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

**Discussion, Analysis and Conclusions:** See Sections II and IV.

| 13. PUBLIC SERVICES                                                                                                                                                                                                                                                                                                                                                                          |                                             | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|--------------------------------------|----------------------------------------------------------------|------------------------------------|-------------------------------------|
| Would the project result in:                                                                                                                                                                                                                                                                                                                                                                 |                                             |                                      |                                                                |                                    |                                     |
| Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: |                                             |                                      |                                                                |                                    |                                     |
| a)                                                                                                                                                                                                                                                                                                                                                                                           | Fire protection? (Source: IX. 1, 7d)        | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| b)                                                                                                                                                                                                                                                                                                                                                                                           | Police protection? (Source: IX. 1, 7)       | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| c)                                                                                                                                                                                                                                                                                                                                                                                           | Schools? (Source: IX. 1, 7)                 | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| d)                                                                                                                                                                                                                                                                                                                                                                                           | Parks? (Source: IX. 1, 7e)                  | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| e)                                                                                                                                                                                                                                                                                                                                                                                           | Other public facilities? (Source: IX. 1, 7) | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

**Discussion, Analysis and Conclusions:** See Sections II and IV.

| 14. RECREATION     |                                                                                                                                                                                                               | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact                        |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------|------------------------------------|-------------------------------------|
| Would the project: |                                                                                                                                                                                                               |                                      |                                                                |                                    |                                     |
| a)                 | Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: IX. 1, 7e) | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| b)                 | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: IX. 1, 7e)      | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

**Discussion, Analysis and Conclusions:** See Sections II and IV.

| 15. TRANSPORTATION/TRAFFIC                                                                                                                                                                                                                                                                                    |                                |                                                    |                              |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-------------------------------------|
| Would the project:                                                                                                                                                                                                                                                                                            | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source: IX. 1, 3, 7c) | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Source: IX. 1, 3, 7c)                                                                                                                   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: IX. 1, 3, 7)                                                                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: IX. 1, 3, 7c)                                                                                                                                 | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? (Source: IX. 1)                                                                                                                                                                                                                                                     | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity? (Source: IX. 1, 6a)                                                                                                                                                                                                                                                 | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source: IX. 1)                                                                                                                                                              | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion, Analysis and Conclusions:** See Sections II and IV.

| 16. UTILITIES AND SERVICE SYSTEMS                                                                                                                                                                                      |                                |                                                    |                              |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-------------------------------------|
| Would the project:                                                                                                                                                                                                     | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: IX. 1)                                                                                                    | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: IX. 1) | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**16. UTILITIES AND SERVICE SYSTEMS**

| Would the project:                                                                                                                                                                                                                                | Less Than Significant          |                              |                          |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------|--------------------------|-------------------------------------|
|                                                                                                                                                                                                                                                   | Potentially Significant Impact | With Mitigation Incorporated | Significant Impact       | No Impact                           |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: IX. 1)                                     | <input type="checkbox"/>       | <input type="checkbox"/>     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: IX. 1)                                                                            | <input type="checkbox"/>       | <input type="checkbox"/>     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: IX. 1) | <input type="checkbox"/>       | <input type="checkbox"/>     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: IX. 1)                                                                                                            | <input type="checkbox"/>       | <input type="checkbox"/>     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: IX. 1)                                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion, Analysis and Conclusions:** See Sections II and IV.

## VII. MANDATORY FINDINGS OF SIGNIFICANCE

| Does the project:                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------|-------------------------------------|--------------------------|
| a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: IX. 1, 2, 3, 4, 9, 10, 11, 12, 13, 19, 20, 22) | <input type="checkbox"/>             | <input checked="" type="checkbox"/>                            | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: IX. 1, 2, 3, 4, 7, 8, 12, 13, 16)                                                                                                                        | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: IX. 1, 2, 3, 4, 6, 7, 8, 9, 18, 21)                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion, Analysis and Conclusions:

**(a) Less than Significant with Mitigation Incorporated.** Based upon the analysis throughout this Initial Study, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. All potential impact areas are deemed less than significant with Conditions of Approval and Mitigation Measures set forth within this Initial Study. Impacts would be less than significant with mitigation incorporated.

**(b) Less than Significant.** The project would contribute incremental cumulative impacts to air quality degradation, as described in Section VI.3 (Air Quality). However, this impact would be less than significant. The project would not result in impacts related to transportation or traffic, nor would it contribute to cumulative groundwater depletion. As described in this Initial Study, the incremental air quality, noise, transportation/traffic, public services, and utilities impacts of the project, when considered in combination with the effects of past projects, current projects, and probable future projects in the planning area, would result in less than significant impacts



upon incorporation of conditions of project approval. Project impacts related to several issue areas, including geology, hazards and hazardous materials would be site-specific and would result in no cumulative impacts.

**(c) Less than Significant with Mitigation Incorporated.** The project itself does not create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. The project would not expose sensitive receptors to temporary air quality and noise nuisance impacts related to construction. In addition, as described in Section VI.7 (Hazards and Hazardous Materials), hazard impacts would be less than significant with mitigation incorporated.

## ***VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES***

### **Assessment of Fee:**

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game. Projects that were determined to have a “de minimis” effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of “de minimis” effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of “no effect” on fish and wildlife resources, development applicants must submit a form requesting such determination to the Department of Fish and Game. Forms may be obtained by contacting the Department by telephone at (916) 631-0606 or through the Department’s website at [www.dfg.ca.gov](http://www.dfg.ca.gov).

**Conclusion:** The project **would** be required to pay the fee.

**Evidence:** Based on the record as a whole as embodied in the Resource Management Agency Planning Department files pertaining to PLN070607 and the attached Initial Study.

## **IX. REFERENCES**

1. Combined Development Permit Application (dated March 3, 2008) and Design Approval Request Form (dated March 3, 2008).
2. Project Plans (dated June 17, 2008).
3. Site visit by Project Planner, Consultant, and Contractor on August 29, 2008
4. Monterey County General Plan, adopted September 30, 1982.
5. Del Monte Forest Land Use Plan, July 17, 1984.
6. Monterey County Zoning Ordinance
  - a. Title 20 (Coastal), Part 1.
  - b. Title 20 (Coastal), Part 5 (Del Monte Forest Coastal Implementation Plan).
7. Interdepartmental Review, Agency Comments and Conditions:
  - a. Environmental Health Department (March 17, 2008).
  - b. Water Resources Agency (March 24, 2008)
  - c. Public Works Department (March 25, 2008).
  - d. Pebble Beach Community Services District (March 27, 2008).
  - e. Parks Department (April 8, 2008)
8. Monterey Bay Unified Air Pollution Control District (<http://www.mbuapcd.org/>).
  - a. *CEQA Air Quality Guidelines*, February 2008.
  - b. *2008 Air Quality Management Plan for the Monterey Bay Region*, June 18, 2008.
9. Anthony Kirk, PhD. January 7, 2008. *Historical Evaluation and Primary Record, 1476 Cypress Drive*. (LIB080139)
10. Archaeological Consulting. October 9, 2007. *Preliminary Archaeological Reconnaissance*. (LIB080141)
11. Archaeological Consulting. February 22, 2008. *Archaeological Test Excavation Letter Report*. (LIB080142)
12. Vern Yadon. October 8, 2007. *A Biological Report for 1476 Cypress Drive, Pebble Beach, California 93953*. (LIB080143)
13. Maureen Hamb – WCISA Certified Arborist #2280. February 8, 2008. *Tree Resource Evaluation/Construction Impact Analysis, 1476 Cypress Drive, Pebble Beach*. (LIB080147).
14. Rogers E. Johnson & Associates. February 6, 2008. *Geologic Investigation*. (LIB080145)

15. Tharp & Associates, Inc. February 28, 2008. *Geotechnical Investigation – Design Phase*. (LIB080144)
16. Central Coast Regional Water Quality Control Board. *Water Quality Control Plan*. [www.swrcb.ca.gov/rwqcb3/publications\\_forms/publications/basin\\_plan/index.shtml](http://www.swrcb.ca.gov/rwqcb3/publications_forms/publications/basin_plan/index.shtml)
17. Federal Emergency Management Agency Flood Insurance Rate Map. Community-Panel Number 060195 012 D. Effective January 30, 1984. Available on-line at FEMA Map Service Center. <http://map1.msc.fema.gov>
18. Google Earth. Accessed August 22, 2008.
19. California Department of Fish and Game. April 2, 2008. *California Natural Diversity Database (RareFind 3.1.0)*.
20. United States Fish and Wildlife Service. 2008. Wetlands Digital Data and Mapping Wetlands Online Mapper. <http://wetlandsfws.er.usgs.gov/>
21. California Department of Toxic Substance Control Hazardous Waste and Substances Site List – Site Cleanup (CorteseList). [http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)
22. Calflora Database. <http://www.calflora.org/>
23. Pebble Beach Community Services District Website. *Garbage Collection, Disposal and Recycling*. [http://www.pbcsd.org/garbage\\_collection.html](http://www.pbcsd.org/garbage_collection.html)

## ***X. EXHIBITS***

### **A. CNDDDB Search Results**