

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: July 8, 2010 Time: 1:30 P.M		Agenda Item No.: <u>2</u>
Project Description: Combined Development Permit consisting of 1) Coastal Administrative Permit to allow the construction of a 2,995 square foot two story single family dwelling with attached 484 square foot garage, 1,000 square feet of decking and garden walls (4 feet in height); swimming pool, new propane tank, new domestic well, and septic system; 2) Coastal Administrative Permit to allow use of temporary residence during construction; 3) Coastal Administrative Permit to allow two- 4,900 gallon water storage tanks; 4) Coastal Administrative Permit to allow the construction of a 1,500 square foot barn with a septic system; 5) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat; grading of approximately 2,300 cubic yards cut/1,900 cubic yards fill and paving of an existing access road (1,200 linear feet).		
Project Location: 327 Hidden Valley Road, Royal Oaks		APN: 129-151-055-000
Planning File Number: PLN070650		Name: Kathleen A. Dyer, Property Owner
Plan Area: North County Coastal Land Use Plan		Flagged and staked: Yes
Zoning Designation: : "RDR/5 (CZ)" [Rural Density Residential, 5 acres per unit (Coastal Zone)]		
CEQA Action: Negative Declaration Per (CEQA) Guidelines Section 15064.a.1		
Department: RMA - Planning Department		

RECOMMENDATION:

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

- 1) Adopt Negative Declaration per (CEQA) Guidelines Section 15064.a.1; and
- 2) Approve PLN070650, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**)

PROJECT OVERVIEW: The applicant proposes to build a 2,995 square foot two-story single family dwelling (SFD) with attached 484 square foot garage, 1,000 square feet of decking and garden walls (4 feet in height); swimming pool, new propane tank, new well and septic system; two-4,900 gallon water storage tanks; construct a 1,500 square foot barn with its own septic system; pave an existing access road (1,200 linear feet); and grade the site (2,300 cubic yards cut/1,900 cubic yards fill). Excess cut will be balanced on site. The applicants also propose use of a temporary residence during construction.

Because development will be located within 100 feet of environmentally sensitive habitat area (ESHA), staff identified potential impacts. The spring survey identified disturbance to six small Manzanita plants within the footprint of the single family dwelling. It also identified the potential to disturb a Monterey dusky footed woodrat's nest. Working with the California Department Fish & Game (CDFG) and the biologist, the applicants moved the single family dwelling 20 feet from any Manzanita plants and moved the proposed leach lines 10 feet away from the woodrat's nest. CDFG determined that this was mitigation by design and a Negative Declaration would be sufficient. A Negative Declaration was filed May 21, 2010. Review period began May 24, 2010 and ended June 24, 2010. At the time this report was prepared, no comments were received.

Although no habitat will be disturbed during construction, the proposed project is within 100 feet of ESHA and requires a Coastal Development Permit pursuant to Section 20.16.030 of Monterey County Code. Also, pursuant to Section 20.144.040.B.6 North County Coastal Implementation Plan (NCCIP), the environmentally sensitive area above the property will be dedicated to a

conservation easement. The parcel is also identified on County resource maps as located within a high fire hazard area; therefore, the applicant will be required to file a deed restriction to note that development may be subject to certain restrictions (Section 20.144.100.C CIP).

The parcel is not located within a public viewshed and there is no tree removal proposed for this project. The project site is located in an area with low archaeological sensitivity. The parcel is not described as an area where the Local Coastal Program requires access, and it is not indicated as part of any designated trails or shoreline access as shown in Figure 6 (Shoreline Access/Trails Map) of the North County. No other issues remain.

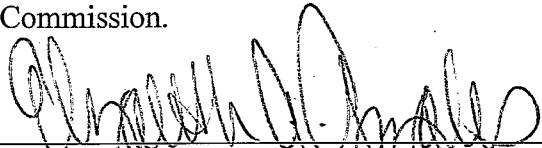
OTHER AGENCY INVOLVEMENT:

- ✓ North County Fire Protection District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

The above checked agencies and departments have reviewed this project. Conditions recommended by have been incorporated into the condition compliance reporting plan (**Exhibit C1**).

On August 17, 2009, North County Coastal Land Use Advisory Committee (LUAC) voted 5-0 to approve the project with a recommendation to put the environmentally sensitive habitat in a scenic easement.

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


Elizabeth A. Gonzales, Associate Planner
(831) 755-5102, gonzalesl@co.monterey.ca.us
June 15, 2010

cc: Front Counter Copy; Zoning Administrator; North County Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Coastal Commission; Laura Lawrence, Planning Services Manager; Elizabeth Gonzales, Planner; Carol Allen; Kathleen Dyer, Owner; Paul Meeks, Applicant; Planning File PLN070650

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Discussion
	Exhibit C	Draft Resolution, including:
		1. Conditions of Approval
		2. Site Plan
	Exhibit D	Vicinity Map
	Exhibit E	North County Land Use Advisory Committee Minutes
	Exhibit F	Negative Declaration

This report was reviewed by Laura Lawrence, Planning Services Manager



EXHIBIT A

Project Information for PLN070650

Project Title: DYER KATHLEEN ANN

Location: 327 HIDDEN VALLEY RD ROYAL OAKS

Primary APN: 129-151-055-000

Applicable Plan: North County Land Use Plan

Coastal Zone: Yes

Permit Type: Combined Development Permit

Zoning: RDR/5 (CZ)

Environmental Status: Exempt

Plan Designation: RESIDENTIAL

Advisory Committee: N/A

Final Action Deadline (884): 9/29/2009

Project Site Data:

Lot Size: 6.638 AC

Coverage Allowed: 25%

Coverage Proposed: 1.87%

Existing Structures (sf): 0

Height Allowed: 30 FEET

Proposed Structures (sf): 4979 SF

Height Proposed: 25' 4"

Total Sq. Ft.: 4979 SF

FAR Allowed: N/A

FAR Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: Yes

Erosion Hazard Zone: MODERATE

Biological Report #: LIB080346

Soils Report #: LIB080347

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: LOW

Geologic Hazard Zone: IV

Archaeological Report #: N/A

Geologic Report #: N/A

Fire Hazard Zone: HIGH

Traffic Report #: N/A

Other Information:

Water Source: PRIVATE WELL

Sewage Disposal (method): SEPTIC

Water Dist/Co: N/A

Sewer District Name: N/A

Fire District: NORTH COUNTY FIRE

Grading (cubic yds.): 2300 cu/1990 fill

Tree Removal: N/A

EXHIBIT B DISCUSSION

A. Project Description:

The applicant proposes to build a 2,995 square foot two-story single family dwelling (SFD) with attached 484 square foot garage, 1,000 square feet of decking and garden walls (4 feet in height); swimming pool, new propane tank, new well and septic system; two 4,900 gallon water storage tanks; construct a 1,500 square foot barn with its own septic system; pave an existing access road (1,200 linear feet); and grade the site (2,300 cubic yards cut/1,900 cubic yards fill). Excess cut will be balanced on site. The applicants also propose use of a temporary residence during construction. The development will be located within 100 feet of environmentally sensitive habitat area (ESHA). However, the applicants have relocated all structures to avoid disturbance of any protected habitat. The new well will be located above the turnaround area and will not affect any Manzanita nor have any slope issues. The site had been previously disturbed when a building pad had been created.

Entitlements include:

- 1) Coastal Administrative Permit to allow the single family dwelling with attached garage, decking and garden walls, swimming pool, new propane tank, new domestic well, and septic system;
- 2) Coastal Administrative Permit to allow use of temporary residence during construction;
- 3) Coastal Administrative Permit to allow two water storage tanks;
- 4) Coastal Administrative Permit to allow the construction of a barn with a septic system;
- 5) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat;

The parcel is zoned Rural Density Residential, 5 acres per unit in the Coastal Zone ("RDR/5 (CZ)") which allows residential development and accessory structures. Therefore, the property is suitable for the proposed development. The project, as proposed, is consistent with the applicable zoning policies.

B. Environmental Setting, Surrounding Land Uses, and Site Background:

The Dyer parcel is located in the North County Coastal Zone, approximately two miles north of Highway 156 and approximately five miles east of the coastal community of Moss Landing. The parcel is a 6.6 acre undeveloped lot and is zoned Rural Density Residential, five acres per unit to allow for residential development. The applicant proposes one single family dwelling and a barn, both having their own septic systems. Slopes on the parcel are variable from flat and gentle in places up to about 30%. No development is proposed on the slopes greater than 25%. The existing dirt road that leads to the parcel will be paved. The road will have a less than 15% slope as required by the North County Fire Department.

The subject property is located in an area in North County where Maritime Chaparral (an environmentally sensitive habitat and protected plant species) and Pajaro Manzanita are located. Pajaro Manzanita is not identified as rare, threatened or endangered on a California state or federal list, but is identified on the California Native Plant Society's (CNPS) List 1B (rare, threatened or endangered in California and elsewhere). The Pajaro Manzanita is mostly located in the upper portion of the parcel and within slopes over 25%. Although there are oak trees located on the property, none will be disturbed with the proposed development.

The project has been redesigned to avoid ESHA; however, the biologist recommends that the upper portion of the parcel that contains 30% slope be placed in a scenic or conservation easement. The applicants concur with the recommendation and staff will apply a condition of approval on the project.

C. CEQA:

This parcel is one of seven parcels identified in a September 1999 biological report to contain Pajaro Manzanita. When the applicants applied for development on this parcel, staff required a spring survey to address the potential for disturbance within the footprint. The spring survey identified disturbance to six small Manzanita plants within the footprint of the single family dwelling. It also identified the potential to disturb a Monterey dusky footed woodrat's nest. The nest appeared to be active and located within 12 feet of the second secondary leachfield. Staff discussed the project with the California Department of Fish and Game (CDFG). They determined that disturbance would require mitigation and a possible taking of ESHA. Working with CDFG and the biologist, the applicants moved the SFD 20 feet from any Manzanita plants and moved the proposed leach lines 10 feet away from the woodrat's nest. CDFG determined that this was mitigation by design and a Negative Declaration would be sufficient.

The new home site and driveway locations, and the movement of the leach field to over 30 feet away from the nearest active Monterey dusky footed woodrat nest, have significantly reduced the areas of concern to no impact relative to natural values on this project. Therefore, pursuant to the California Environmental Quality Act (CEQA), Section 15063(c) (2), one purpose of an Initial Study is to enable an applicant or lead agency to modify a project, mitigating adverse impacts before an Environmental Impact Report is prepared, thereby enabling the project to qualify for a negative declaration.

Because the development required no mitigation, a Negative Declaration was filed May 21, 2010. Review period began May 24, 2010 and ended June 24, 2010. At the time this report was prepared, no comments were received.

A previous Initial Study was filed on June 22, 2001 with the State Clearinghouse (SCH#2001061101) for the installation of a mutual water system for a Lot Line Adjustment that was approved in May 1996. However, the water system was never installed and that project has since expired. The system would have provided for the installation of three 10,000 gallon capacity water tanks to be located on the Dyer Parcel (APN 129-151-055-000). The Dyer project now includes a proposed well to be located just above the required turnaround for the Fire Department. This will not affect any Pajaro Manzanita nor any slopes over 25%.

Because a substantive Initial study was prepared, pursuant to CEQA Section 15152, (a), it was determined that this initial study could tier off the original study. Staff will incorporate by reference the general discussion from the broader initial study and discuss only the issues specific to this project.

The original Initial Study filed in June 2001 addressed the potential affects to Environmentally Sensitive Habitat as follows: Aesthetics, Biological Resources, and Hydrology /Water Quality.

Aesthetic Impact – There are no impacts from the water system as it was never installed. Recent site visits concur.

Biological Impact – Since the water system was never installed, there were no impacts to the Pajaro Manzanita within the 25% sloped areas. However, the site was disturbed by previous owners. Mitigation for the Dyer project will require a minimum of one acre of Pajaro Manzanita to be placed in a scenic or conservation easement.

Hydrology/Water Quality – At the time the original initial study was prepared, the Monterey County Board of Supervisors were about to approve a moratorium prohibiting development that required water use in the North Monterey County Hydrological Study Area for development

applications submitted after August 9, 2000. The Granite Ridge Aquifer, a portion of which lies within the Coastal Zone, has little storage capacity and is also experiencing serious localized overdrafts. However, the application for the water system was submitted prior to August 9, 2000, and was not subject to the moratorium. Although there is currently no moratorium, there is still a water overdraft situation in the North Monterey County aquifers. This project would not be affected because not only are the first single family dwellings on a legal lot of record exempt, but there is existing water in place for this lot.

The Dyer project will not affect Aesthetics, as the structure is set below existing topography and there is no potential for visibility from any scenic or public viewing areas. Biological issues have been addressed by relocating the structures to avoid any potential to disturb environmentally sensitive habitat and the Monterey dusky footed woodrat. Hydrology/Water Quality has been addressed in the previous initial study and will not be affected by this project. Water Resources Agency and Environmental Health Bureau concur with the conclusions and have added conditions of approval to the project.

Other Project Impacts

The subject property is not located within Prime or Unique Farmlands, forest land, an area that poses a threat caused by flooding, or on a mineral resource recovery site. The result of the project will not require large amounts of water, create large amounts of wastewater, induce or reduce the population or availability of housing, or cause reduction of the existing level of services for fire, police, public schools, or parks. Therefore, the project will have no impact on Agriculture/Forest Resources, Cultural Resources, Geology/Soils, Hazards, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation or Utilities/Service Systems.

Less than significant impacts have been identified for Biological, Air Quality and Greenhouse Gas Emissions (see Section VI, Environmental Checklist, of the Initial Study). As these were considered less than significant impacts, no mitigations were required for the project. However, implementation of conditions of approval will be included to assure compliance with County requirements.

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:

KATHLEEN DYER (PLN070650)

RESOLUTION NO. _____

Resolution by the Monterey County Zoning
Administrator:

- 1) Adopts Negative Declaration per (CEQA) Guidelines Section 15064.a.1; and
- 2) Approves Combined Development Permit consisting of 1) Coastal Administrative Permit to allow the construction of a 2,995 square foot two story single family dwelling with attached 484 square foot garage, 1,000 square feet of decking and garden walls (4 feet in height); swimming pool, new propane tank, new domestic well, and septic system; 2) Coastal Administrative Permit to allow use of temporary residence during construction; 3) Coastal Administrative Permit to allow two- 4,900 gallon water storage tanks; 4) Coastal Administrative Permit to allow the construction of a 1,500 square foot barn with a septic system; 5) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat; grading (2,300 cubic yards cut/1,900 cubic yards fill) and paving of an existing access road (1,200 linear feet).

(PLN070650, Dyer, 327 Hidden Valley Road, North
County Land Use Plan (APN 129-151-055-000))

The Combined Development Permit application (PLN070650) came on for public hearing before the Monterey County Zoning Administrator on July 8, 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 described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, North County Land Use Plan, Monterey County Coastal Implementation Plan (Part 2), and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for development.

EVIDENCE: (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. 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 327 Hidden Valley Road, Salinas (Assessor's Parcel Number 129-151-055-000), North County Land Use Plan. The parcel is zoned Rural Density Residential, 5 acres per unit in the Coastal Zone ("RDR/5 (CZ)") which allows residential development and accessory structures. Therefore, the property is suitable for the proposed development.

(c) The project planner conducted site inspections on June 24, 2008, June 1, 2009 and August 14, 2009, to verify that the project on the subject parcel conforms to the plans listed above.

(d) The project proposes the construction of a single family dwelling and barn which are allowed, each with a Coastal Administrative Permit per Sections 20.16.040.A and E of the Monterey County Code. Site development standards are as follows:

Main Structure:

Required Front setback:	30 feet	Proposed:	200+ feet
Required Side setback:	20 feet	Proposed:	78 ft/200 feet
Required Rear setback:	20 feet	Proposed:	158 feet
Required Max Height:	30 feet	Proposed:	25 ft 4 inches

Accessory Structure:

Required Front setback:	50 feet	Proposed:	108 feet
Required Side setback:	20 feet	Proposed:	75 ft/300 feet
Required Rear setback:	20 feet	Proposed:	270 feet
Required Max Height:	30 feet	Proposed:	19 ft 3 inches

The project, as proposed, is consistent with the applicable zoning policies.

(e) The Biological Report and site visits confirmed that the property contains environmentally sensitive habitat (ESHA). Potential Impacts were identified during the Initial Study process, and applicants relocated all structures to avoid disturbance of the protected habitat. (*See Finding 3*) Although no habitat will be disturbed during construction, the proposed project is within 100 feet of ESHA, and requires a Coastal Development Permit pursuant to Section 20.16.030 of Monterey County Code. Also, pursuant to Section 20.144.040.B.6 North County Coastal Implementation Plan (NCCIP), the environmentally sensitive area above the property will be dedicated to a conservation scenic easement. (Condition #5)

(f) The parcel is not located within a public viewshed and there is no tree removal proposed for this project. The project site is located in an area of low archaeological sensitivity. The parcel is not described as an area where the Local Coastal Program requires access and it is not indicated as part of any designated trails or shoreline access as shown in Figure 6 (Shoreline Access/Trails Map) of the North County. The project, as proposed, is consistent with the policies of the North County Land Use Plan. (*See Finding 4*)

(g) On August 17, 2009, North County Coastal Land Use Advisory Committee (LUAC) voted 5-0 to approve the project with a recommendation to put the environmentally sensitive habitat in a scenic easement. Condition #5 shall require a dedicated portion of the parcel to a conservation scenic easement.

- (h) 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 PLN070650.

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 North County Fire Protection 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) The parcel is identified on County resource maps as located within a high fire hazard area. Section 20.144.100.C of the Coastal Implementation Plan Part 2 requires the filing of a deed restriction to note that development may be subject to certain restrictions (Condition #4).
 - (c) Technical reports by outside biological and geotechnical consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The Zoning Administrator concurs. The following reports have been prepared:
 - i. "Geotechnical and Percolation Investigation" (LIB080347) prepared by Soil Surveys, Inc., Salinas, Ca, April 6, 1999
 - ii. "Biological Report" (LIB080346) prepared by Jud Vandever, Biological Consultant, Monterey, Ca, September 16, 1999
 - iii. "Spring Biological Survey" (LIB090384) prepared by Ed Mercurio, Biological Consultant, Salinas, CA, May 5, 2009
 - iv. "Addendum to Spring Biological Survey" (LIB090384) prepared by Ed Mercurio, Biological Consultant, Salinas, CA, September 20, 2009
 - (d) Staff conducted a site inspection on June 24, 2008, June 1, 2009 and August 14, 2009 to verify that the site is suitable for this use.
 - (e) Materials in Project File PLN070650.

3. FINDING: CEQA (Negative Declaration) - On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County

- EVIDENCE:**
- (a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - (b) Biological Report and site visits confirmed that the property contains environmentally sensitive habitat (ESHA). The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN070650).
 - (c) The Initial Study identified potentially significant effects, but applicants revised the project to avoid the effects to a point where clearly no significant effects would occur. The Draft Negative Declaration Negative Declaration ("ND") for PLN070650 was prepared in accordance with CEQA and circulated for public review from May 24, 2010 through June 24, 2010 (SCH#:2010051065). Issues that were analyzed in the Draft

Negative Declaration ("ND") include: air quality, biological resources, and greenhouse gases.

- (d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation and is hereby incorporated herein by reference as **Exhibit 1**.
- (e) Evidence that has been received and considered includes: the application, technical studies/reports (*See Finding 2/Site Suitability*), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in the RMA-Planning Department (PLN070650) and are hereby incorporated herein by reference.
- (f) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game (DFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. The site supports Environmentally Sensitive Habitat. For purposes of the Fish and Game Code, the project will have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. State Department of Fish and Game reviewed the ND to comment and recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee for processing said fee and posting the Notice of Determination (NOD).
- (g) At the time this report was prepared, the County had not received any comments. However, if comments are received prior to the public review period ending June 24, 2010, the County will address them at the public hearing.
- (h) The Monterey County Planning Department, located at 168 W. Alisal, Second Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

4. FINDING: PUBLIC ACCESS - The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. 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.4.c of the Monterey County Coastal Implementation Plan (Part 1), can be demonstrated.

EVIDENCE: (a) The subject property is not described as an area where the Local Coastal Program requires access.

(b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 6 (Shoreline Access/Trails Map) of the North County Coastal Land Use Plan, and complies with the North County Coastal 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) Site visits by the project planner on June 24, 2008, June 1, 2009 and August 14, 2009.

5. 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. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.

6. 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: See Findings #1, #2 and #3 and support evidence.

7. FINDING: APPEALABILITY - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: (a) Section 20.86.030 of the Monterey County Coastal Implementation Plan - Part 1 (Board of Supervisors).

(b) Section 20.86.080.A.3 of the Monterey County Coastal Implementation Plan, Part 1 (Coastal Commission). Development permitted as a conditional use may be appealed to the Coastal Commission.

DECISION

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

- 3) A. Adopts Negative Declaration per (CEQA) Guidelines Section 15064.a.1; and
- B. Approves the Combined Development Permit PLN070650, 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.

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 / IS NOT 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.

EXHIBIT C1
Monterey County Resource Management Agency
Planning Department
Condition Compliance Plan

Project Name: Dyer, Kathleen Ann
File No: PLN070650
Approved by: Zoning Administrator

APNs: 129-151-055-000
Date: July 8, 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>
1.		PD001 - SPECIFIC USES ONLY This Combined Development Permit consisting of 1) Coastal Administrative Permit to allow the construction of a 2,995 square foot two story single family dwelling with an attached 484 square foot garage, 1,000 square feet of decking and garden walls (4 feet in height); swimming pool, new propane tank, new domestic well, and septic system; 2) Coastal Administrative Permit to allow use of a temporary residence during construction; 3) Coastal Administrative Permit to allow two 4,900 gallon water storage tanks; 4) Coastal Administrative Permit to allow the construction of a 1,500 square foot barn with a septic system; 5) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat; and grading (2,300 cubic yards cut/1,900 cubic yards fill) and paving of an existing access road (1,200 linear feet). The property is located at 327 Hidden Valley Road, Royal Oaks (Assessor's Parcel Number 129-151-055-000), North County Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. Any use or	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<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>
		Director of the RMA - Planning Department. 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. 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. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution_____) was approved by the Zoning Administrator for Assessor's Parcel Number 129-151-055-000 on July 8, 2010. The permit was granted subject to 26 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	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 or commencement of use.	

<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>
3.		PD012(H) - LANDSCAPING PLAN - NORTH COUNTY COASTAL NATIVE The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (<i>Suggested Native Species Landscaping List - North County Coastal Zone</i>) from the RMA - Planning Department. (RMA – Planning Department)	Submit landscape plans and contractor's estimate to RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
4.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on July 8, 2013 unless use of the property or actual construction has begun within this period. (RMA – Planning Department)	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	
5.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
6.		PD021 - DEED RESTRICTION - FIRE HAZARD Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions required as per Section 20.144.100.C of the Coastal Implementation Plan and per	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.	Owner/ Applicant	Prior to the issuance of grading or building permits	

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		the standards for development of residential property." (RMA – Planning Department)	Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Prior to occupancy or commencement of use	
7.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Spring Biological Survey has been prepared for this parcel by Ed Mercurio, Biological Consultant, dated April 11, 2009 and Addendum to the Spring Biological Survey, dated September 20, 2009, and are on record in the Monterey County RMA - Planning Department, Library No. LIB090384. All development shall be in accordance with the report and Addendum." (RMA – Planning Department)	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.	
			Submit proof that all development has been implemented in accordance with the report to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to Occupancy	
			Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Prior to occupancy or commencement of use	
8.		PD022(A) – EASEMENT – CONSERVATION AND SCENIC A conservation and scenic easement shall be conveyed to the County over those portions of the property where Environmentally Sensitive Habitat exists. The easement shall be developed in consultation with certified professional. An easement deed shall be submitted to, reviewed and approved by, the Director of the RMA -	Submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Certified Professional	Prior to issuance of grading and building permits	

<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>
		Planning Department prior to issuance of grading and building permits. (RMA – Planning Department)	Record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to the RMA – Planning Department.	Owner/ Applicant	Prior to final inspection or commencement use	
9.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN 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. 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. (RMA – Planning Department)	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	
10.		PW0005 – ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Hidden Valley Road. (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	

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11.		WR3 - DRAINAGE PLAN - RETENTION 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. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	
12.		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspect- ion	
13.		WR40 - WATER CONSERVATION MEASURES 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. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspect- ion/ occupancy	

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14.		FIRE001 - ROAD ACCESS Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (North County Fire District)	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 for each phase of development.	Applicant or owner	Prior to final building inspection	
15.		FIRE005 - DEAD-END ROADS (3) For parcels greater than 5 acres and not exceeding 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 2640 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than 1320-foot intervals. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North County Fire District)	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 for each phase of development.	Applicant or owner	Prior to final building inspection	
16.		FIRE002 - ROADWAY ENGINEERING The grade for all roads shall not exceed 15 percent. Where road grades exceed 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 length of vertical curves in roadways,	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.	

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		exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North County Fire District)	Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	
17.		FIRE008 - GATES 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. (North County Fire District)	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.	
18.		FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For	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.	

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		development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (North County Fire District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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19.		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, 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. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North County Fire District)	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.	

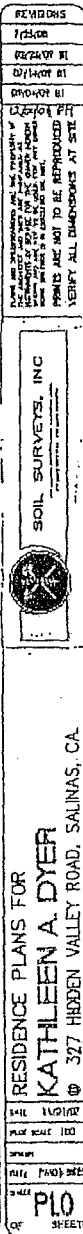
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
20.		FIRE011 - ADDRESSES FOR BUILDINGS 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. (North County Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
21.		FIRE015 - FIRE HYDRANTS/FIRE VALVES 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. (North County Fire District)	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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22.		FIRE016 - SETBACKS 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. (North County Fire District)	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	
23.		FIRE017 - DISPOSAL OF VEGETATION AND FUELS Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit. (North County Fire District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
24.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) 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. (North County Fire District)	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.	

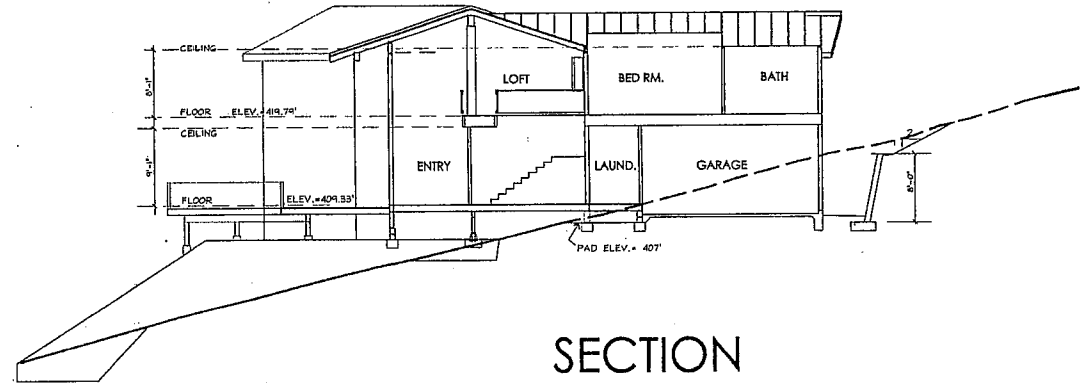
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
25.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) 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. (North County Fire District)	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	
26.		FIRE026 - ROOF CONSTRUCTION (STANDARD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (North County Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

Site Plan:



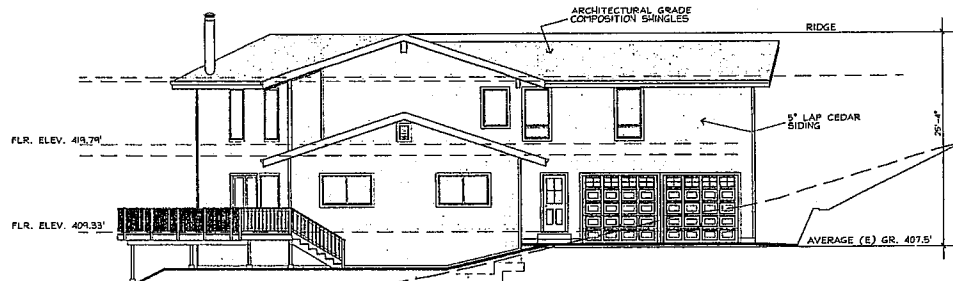


SOUTH ELEVATION



SECTION

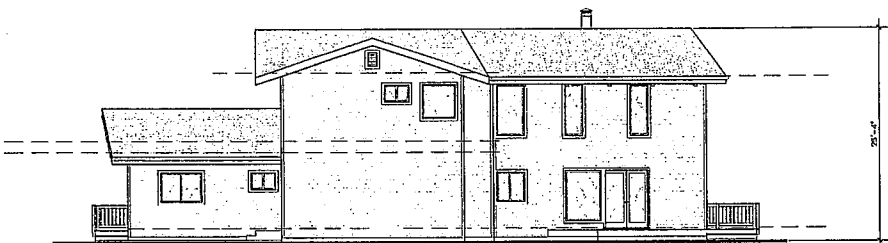
SCALE 1/8" = 1'-0"



EAST ELEVATION



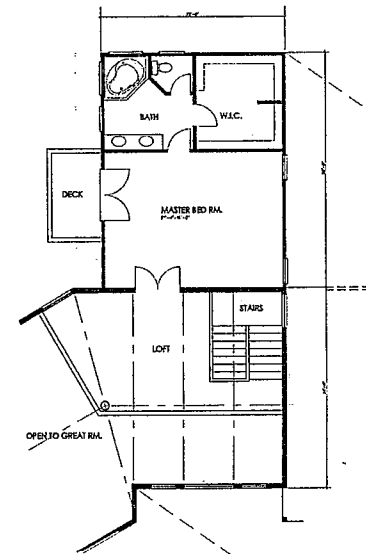
WEST ELEVATION



NORTH ELEVATION

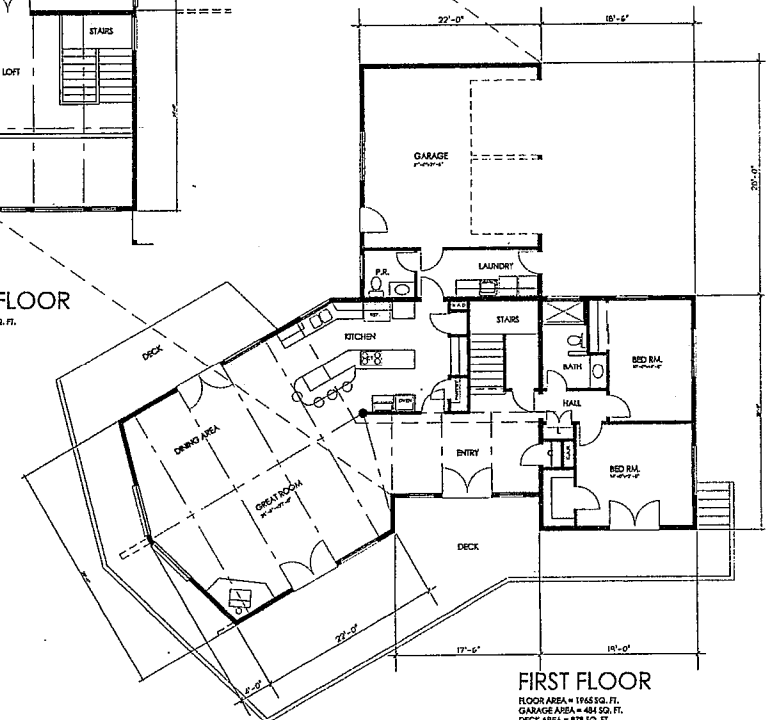
ELEVATIONS

SCALE 1/8" = 1'-0"



SECOND FLOOR

FLOOR AREA w/ LOFT = 770 SQ. FT.

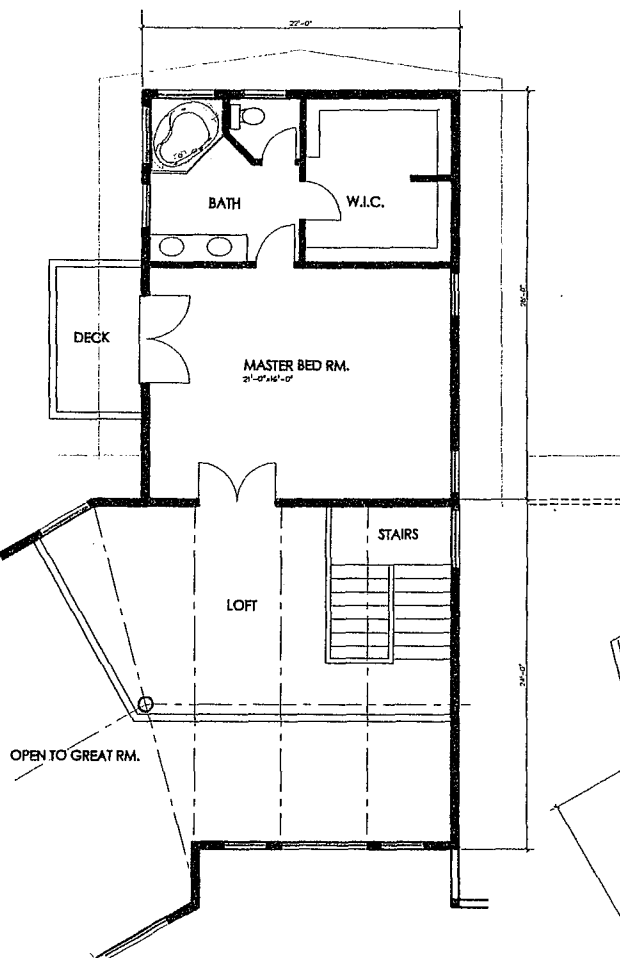


FIRST FLOOR

FLOOR AREA = 1145 SQ. FT.
GARAGE AREA = 451 SQ. FT.
DECK AREA = 878 SQ. FT.

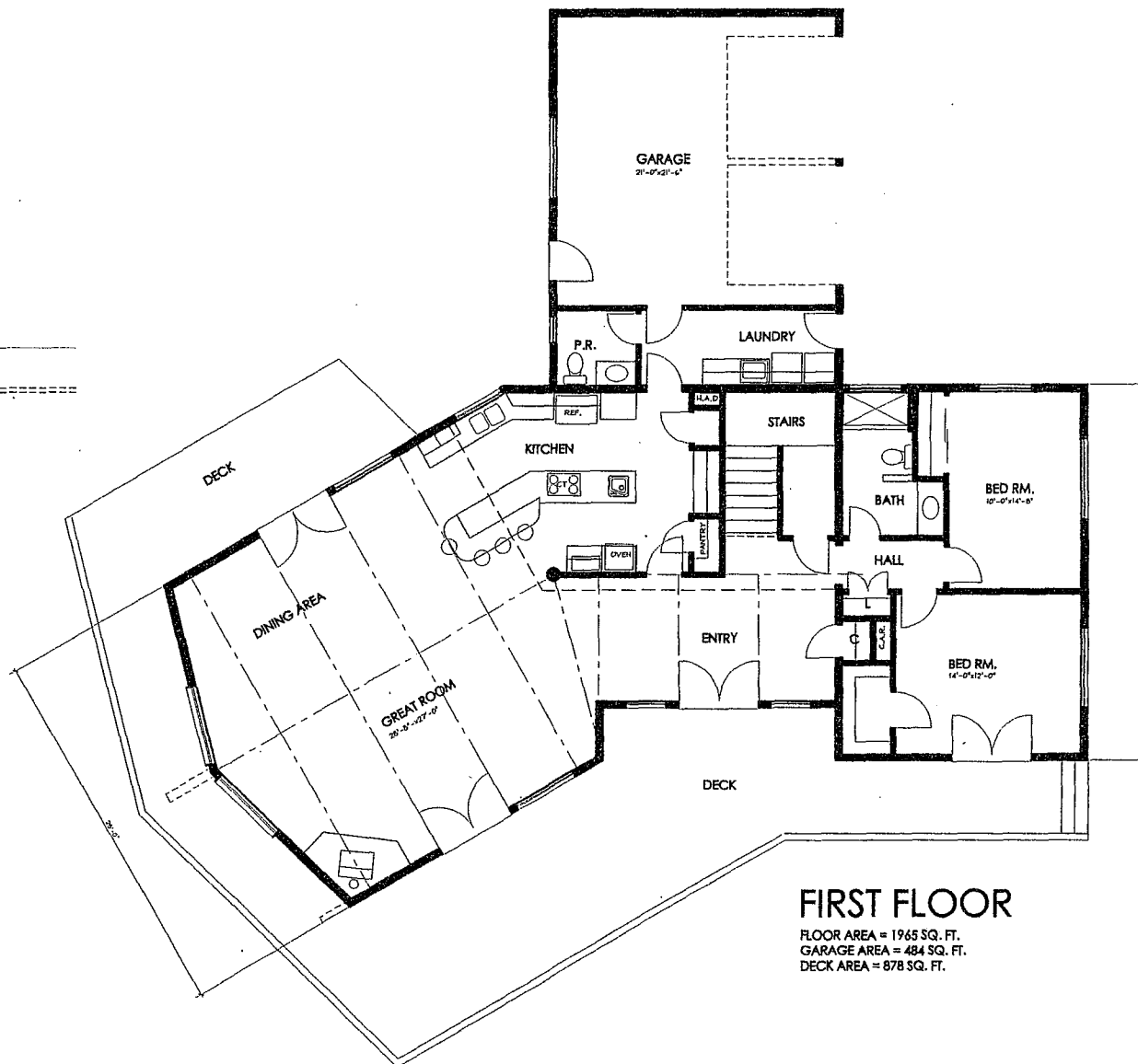
FLOOR PLANS

SCALE 1/8" = 1'-0"



SECOND FLOOR

FLOOR AREA w/ LOFT = 990 SQ. FT.



FIRST FLOOR

FLOOR AREA = 1965 SQ. FT.
GARAGE AREA = 484 SQ. FT.
DECK AREA = 878 SQ. FT.

FLOOR PLAN
SCALE 1/4"=1'-0"

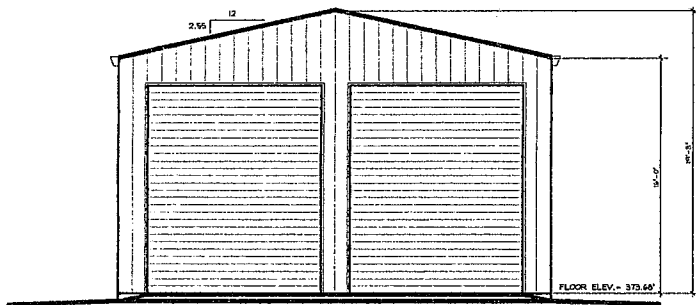
REVISIONS

PLEASE SEE REVISIONS FOR THE PROPERTY OF THE ARCHITECT AND THEY ARE INDICATED AS SUCH. ANY CHANGES TO THE DRAWING MUST BE MADE IN ACCORDANCE WITH THE REVISIONS. REVISIONS ARE NOT TO BE REPRODUCED WITHOUT THE ARCHITECT'S PERMISSION. VERIFY ALL DIMENSIONS AT SITE.

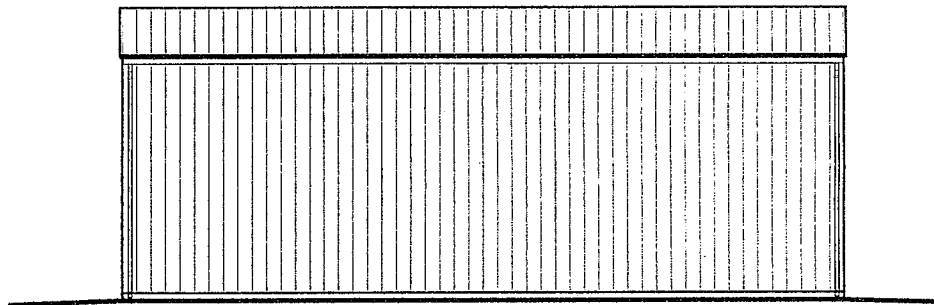
ARTHUR C. SAUER
ARCHITECT
1211 San Angelo Dr., Salinas, CA. Ph. 424-6052

RESIDENCE PLANS FOR
KATHLEEN A. DYER
XXXX HIDDEN VALLEY ROAD, SALINAS, CA.

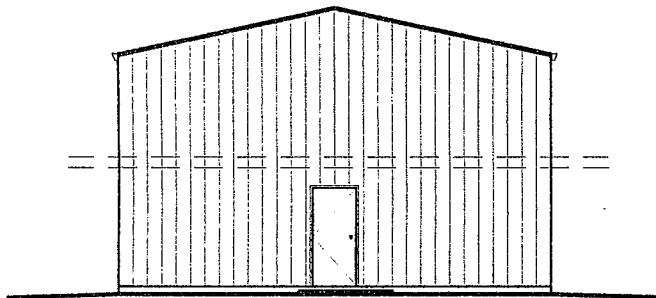
DATE	X
PLOT SCALE	4
DRAWN	ABS
FILED	X
SHEET	P2
OF	SHEETS



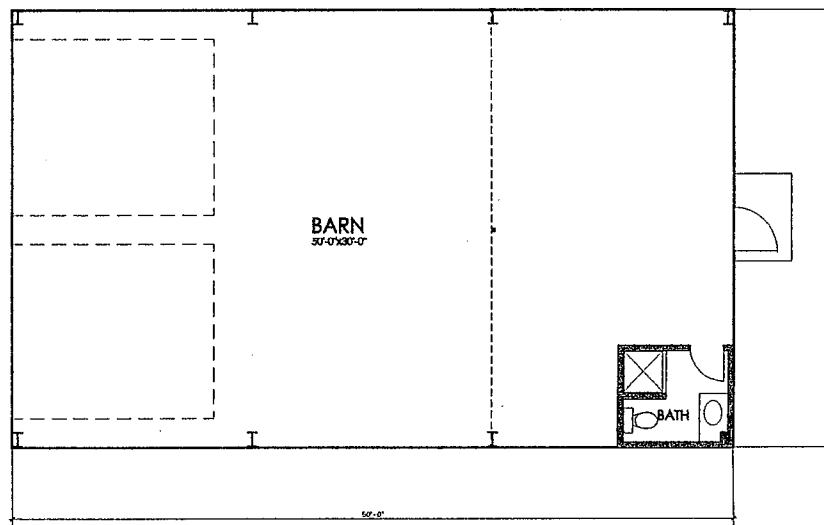
FRONT ELEVATION
SCALE 1/4"=1'-0"



RIGHT & LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"



BACK ELEVATION
SCALE 1/4"=1'-0"



BARN PLAN
SCALE 1/4"=1'-0"

2471 SQ. FT. (DOES NOT INCLUDE LOFT OR GARAGE)

REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF
ARTHUR O. SAUER ARCHITECT AND THEY ARE
NOT TO BE REPRODUCED OR USED FOR ANY OTHER
PURPOSE WITHOUT THE WRITTEN CONSENT OF
ARTHUR O. SAUER ARCHITECT. IF IT IS
REPRODUCED OR USED FOR ANY OTHER
PURPOSE WITHOUT THE WRITTEN CONSENT OF
ARTHUR O. SAUER ARCHITECT, THE USER
ACKNOWLEDGES THAT IT IS DOING SO AT
THEIR OWN RISK AND WITHOUT LIABILITY
TO ARTHUR O. SAUER ARCHITECT.

Arthur O. Sauer
Architect
16061 E. 11th Ave.
Suite 100
San Diego, CA 92108
Ph. 424-6052

PROPOSED METAL BARN FOR
KATHLEEN A. DYER
327 HIDDEN VALLEY ROAD, SALINAS, CA.

DATE: X
PLAT SCALE: 48
DRAWN: AES
FILE: PM04-BARN
SHEET: 14
OF SHEETS

EXHIBIT "D"

NORTH COUNTY



APPLICANT: DYER

APN: 129-151-055-000

FILE # PLN070650



300' Limit



2500' Limit



City Limits



PLANNER: GONZALES

EXHIBIT "E"

MINUTES

North County Coastal Land Use Advisory Committee Monday, August 17, 2009

1. Meeting called to order by PETER NOWAK at 9 am/pm
2. Roll Call
5
Members Present: PETER NOWAK, DAVID EVANS, ED CENTENO, KEN WALKER
AND GREG BURCH
Members Absent: 0
MINUTES OF THE 5/4/09 MEETING (A) AND THE 5/18/09 MEETING (B)
WERE APPROVED
3. Approval of Minutes:
(A) August 3, 2009 minutes
MAY 4,
(A) Motion: NOWAK (LUAC Member's Name)
(B) MOTION NOWAK
(A) Second: ED CENTENO (LUAC Member's Name)
(B) SECOND GREG BURCH
(A) Ayes: NOWAK, EVANS, WALKER, CENTENO, # (4)
(B) AYES NOWAK, EVANS, CENTENO, BURCH (4)
(A) Noes: 0
(B) NOES 0
(A) Absent: 0
(B) ABSENT 0
(A) Abstain: (1) BURCH (ABSENT 5/4/09 MTG)
(B) ABSTAIN (1) WALKER (ABSENT 5/18/09 MTG)
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.
MARGIE KAY REPORTED THAT THE COMMUNITY FORUM SERIES
HOSTED BY LOU CALCAGNO WAS VERY INFORMATIVE, THOUGH NOT
WELL ATTENDED. SHE NOTED THAT LUAC MEMBERS COULD
BENEFIT GREATLY FROM SUCH MEETINGS.
SHE GAVE COMMITTEE MEMBERS SOME HANDOUTS FROM SOME
RECENT MEETINGS (COPIES ENCLOSED)
SHE ALSO REPORTED THAT COMMISSIONER ROCHESTER HAS
SUGGESTED THAT THE COASTAL AND INLAND NO. COUNTY LUACS
SHOULD POSSIBLY BE COMBINED

RECEIVED

AUG 18 2009

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

Action by Land Use Advisory Committee

Project Referral Sheet

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

Advisory Committee: **North County Coastal**

Please submit your recommendations for this application by: **August 17, 2009**

RECEIVED

AUG 18 2009

Project Title: DYER KATHLEEN ANN

File Number: PLN070650

File Type: ZA

Planner: GONZALES

Location: 327 HIDDEN VALLEY RD ROYAL OAKS

Project Description:

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 2,995 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED 484 SQUARE FOOT GARAGE, 1,000 SQUARE FEET OF DECKING AND GARDEN WALLS (4 FEET IN HEIGHT); SWIMMING POOL, NEW PROPANE TANK, NEW DOMESTIC WELL, AND SEPTIC SYSTEM; 2) COASTAL ADMINISTRATIVE PERMIT TO ALLOW USE OF TEMPORARY RESIDENCE DURING CONSTRUCTION; 3) COASTAL ADMINISTRATIVE PERMIT TO ALLOW TWO- 4,900 GALLON WATER STORAGE TANKS; 4) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,500 SQUARE FOOT BARN WITH A SEPTIC SYSTEM; 5) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; GRADING (2300 CUBIC YARDS CUT/1840 CUBIC YARDS FILL) AND PAVING OF AN EXISTING ACCESS ROAD (1,200 LINEAR FEET). THE PROPERTY IS LOCATED AT 327 HIDDEN VALLEY ROAD, ROYAL OAKS (ASSESSOR'S PARCEL NUMBER 129-151-055-000), NORTH COUNTY AREA, COASTAL ZONE.

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

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

PAUL WEEKS FOR MS DYER

PUBLIC COMMENT: *LIZ GONZALES GAVE AN OVERVIEW OF THE PROJECT*

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>MR WEEKS TOLD US THAT THE POSITION OF THE BUILDING SITE WAS MOVED AROUND TO MINIMIZE DISPLACEMENT OF SOIL.</i>			
<i>HE ALSO EXPLAINED THAT THE PRIMARY AND SECONDARY LEACH LINES FOR THE HOUSE AS WELL AS ONE FOR THE BARN WERE POSITIONED TO ACCOMODATE SET BACKS AND PERCOLATION REQUIREMENTS. THE ENVIRONMENTALLY SENSITIVE HABITAT WITHIN 100 FEET OF THE HOMESITE IS ALSO ADDRESSED</i>			
<i>MARGIE KAY WANTED TO KNOW HOW MANY ACRES WERE INVOLVED, THE PROPERTY IS 6.6 ACRES APPROXIMATELY</i>			
<i>SHE ASKED IF THE SENSITIVE HABITAT WOULD BE PROTECTED BY A CONSERVATION EASEMENT</i>			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
KEN WALKER NOTICED A DISCREPANCY BETWEEN THE PROJECT REFERRAL SHEET AND THE LOCATION MAP ON THE NUMBER OF STORIES OF THE HOME. THE LOCATION MAP ERRONEOUSLY STATES ONE STORY. THE CORRECTION WILL BE MADE.		
PETER NOWAK WANTED TO KNOW WHY THE BARN NEED A SEPTIC SYSTEM. MR MECKS SAID A TOILET IS PLANNED FOR THERE.		
WALKER WANTED TO KNOW HOW LONG THE TEMPORARY HOUSING COULD BE USED HE WAS TOLD 18 MONTHS MAXIMUM.		
PETER NOWAK ASKED WHAT WOULD COME FIRST IN THE PROJECT. MR MECKS ANSWERED FIRST A SEPTIC SYSTEM THEN A WELL		
LIZ GONZALES EXPLAINED THAT ONCE THE PERMIT WAS GRANTED, BUILDING MUST BEGIN WITHIN 60 DAYS.		

ADDITIONAL LUAC COMMENTS

GREG BURCH MOVED TO RECOMMEND APPROVAL WITH THE PROJECT DESCRIPTION CORRECTION TO TWO STORIES AND THE SENSITIVE HABITAT PROTECTED AS SCENIC EASEMENT.
WALKER SECONDED, IT PASSED UNANIMOUSLY.

RECOMMENDATION :

Motion by GREG BURCH (LUAC Member's Name)

Second by KEN WALKER (LUAC Member's Name)

☐ Support Project as proposed

☒ Recommend Changes (as noted above)

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: (5) NOWAK, WALKER, BURCH, CENTENO, EVANS

NOES: 0

ABSENT: 0

ABSTAIN: 0

RECEIVED

AUG 18 2009

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

PUBLIC SIGN-IN SHEET

NO CO

~~COASTAL~~

LUAC

Mtg Date AUG 17 09

Identify which LUAC

NAME (Please print below)

ADDRESS (Please print below)

PROJECT NAME

LIZ GONZALES

PLANNER

[Signature]

PAUL MEERS

8654 Groher Salinas CA
93941

[Signature]

Margie Kay 5319 Starr Way Royal Oaks 95076 public to attend full meeting agenda

RECEIVED

AUG 18 2009

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

EXHIBIT "F"

County of Monterey
State of California

NEGATIVE DECLARATION

FILED

MAY 21 2010

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	DYER KATHLEEN ANN
File Number:	PLN070650
Owner:	DYER KATHLEEN ANN
Project Location:	327 HIDDEN VALLEY RD ROYAL OAKS
Primary APN:	129-151-055-000
Project Planner:	ELIZABETH GONZALES
Permit Type:	COMBINED DEVELOPMENT PERMIT
Project Description:	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 2,995 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED 484 SQUARE FOOT GARAGE, 1,000 SQUARE FEET OF DECKING AND GARDEN WALLS (4 FEET IN HEIGHT); SWIMMING POOL, NEW PROPANE TANK, NEW DOMESTIC WELL, AND SEPTIC SYSTEM; 2) COASTAL ADMINISTRATIVE PERMIT TO ALLOW USE OF TEMPORARY RESIDENCE DURING CONSTRUCTION; 3) COASTAL ADMINISTRATIVE PERMIT TO ALLOW TWO-4,900 GALLON WATER STORAGE TANKS; 4) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,500 SQUARE FOOT BARN WITH A SEPTIC SYSTEM; 5) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; GRADING (2300 CUBIC YARDS CUT/1840 CUBIC YARDS FILL) AND PAVING OF AN EXISTING ACCESS ROAD (1,200 LINEAR FEET). THE PROPERTY IS LOCATED AT 327 HIDDEN VALLEY ROAD, ROYAL OAKS (ASSESSOR'S PARCEL NUMBER 129-151-055-000), NORTH COUNTY AREA, COASTAL ZONE.

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.

Decision Making Body:	Monterey County Board of Supervisors
Responsible Agency:	County of Monterey
Review Period Begins:	MAY24,2010
Review Period Ends:	JUNE 24, 2010

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, 2nd Floor, Salinas, CA 93901 (831) 755-5025

MONTEREY COUNTY

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



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

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Dyer, File Number PLN070650) at 327 Hidden Valley Road, Prunedale (APN 129-151-055-000) (see description below). The 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, 2nd Floor, Salinas, California, and at the Prunedale Library, (only the Initial Study Document) 17822 Moro Road, Prunedale, California. The Zoning Administrator will consider this proposal at a meeting on July 8, 2010 at 1:30 p.m. in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from May 24, 2010 to June 24, 2010. Comments can also be made during the public hearing.

Project Description: Combined Development permit consisting of 1) Coastal Administrative Permit to allow the construction of a 2,995 square foot two story single family dwelling with attached 484 square foot garage, 1,000 square feet of decking and garden walls (4 feet in height); swimming pool, new propane tank, new domestic well, and septic system; 2) Coastal Administrative Permit to allow use of temporary residence during construction; 3) Coastal Administrative Permit to allow two- 4,900 gallon water storage tanks; 4) Coastal Administrative Permit to allow the construction of a 1,500 square foot barn with a septic system; 5) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat; grading (2300 cubic yards cut/1840 cubic yards fill) and paving of an existing access road (1,200 linear feet). The property is located at 327 Hidden Valley Road, Royal Oaks (Assessor's Parcel Number 129-151-055-000), North County Area, Coastal Zone.

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

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

From: _____
Agency Name: _____
Contact Person: _____
Phone Number: _____

☐ No Comments provided
☐ Comments noted below
☐ Comments provided in separate letter

COMMENTS:

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.

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.

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. North County High School District
6. Elkhorn Elementary School District
7. Pacific Gas & Electric
8. Monterey Bay Unified Air Pollution Control District
9. Prunedale Library
10. North County Fire Protection District
11. Monterey County Agricultural Commissioner
12. Monterey County Water Resources Agency

13. Monterey County Public Works Department
14. Monterey County Parks Department
15. Monterey County Division of Environmental Health
16. Monterey County Sheriff's Office
17. Elkhorn Slough Foundation
18. Kathleen Dyer, Owner
19. Paul Meeks, Agent
20. Property Owners within 300 feet (Notice of Intent only)

Revised 02-02-2007

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

168 WEST ALISAL ST., 2nd FLOOR, SALINAS, CA 93901

PHONE: (831) 755-5025 FAX: (831) 757-9516



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title:	DYER
File No.:	PLN070650
Project Location:	327 Hidden Valley Road, Prunedale
Name of Property Owner:	Kathleen Dyer
Name of Applicant:	Kathleen Dyer
Assessor's Parcel Number(s):	129-151-055-000
Acreage of Property:	6.638 acres
General Plan Designation:	RESIDENTIAL
Zoning District:	RDR/5(CZ) (Rural Density Residential, maximum gross density of 5 acres per unit, Coastal Zone)
Lead Agency:	Monterey County Resource Management Agency - Planning Department
Prepared By:	Elizabeth Gonzales
Date Prepared:	May 18, 2010
Contact Person:	Elizabeth Gonzales, Associate Planner gonzalesl@co.monterey.ca.us
Phone Number:	(831) 755-5102

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Project Description:

The applicants propose to build a 2,995 square foot two-story single family dwelling (SFD) with attached 484 square foot garage, 1,000 square feet of decking and garden walls (4 feet in height); swimming pool, new propane tank, new well and septic system; two- 4,900 gallon water storage tanks; construction of a 1,500 square foot barn with its own septic system; paving of an existing access road (1,200 linear feet); and grading (2300 cubic yards cut/1840 cubic yards fill). Excess cut will be balanced on site. The applicants also propose use of a temporary residence during construction. The development will be located within 100 feet of environmentally sensitive habitat area (ESHA). However, the applicants have relocated all structures to avoid disturbance of any protected habitat. The new well will be located above the turnaround area and will not affect any Manzanita nor have any slope issues. The site had been previously disturbed in which a building pad had been created. Pajaro Manzanita was slowly reappearing in the area.

This parcel is one of seven parcels identified in a September 1999 biological report to contain Pajaro Manzanita. When the applicants applied for development on this parcel, staff required a spring survey to address the potential for disturbance within the footprint. The spring survey identified disturbance to six small Manzanita plants within the footprint of the single family dwelling. It also identified the potential to disturb a Monterey dusky footed woodrat's nest. The nest appeared to be active and located within 12 feet of the second secondary leachfield. Staff discussed the project with the California Department of Fish and Game (CDF&G). They determined that disturbance would require mitigation and a possible taking of ESHA. Working with CDF&G and the biologist, the applicants moved the SFD 20 feet from any Manzanita plants and moved the proposed leach lines 10 feet away from the woodrat's nest. CDF&G determined that this was mitigation by design and a Negative Declaration would be sufficient.

The new home site and driveway locations, and the movement of the leach field to over 30 feet away from the nearest active Monterey dusky footed woodrat nest, have significantly reduced the areas of concern to no impact relative to natural values on this project. Therefore, pursuant to the California Environmental Quality Act (CEQA), Section 15063(c) (2), one purpose of an Initial Study is to enable an applicant or lead agency to modify a project, mitigating adverse impacts before an Environmental Impact Report is prepared, thereby enabling the project to qualify for a negative declaration.

Environmental Setting, Surrounding Land Uses, and Site Background:

The Dyer parcel is located on 327 Hidden Valley Road, (Assessor's Parcel Number 129-151-055-000) in the North County Coastal Zone, approximately two miles north of Highway 156 and approximately five miles east of the coastal community of Moss Landing. The parcel is a 6.6 acre undeveloped lot and is zoned Rural Density Residential, five acres per unit to allow for residential development. The owners propose one single family dwelling and a barn, both having their own septic systems. Slopes on the parcel are variable from flat and gentle in places up to about 30%. No development is proposed on the slopes greater than 25%. The existing dirt road

that leads to the parcel will be paved. The road will have a less than 15% slope as required by the North County Fire Department.

The subject property is located in an area in North County where Maritime Chaparral (an environmentally sensitive habitat and protected plant species) and Pajaro Manzanita are located. Pajaro Manzanita is not identified as rare, threatened or endangered on a California state or federal list, but is identified on the California Native Plant Society's (CNPS) List 1B (rare, threatened or endangered in California and elsewhere). The Pajaro Manzanita is mostly located in the upper portion of the parcel and within slopes over 25%. Although there are oak trees located on the property, none will be disturbed with the proposed development.

The project has been redesigned to avoid ESHA; however, the biologist recommends that the upper portion of the parcel that contains 30% slope be placed in a scenic or conservation easement. The applicants concur with the recommendation and staff will apply a condition of approval on the project.

A previous Initial Study was filed on June 22, 2001 with the State Clearinghouse (SCH#2001061101) for the installation of a mutual water system for a Lot Line Adjustment that was approved in May 1996. However, the water system was never installed and that project has since expired. The system would have provided for the installation of three 10,000 gallon capacity water tanks to be located on the Dyer Parcel (APN 129-151-055-000). The Dyer project now includes a proposed well to be located just above the required turnaround for the Fire Department. This will not affect any Pajaro Manzanita nor any slopes over 25%.

Because a substantive Initial study was prepared, pursuant to CEQA Section 15152, (a), it was determined that this initial study could tier off the original study. Staff will incorporate by reference the general discussion from the broader initial study and discuss only the issues specific to this project.

The original Initial Study filed in June 2001 addressed the potential affects to Environmentally Sensitive Habitat as follows: Aesthetics, Biological Resources, and Hydrology /Water Quality.

Aesthetic Impact –There are no impacts from the water system as it was never installed. Recent site visits concur.

Biological Impact – Since the water system was never installed, there were no impacts to the Pajaro Manzanita within the 25% sloped areas. However, the site was disturbed by previous owners. Mitigation for the Dyer project will require a minimum of one acre of Pajaro Manzanita to be placed in a scenic or conservation easement.

Hydrology/Water Quality – At the time the original initial study was prepared, the Monterey County Board of Supervisors were about to approve a moratorium prohibiting development that required water use in the North Monterey County Hydrological Study Area for development applications submitted after August 9, 2000. The Granite Ridge Aquifer, a portion of which lies within the Coastal Zone, has little storage capacity and is also experiencing serious localized overdrafts. However, the application for the water system was submitted prior to August 9,

2000, and was not subject to the moratorium. Although there is currently no moratorium, there is still a water overdraft situation in the North Monterey County aquifers. This project would not be affected because not only are the first single family dwellings on a legal lot of record exempt, but there is existing water in place for this lot.

The Dyer project will not affect Aesthetics, as the structure is set below existing topography and there is no potential for visibility from any scenic or public viewing areas. Biological issues have been addressed by relocating the structures to avoid any potential to disturb environmentally sensitive habitat and the Monterey dusky footed woodrat. Hydrology/Water Quality has been addressed in the previous initial study and will not be affected by this project. Water Resources Agency and Environmental Health Bureau concur with the conclusions and have added conditions of approval to the project.

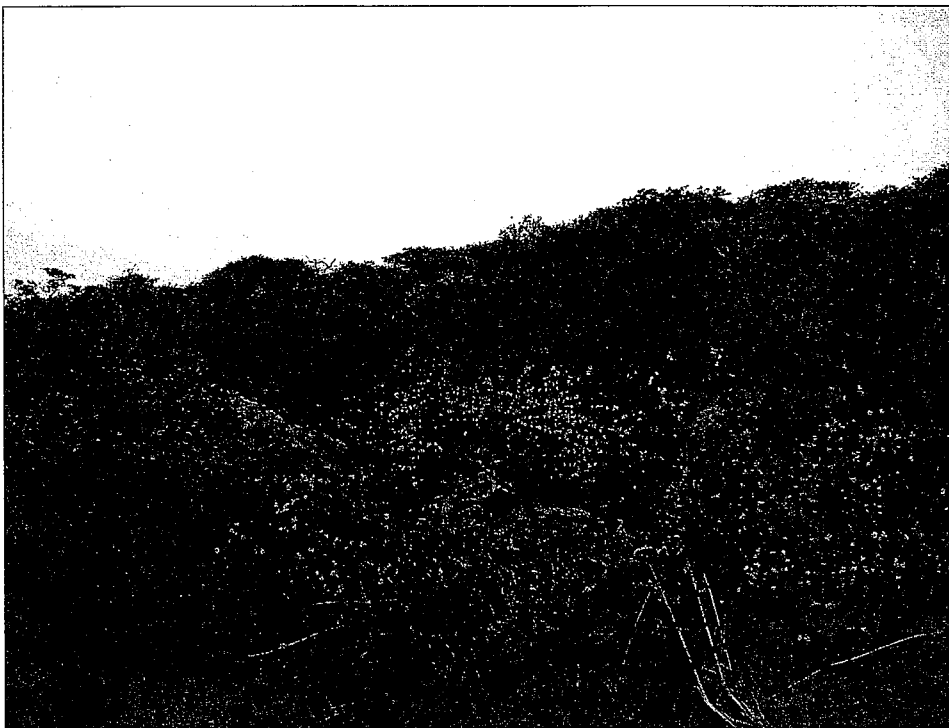
Other Project Impacts

The subject property is not located within Prime or Unique Farmlands, forest land, an area that poses a threat caused by flooding, or on a mineral resource recovery site. The result of the project will not require large amounts of water, create large amounts of wastewater, induce or reduce the population or availability of housing, or cause reduction of the existing level of services for fire, police, public schools, or parks. Therefore, the project will have no impact on Agriculture/Forest Resources, Cultural Resources, Geology/Soils, Hazards, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation or Utilities/Service Systems.

Less than significant impacts have been identified for Biological, Air Quality and Greenhouse Gas Emissions (see Section VI, Environmental Checklist, of the Initial Study). As these were considered less than significant impacts, no mitigations were required for the project. However, implementation of conditions of approval will be included to assure compliance with County requirements.



Project Site Staked and Flagged



Scenic Easement Area

1) Vicinity Map:



[illegible]

RESIDENCE PLANS FOR
KATHLEEN A. DYER
 PLO
 SHEET

DATE: 12/10/87
 PLOT SCALE: 1"=10'
 FILE: PWD-BEE
 PLO
 SHEET



SOIL SURVEYS, INC.
 20000 Highway 100, Suite 100
 Houston, Texas 77058

THIS PLAN AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF SOIL SURVEYS, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SOIL SURVEYS, INC.

DATE: 12/10/87
 PLOT SCALE: 1"=10'
 FILE: PWD-BEE
 PLO
 SHEET

DATE: 12/10/87
 PLOT SCALE: 1"=10'
 FILE: PWD-BEE
 PLO
 SHEET

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

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

General Plan/Area Plan	■	Air Quality Mgmt. Plan	■
Specific Plan	□	Airport Land Use Plans	□
Water Quality Control Plan	□	Local Coastal Program-LUP	■

General Plan/Area Plan. The proposed project was reviewed for consistency with the 1982 Monterey County General Plan and the North County Land Use Plan. Section IV. 9 (Land Use and Planning) 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. **CONSISTENT**

Air Quality Management Plan (AQMP).

Consistency with the AQMP 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. The project is consistent with the 1982 Monterey County General Plan and with the Association of Monterey Bay Area Governments (AMBAG) regional population and employment forecast. The proposed project will not increase the population of the area nor generate additional permanent vehicle trips. Therefore, the project will be consistent with the AQMP. **CONSISTENT**

Local Coastal Program-LUP. The proposed project was reviewed for consistency with the North County Land Use Plan (LUP). Section IV. 9 (Land Use and Planning) 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 is consistent with the North County LUP. **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 type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input 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 | <input type="checkbox"/> Mandatory Findings of Significance |

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:

- 1) Aesthetics. The proposed project will not have any effect on a scenic vista, or substantially damage scenic resources, substantially degrade the existing visual character or quality of the site. There will be no substantial light or glare from the proposed structure that would adversely affect day or nighttime views in the area. (Source IX. 1, 3, 5, 6)

The structure is located on the least visible portion of the parcel and within an already disturbed area. There is an existing driveway that leads directly to the proposed building site and the structure can barely be seen from Hidden Valley Road. There are a substantial amount of Oak trees around the property that will not be affected and help to screen the proposed structure. The applicants will be

required to submit a lighting plan as a condition of approval stating that all lighting will be of low wattage and downlit. **North County Land Use Plan (NCLUP) Policy 2.2.2.4**, states that the least visually obtrusive portion of a parcel should be considered the most desirable site for the location of new structures. Structures should be located where existing topography and vegetation provide natural screening. The proposed structure will be graded into an already existing building pad and will be graded down to reduce the mass of the structure. Colors of brown and green will be used to blend naturally into the vegetation. Therefore, the project will have no impact to Aesthetics.

- 2) Agricultural/Forest Resources. The project site is not designated as Prime, Unique or Farmland of Statewide or Local Importance, and the proposed project would not result in conversion of prime agricultural lands to non-agricultural uses. The site is not under a Williamson Act Contract. The project will have no impacts to agricultural resources. (Source IX. 1, 2, 3, 5, 6)

The County shall support the permanent preservation of prime agricultural soils exclusively for agricultural use. The County shall also protect productive farmland not on prime soils if it meets State productivity criteria and does not contribute to degradation of water quality. Development adjacent to prime and productive farmland shall be planned to be compatible with agriculture. (Key Policy 2.6.1 NCLUP) The project site is currently zoned Rural Density Residential and allows for single family dwellings as its primary use. Residential structures surround the site and the proposed use does not fall within Agricultural Resources. There are a substantial amount of Oak trees around the property that will not be affected by construction.

- 3) Air Quality. See Section VI. for detailed analysis.
- 4) Biological Resources. See Section VI. for detailed analysis.
- 5) Cultural Resources. The proposed project will not cause a substantial adverse change in the significance of a historical resource as defined in 15064.5 nor directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There is no evidence of any human remains, including those interred outside of formal cemeteries. The structure is located on the least visible portion of the parcel and within an already disturbed area. There is an existing driveway that leads directly to the proposed building site.

North County's archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed and mapped, shall be maintained and protected for their scientific and cultural heritage values. New land uses, both public and private, should be considered compatible with this objective only where they incorporate all site planning and design features necessary to minimize or avoid impacts to archaeological resources. (**NCLUP Key Policy 2.9.1**) The project is considered to be in a low sensitivity zone and there is no evidence that

archaeological resources would be located in this area. Therefore, there is no impact to Cultural Resources.

- 6) Geology and Soils. The project will not expose people or structures to potential substantial adverse effects. Nor is it located within a known earthquake fault, have strong seismic ground shaking, liquefaction or have any landslides. The site soil is not known to be unstable, have expansive soils, or soils incapable of adequately supporting the use of septic tanks. (Source: IX 1, 3, 5, 6, 8)

Land uses and development in areas of high geologic, flood, tsunami, and fire hazard shall be carefully regulated through the best available planning practices in order to minimize risks to life and property and damage to the natural environment. (NCLUP Key Policy 2.8.1) The parcel is not located within any Earthquake Fault Zones. Soil Surveys, Inc. prepared a geotechnical and percolation test for the site. The near surface soils consist of silty sand and loamy silty sands which range from loose to medium dense; the underlain soil is medium dense to dense silty sand, slightly clayey silty sand and slightly silty fine to medium grained sand. Thus, the potential for liquefaction at the site is considered low and there is no evidence of unsuitable soil conditions that would create slope instability or erosion. Therefore, there is no impact to Geology and Soils.

- 7) Greenhouse Gas Emissions. See Section VI. for detailed analysis.

- 8) Hazards/Hazardous Materials. The project does 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. There is no storage of large quantities of hazardous materials on site. The project would not involve stationary operations, create hazardous emissions or handle hazardous materials. The site location and scale have no impact on emergency response or emergency evacuation. The site is not located near an airport or airstrip. (Source: IX. 1, 3, 5, 6)

The proposed project consists of the construction of a new single family dwelling. All development will meet the guidelines contained in the Fire Safe Guide for residential development in California (NCLUP Policy 2.8.4.4). The approved development plans will identify and minimize fire safety hazards as required by the local fire protection district (NCLUP Policy 2.8.3.C.6). Although, located in a residential area, fire hazard is high in the North County area. However, the proposed project has been reviewed by the North County Fire Department and conditioned for safety. The project would have no impacts regarding Hazards or Hazardous Materials.

- 9) Hydrology and Water Quality. The proposed project will not violate any water quality standards, deplete groundwater supplies, substantially alter the existing drainage pattern of the site or create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or

otherwise substantially degrade water quality. The proposed project will not be located within a 100-year flood hazard nor expose people or structures to a significant risk of loss, injury or death, nor be inundated by seiche, tsunami, or mudflow. (Source: IX. 1, 3, 5, 8)

The water quality of the North County groundwater aquifers shall be protected, and new development shall be controlled to a level that can be served by identifiable, available, long term water supplies. The estuaries and wetlands of North County shall be protected from excessive sedimentation resulting from land use and development practices in the watershed areas. **(NCLUP Key Policy 2.5.1)** The Granite Ridge Aquifer, a portion of which lies within the coastal zone, has little storage capacity and is also experiencing serious localized overdrafts. Although there is currently no moratorium, there is still a water overdraft situation in the North Monterey County aquifers. This project would not be affected because this is the first single family dwelling on a legal lot of record and is exempt. The proposed well and septic systems have been reviewed by Environmental Health Bureau for consistency. The proposed project has also been reviewed by Water Resources Agency for drainage consistency and conditioned appropriately. Therefore, the project will have no impacts to Hydrology and Water Quality.

- 10) Land Use and Planning. The proposed project will not physically divide an established community. The project does not conflict with any of the policies within the North County Land Use Plan and meets all zoning requirements. There is not habitat or natural community conservation plan that the proposed project is required to conform to. (Source: IX. 1, 2, 3, 4, 5 & 6)

All future development within the North County coastal segment must be clearly consistent with the protection of the area's significant human and cultural resources, agricultural, natural resources and water quality. **(NCLUP Key Policy 4.3.4)** The project proposes to construct a new single family dwelling on an existing building pad location and meets all site development standards. Applicants have diligently worked to relocate the project in order to avoid any sensitive habitat and species. County Departments reviewed the project application, concur and provided recommended conditions appropriately. Therefore, the proposed project is consistent with the Land Use Plan policies.

- 11) Mineral Resources. No mineral resources have been identified or would be affected by the project. (Source: IX. 1, 3, 5, 6)

There is no evidence within the project site that would result in impacts to mineral resources.

- 12) Noise. The project would not change the existing residential use of the property, would not expose the surrounding properties to noise levels that exceed standards

or to substantial vibration from construction activity, and would not substantially increase ambient noise levels. (Source: IX. 1, 2, 5, 6)

The project site is not located in the vicinity of an airport or private airstrip. The generation of substantial or significant noise over the long-term is not typically associated with a project of this scope. The proposed project would have temporary minor noise impacts due to construction, but those would cease once the single family dwelling was completed. The project is located on a 6.638 acre parcel. Neighboring residences are also located on larger parcels and noise impacts would be very minimal. Therefore, there is no impact to the noise element.

- 13) Population/Housing The proposed project would not substantially induce population growth in the area, either directly, or indirectly, as no new infrastructure would be extended to the site. The project would not alter the existing location, distribution, or density of human population in the area, nor create a demand for additional housing, or displace people. (Source: IX. 1, 2, 3, 5)

Limited capacities of roads, highways, schools, and public wastewater treatment systems is an issue affecting potential growth in the area. A related issue is the need to determine appropriate areas to concentrate development to offer the potential for provision of affordable housing while retaining the overall rural character of North County. (NCLUP Policy 4.2) Since this is a legal lot of record which allows for the construction of one single family dwelling, the housing element had been considered within the Land Use Plan. There would be no impacts to Population or Housing.

- 14) Public Services. The project would have no 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. (Source: IX. 1, 3, 5)

Power poles are located near the project and the North County Fire Department is approximately two miles from the property. Other County Departments have reviewed the project application and have provided recommended Conditions of Approval. Therefore, the proposed project will not impact Public Services.

- 15) Recreation. The project, as proposed, would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities causing substantial physical deterioration. The proposed project does not include or require construction or expansion of recreational facilities. (Source: IX. 1, 3, 5) No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project, based on review of Figure 4 (Public Access and

Recreation) of the North County LUP and staff site visits. The project would not create significant recreational demands.

Public access to the shoreline and along the coast shall be protected and provided, and opportunities for recreational hiking access shall be enhanced. **(Key Policy 6.2)** The project is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (Monterey County Zoning Ordinance, Section 20.70.050.B.4). The proposed project is in conformance with the public access policies of Chapter 6 of the North County Land Use Plan (LUP), and Section 20.145.150 of the Monterey County Coastal Implementation Plan for North County (Part 2). Figure 4 does not identify the parcel as an area requiring existing or proposed public access. No public access points or trails are located on the parcel. The proposed project would have no impacts related to Recreation.

- 16) Transportation/Traffic. The contribution of traffic from the proposed project would not cause any roadway or intersection level of service to be degraded. The project would not result in a change in air traffic patterns or an increase in traffic levels. It would not substantially increase hazards due to a design feature, nor result in inadequate emergency access or parking capacity. The project also would not conflict with adopted policies, plans, or programs supporting alternative transportation (Source: IX. 1, 3 & 5).

Elkhorn Road does not have a level of service to be concerned with. It is not a degraded road and would not be impacted by the additional single family dwelling in this area. Therefore, proposed project would have no impact to Transportation or Traffic.

- 17) Utilities and Service Systems. The proposed project will not exceed wastewater treatment requirements, require the construction of a new wastewater treatment facility, require new entitlements and will comply with federal, state, and local statutes and regulations related to solid waste. (Source: IX. 1, 3, 5, 6)

The County shall regulate construction of new wells or intensification of use of existing water supplies by permit. Applications shall be regulated to prevent adverse individual and cumulative impacts upon groundwater resources (Policy 2.5.3.A.3) The parcel size is over six acres which more than meets all setbacks required of the Environmental Health Bureau for lots that propose a well and septic system. The well will be located above the structure and the septic systems will be located well below the proposed structure. The leach lines will be located at the lowest portion of the parcel.

The property slopes downward and away from the Elkhorn Slough. Water Resources Agency has conditioned the project to require on-site retention. The plan shall include retention/percolation facilities to mitigate the impacts of impervious surface stormwater runoff. The drainage improvements shall be

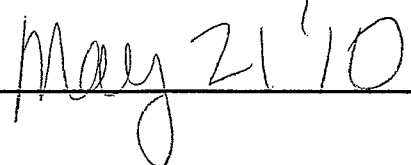
submitted to the Water Resources Agency prior to issuance of any building permits.

New rural development shall be located and developed at densities that will not lead to health hazards on an individual or cumulative basis due to septic system failure or contamination of groundwater. On-site systems should be construction according to standards that will facilitate long-term operation. (Policy 2.5.2.5 NCLUP) The proposed project consists of two new septic systems. Environmental Health Bureau has reviewed the project application and worked with the applicant to provide necessary standards for safe treatment systems. Recommended conditions of approval will be applied to the proposed project. Therefore, the proposed project is consistent with applicable policies for wells and septic systems and will have no impact to Utilities and Service Systems.

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.


May 21 '10

Signature

Date

Elizabeth Gonzales

Associate 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 will 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 onsite, 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					
Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista? (Source: IX. 1, 3, 5 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Analysis/Mitigations: See Section II and IV.

2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

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. 1,2, 3, 5, 6)	<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, 2, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 2, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 2, 3, 5, 6)				<input checked="" type="checkbox"/>
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 3, 5, 6)				<input checked="" type="checkbox"/>

Discussion/Analysis/Mitigations: See Sections II and IV.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

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, 3, 5, 7)	<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, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 3, 5, 7)	<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, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: IX. 1, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: IX. 1, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Air Quality 3(a, b, c, e, and f) - No Impact.

The proposed project site is located in the North Central Coast Air Basin, which is comprised of Monterey, Santa Cruz, and San Benito counties. The Monterey Bay Unified Air Pollution Control District (MBUAPCD) is the agency with jurisdiction over the air quality regulation in the subject air basin. In 2008, the MBUAPCD adopted an Air Quality Management Plan, which outlines the steps necessary to reach attainment with the state standards of air quality for criteria pollutants. The project involves the construction of a new residence with grading of approximately 440 cubic yards to be balanced on site. Construction is a temporary impact that will not permanently conflict with or obstruct the implementation of Air Quality Management Plan, nor would it violate any air quality standard or result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment. (Source: IX. 1, 3, 5, 7) The project would not expose any sensitive receptors to substantial pollutant concentrations, and would not create any objectionable odors affecting a substantial number of people. The generation of substantial or significant odors over the long-term is not typically associated with a project of this scope. The parcel is approximately 6.68 acres. The applicants are proposing to construct on an already disturbed area of the property to reduce impacts to the very minimum and the parcel will be fully restored. Therefore, there are no impacts to Air Quality.

Air Quality 3(d) – Less than Significant.

The temporary and short-term impacts from project-related construction activities, such as paving of an existing access road (1,200 linear feet), only have the potential to affect local air quality. Emissions may include on-site and off-site generation of fugitive dust from construction

equipment. The parcel consists of a 6+ acre parcel that is in an open area off Hidden Valley Road. Most of the parcels are over five acres and houses are sparse. Therefore, the project would result in construction-related air quality impacts that are less than significant. In order for all projects including demolition of structures to be compliant with Rule 439 of the Monterey Bay Unified Air Pollution Control District, the County of Monterey requires a condition of approval that incorporates certain demolition work standards.

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. 1, 3, 5, 6, 9, 10, 11, 12)	<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. 1, 3, 5, 6, 9, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. 1, 3, 5, 6, 9, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. 1, 3, 5, 6, 9, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: IX. 1, 3, 5, 6, 9, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. 1, 3, 5, 6, 9, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Maritime chaparral is an uncommon, highly localized and variable plant community that has been reduced in North County by residential and agricultural development. Further conversion of maritime chaparral habitat to agricultural uses is highly discouraged. Where new residential development is proposed in chaparral areas, it shall be sited and designed to protect the maximum amount of maritime chaparral. All chaparral on land exceeding 25 percent slope should be left undisturbed to prevent potential erosion impacts as well as to protect the habitat itself. **(NCLUP Policy 2.3.3.A.2)**

The original biological report, prepared by Jud Vandevere on September 16, 1999, discussed the biotic features (Pajaro Manzanita) on three building envelopes and how they might be affected. This was done for a Lot Line Adjustment that was approved in May 1996 that included a water system. The total property area contained the three envelopes total 17.2 acres. The biologist stated that this species is abundant in the area and densely covers much of the northern portion of the property where the water system for the three lots was going to be located. However, the water system was never built and the project has since expired. Previous owners created a building pad, disturbing some of the area.

The County shall ensure the protection of environmentally sensitive habitats through deed restrictions or dedications of permanent conservation easements. Where land divisions or development are proposed in areas containing environmentally sensitive habits, such restrictions or easement shall be established through the development review process. Where development has already occurred in areas supporting sensitive habitat, property owners should be encouraged to voluntarily establish conservation easements or deed restrictions. **(NCLUP Policy 2.3.2.6)**

The current spring survey recommends the top portion of the parcel (approximately one acre) which is located on a 30% slope be placed in a scenic or conservation easement. Most that area contains Pajaro Manzanita and is within a slope of 25% or more. The applicants have agreed to this.

Since it had been over 10 years that the previous biological report had been done, staff required a Spring Biological Survey which was prepared by Ed Mercurio, Biological Consultant on April 11, 2009. The first primary objective for a spring survey is to complete the understanding of the flora of this property by the inclusion of the plants that can best be observed and identified. The second objective is to update the survey of biological resources in conjunction with a new site plan that is considerably different from the one considered in the original biological survey.

Originally, the Spring survey determined the only sensitive plants that were directly within the footprint of development were 12 Pajaro Manzanita seedlings. Pajaro Manzanita is also on List 1B of the California Native Plant Society. It only grows naturally in the Prunedale Hills. Six of these Pajaro Manzanita are within the footprint of the home, four are under the deck of the home and two are within the footprint of the driveway. Transplanting them was a recommendation to avoid their elimination. All leach fields indicated on the site plan were observed to be over 10 feet away from coast live oaks. There is a mature Pajaro Manzanita approximately 10 feet away from the western end of the uppermost secondary leach field.

No Monterey dusky woodrat nests were observed within areas proposed to be developed, however, one nest that appeared to be active was observed approximately 12 feet north of the eastern end of the second secondary leach field down slope from the site of the proposed barn. It is recommended by the California Department of Fish & Game that nests can be disassembled by raking it apart by hand, after the end of August when all of this season's young should be gone. Construction on this project is not projected to start until this September.

Land uses adjacent to locations of environmentally sensitive habitats shall be compatible with the long-term maintenance of the resource. New land uses shall be considered compatible only where they incorporate all site planning and design features needed to prevent habitat impacts, upon habitat values and where they do not establish a precedent for continued land development which, on a cumulative basis, could degrade the resource. **(Policy 2.3.2.3)**

The California Department of Fish and Game reviewed the most recent biological report and determined that, "these are sensitive species that are addressed under CEQA. For this project the CEQA document would need to address any potential impact to the sensitive plants, and any avoidance, minimization, or mitigation proposed to reduce impacts. For example, will the plants be avoided, or will they be replaced? Likewise, if this site is in a sensitive habitat, then that also needs to be addressed." For the woodrat's nest, the proposed method of removing it is not what DFG recommends in order to reduce or avoid impacts. Here is what DFG states in letters:

"Active Monterey dusky-footed woodrat nests that will not be in areas of grading or vegetation removal should be avoided and protected during Project activities with a minimum 25-foot buffer. Nests that cannot be avoided should be dismantled prior to land clearing activities, to allow animals to escape harm and to reestablish territories for the next breeding season. Nests should be dismantled during the nonbreeding season, between September 1 and December 31. Dismantling should be done by hand, allowing any animals to escape either along existing woodrat trails or toward other available habitat. If a litter of young is found or suspected, nest material should be replaced, and the nest left alone for 2-3 weeks before a recheck to verify that young are capable of independent survival before proceeding with nest dismantling."

This development is well planned to preserve natural habitat. Most of the development is planned for areas that were cleared by a former owner. These areas are now covered with early successional vegetation consisting of a high proportion of weedy naturalized, non-native annual plant species. With the implementation of mitigations recommended in this report, impacts to natural values can potentially be reduced to a level of insignificance.

Staff discussed the project with the California Department of Fish and Game (CDF&G). They determined that disturbance would require mitigation and a possible taking of ESHA. Working with the CDF&G and the biologist, the applicants moved the SFD 20 feet from any Manzanita plants and moved the proposed leach lines 10 feet away from the woodrat's nest. The CDF&G determined that this was mitigation by design and a Negative Declaration would be sufficient.

Biological Resources 4(a) – Less Than Significant Impact:

After much thought and revisions to the site plan, the applicants opted to redesign their project to avoid altogether the Pajaro Manzanita and the Dusky footed woodrat's nest. An addendum to the spring biological survey was prepared by Ed Mercurio, dated September 20, 2009. The applicants repositioned the home site that would avoid the need for transplanting any Pajaro Manzanita seedlings. The biologist carefully searched the entire new home site area with the new staking and did not find any Pajaro Manzanita seedlings. The homesite had been moved 10 feet further down from the dirt road and 20 feet further to the east to avoid the seedlings. The fire truck turn-around was also moved one foot to the west to avoid Pajaro Manzanita. The biologist carefully searched this area and did not observe any Pajaro Manzanita seedlings within the proposed path of the road.

The new home site and driveway locations, and the movement of the leach field to over 30 feet away from the nearest active Monterey dusky footed woodrat nest, have significantly reduced the areas of concern to no impact relative to natural values on this project. Therefore, pursuant to the California Environmental Quality Act (CEQA), Section 15063(c) (2), one purpose of an Initial Study is to: enable an applicant or lead agency to modify a project, mitigating adverse impacts before an Environmental Impact Report is prepared, thereby enabling the project to qualify for a negative declaration.

Biological Resources 4 (b), (c), (d), (e) and (f) – No Impact:

The project will not have any adverse effect on any riparian habitat, or substantial adverse effects on federally protected wetlands as defined by Section 404 of the Clean Water Act nor will the project conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or conflict with any biological resources such as tree removal. The project is not located near any mapped waterways and is approximately seven miles from the Elkhorn Slough. Therefore, the project will not have an impact to any riparian habitat. The project will not conflict with any local policies or ordinances protection biological resources such as a tree preservation policy or ordinance.

The proposed project is approximately seven miles from the Elkhorn Slough. Any and all runoff generated by construction will not affect the Elkhorn Slough or surrounding areas. Best management practices will be used to keep construction activities onsite. There are a substantial amount of trees located on the property. The project has been designed to avoid the removal of any trees.

5. CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No 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, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Analysis/Mitigations: See Sections II and IV.

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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. 1, 3, 5, 6, 8) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: IX. 1, 3, 5, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: IX. 1, 3, 5, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: IX. 1, 3, 5, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: IX. 1, 3, 5, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. 1, 3, 5, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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. 1, 3, 5, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 3, 5, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Analysis/Mitigations: See Sections II and IV.

7. GREENHOUSE GAS EMISSIONS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Greenhouse gases (GHG) are emitted by natural processes and human activities such as electricity production, motor vehicle use, and agricultural uses. It has been found that elevation of GHGs has led to a trend of unnatural warming of the earth's climate, otherwise known as the "greenhouse effect". In order to reduce the statewide level of GHG emissions, the State Legislature adopted California Assembly Bill 32 (AB 32) California Global Warming Solutions Act of 2006. AB 32 established a comprehensive statewide program of regulatory and market mechanisms to achieve reductions in GHG emissions, thereby reducing the State's vulnerability to global climate change (GCC). Pursuant to Senate Bill 97 (SB 97), the Governor's Office of Planning and Research (OPR) issued interim guidance for addressing climate change through CEQA and recommends that each agency develop and approach to address GHG emissions based on the best available information. At this time, the County of Monterey and the Monterey Bay Unified Air Pollution Control District (agency responsible for regulating air quality in the region) have not identified a significance threshold for GHG emissions. There will be GHG

emissions associated with the transport of construction materials (such as dry wall, steel, concrete, wood, etc.) to and from the project site. However, quantifying the emissions would be too speculative. Therefore, in lieu of State guidance or locally adopted thresholds, a primarily qualitative approach will be used to evaluate possible impacts for the proposed project.

7(a) and (b). Conclusion: Less than Significant.

Although the proposed project will create a temporary impact to air quality caused by construction activities, the result of the project will not increase the baseline amount of GHGs emitted prior to the project. The temporary impacts of construction for a new single family dwelling will not permanently create a greater amount of vehicle trips nor will it cause an increase in the emission of carbon dioxide (CO₂) by fuel combustion.

Furthermore, Title 24, Part 6 of California Building Code (Energy Efficiency Standards or Residential Buildings) requires that new construction meet the minimum requirements for energy efficient windows, insulation, lighting, plumbing, and mechanical equipment. Prior to the issuance of the building permit, a Certificate of Compliance (CR-1R) is submitted demonstrating how the project meets the minimum requirements for energy efficiency. Prior to the final of the building permit, the contractor and all sub-contractors responsible for installation of windows, insulation, lighting, plumbing, and mechanical equipment are required to submit an Installation Certificate (CF-6R) certifying that the installed features, materials, components or manufactured devices conform to the construction plans and the Certificate of Compliance documents which were approved. Therefore, the new single family dwelling will be consistent with the CR-1R requirements for energy efficiency.

Therefore, the proposed project will not cause an increase in emission of GHGs. However, due to the temporary impacts caused by construction activities, the project will result in a less than significant impact to GHGs.

8. HAZARDS AND HAZARDOUS MATERIALS		Less Than Significant			
Would the project:		Potentially Significant Impact	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, 3, 5, 6, 8)	<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, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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. 1, 3, 5, 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 result in a safety hazard for people residing or working in the project area? (Source: IX. 1, 3, 5, 6)	<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, 3, 5, 6)	<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, 3, 5, 6)	<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. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: IX. 1, 3, 5, 8)	<input type="checkbox"/>	<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, 3, 5, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. **HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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. 1, 3, 5, 8)	<input type="checkbox"/>	<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. 1, 3, 5, 8)	<input type="checkbox"/>	<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, 3, 5, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: IX. 1, 3, 5, 8)	<input type="checkbox"/>	<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. 1, 3, 5, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: IX. 1, 3, 5, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 3, 5, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: IX. 1, 3, 5, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

10. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community? (Source: IX. 1, 2, 3, 4, 5, 6)	<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, 3, 4, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: IX. 1, 2, 3, 4, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

11. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant 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, 3, 5, 6)	<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, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

12. NOISE

	Potentially Significant Impact	Less Than Significant 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, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? (Source: IX. 1, 2, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX. 1, 2, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, 5)	<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. 1, 2, 5)	<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. 1, 2, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

13. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No 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, 2, 3, 5)	<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, 2, 3, 5)	<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, 2, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

14. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No 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, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

15. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No 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, 3, 5)	<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, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

16. TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Source: 1, 3, 5)	<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 results in substantial safety risks? (Source: 1, 3, 5)	<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: 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

17. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

17. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, 3, 5, 6)	<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, 3, 5, 6)	<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, 3, 5, 6)	<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, 3, 5, 6)	<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, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

II. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No 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, 5, 6, 9, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 5, 6, 9, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: IX. 1, 2, 3, 5, 6, 9, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

(a) Less than significant Impact. Based upon the analysis throughout this Initial Study, the 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. However, the applicants repositioned the home site to avoid the removal of any Pajaro Manzanita seedlings. The homesite had been moved 10 feet further down from the dirt road and 20 feet further to the east to avoid the seedlings. The biologist carefully searched this area and did not observe any Pajaro Manzanita seedlings within the proposed path of the road.

The new home site and driveway locations, and the movement of the leach field to over 30 feet away from the nearest active Monterey dusky footed woodrat nest, have significantly reduced the areas of concern to no impact relative to natural values on this project. The biological resources analysis describes the project as being revised to avoid any environmentally sensitive habitat by redesigning the project.

(b) No Impact. The project involves the construction of a new residence on a parcel zoned for residential use. As a result, impacts relating to air quality, noise, population/housing, public services, recreation, transportation/traffic, and utilities and service systems attributable to the project have been addressed in the North County Land Use Plan, which is equivalent to an EIR. Implementation of the project, as proposed, conditioned, and mitigated would not result in an increase of development potential for the project site.

(c) No Impact. The project would not result in significant construction-related impacts, and would not create any long-term impacts on the local area. The temporary and short-term environmental effects from project-related construction activities would not cause substantial adverse effects on human beings, either directly or indirectly.

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.

Conclusion: The project will be required to pay the fee.

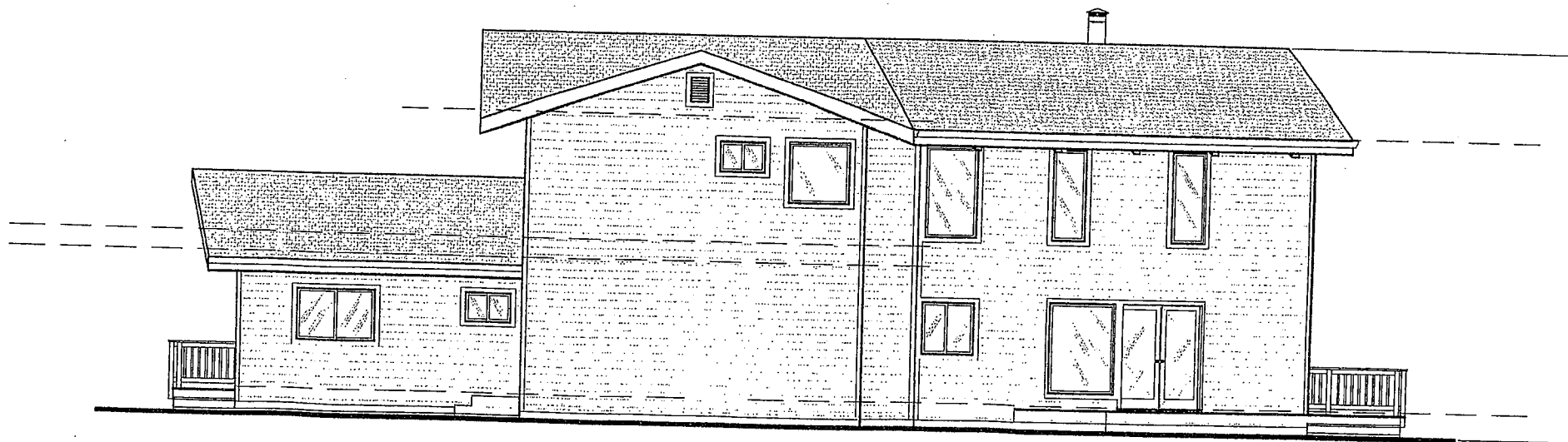
Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN070650 and the attached Initial Study /Negative Declaration. The project as proposed will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species or have a substantial adverse effect on any riparian habitat or other sensitive natural community. The project as redesigned (as confirmed by the California Department of Fish and Game) and proposed, will not have the potential to degrade the environment (Source: IX. 1, 3, 5, 6, 9, 10).

IX. REFERENCES

1. Project Application/Plans for Planning File No. PLN070650.
2. Monterey County General Plan (1982)
3. North County Land Use Plan and Coastal Implementation Plan, Part 2.
4. Title 20 of the Monterey County Code (Zoning Ordinance).
5. Site Visits conducted by the project planner on June 24, 2008 and October 9, 2009.
6. Monterey County Planning Department GIS System, Property Report for Selected Parcel – APN 129-151-055-000.
7. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised June 2008.
8. Geotechnical and Percolation Investigation (LIB080347) prepared by Soil Surveys, Inc., Salinas, California, April 6, 1999.
9. Biological Report (LIB080346), prepared by Jud Vandevere, Biological Consultant, Monterey, CA, September 16, 1999.
10. Spring Biological Survey (LIB090384), prepared by Ed Mercurio, Biological Consultant, Salinas, CA, April 11, 2009.
11. Addendum to Spring Biological Survey (LIB090384), prepared by Ed Mercurio, Biological Consultant, Salinas, CA, September 20, 2009.
12. Morgan-Van Arsdale Mutual Water System Initial Study, filed June 21, 2001 (SCH#2001061101)

X. ATTACHMENTS

1. Floor plans, elevations



NORTH ELEVATION

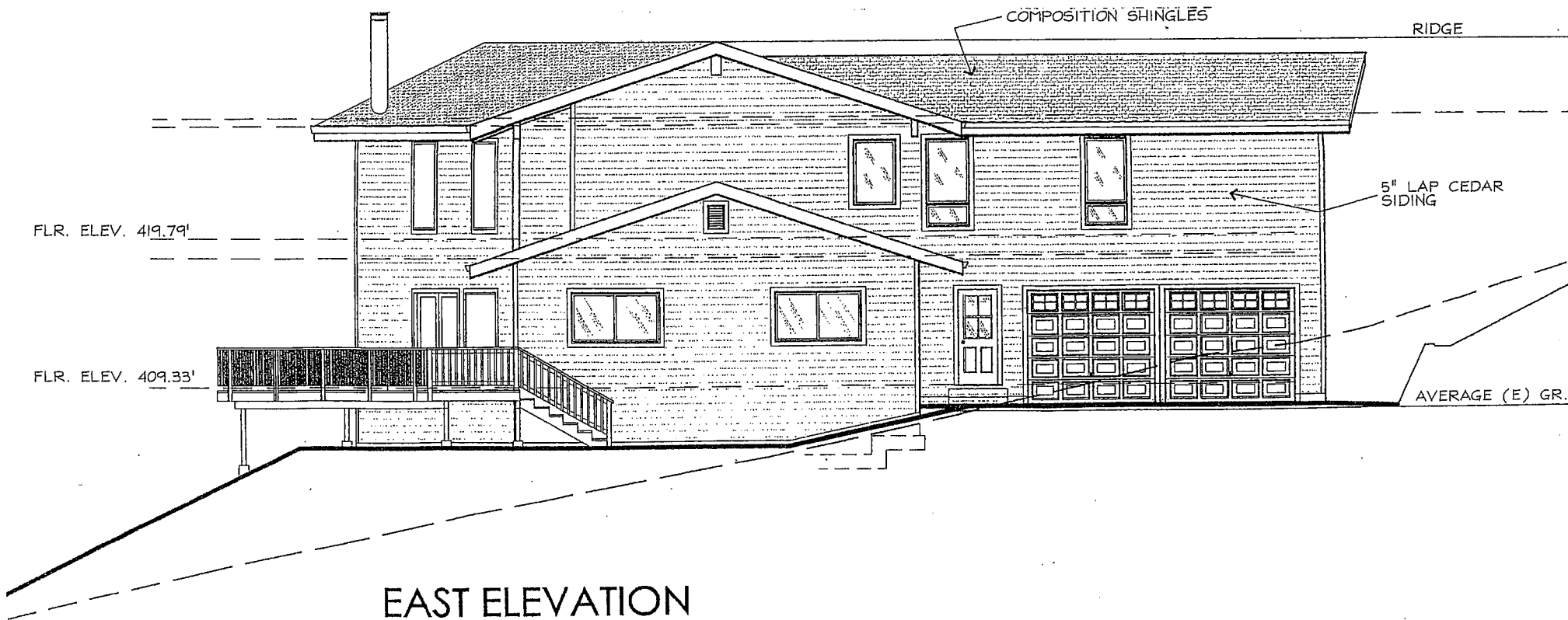
ELEVATIONS

SCALE 1/8" = 1'-0"



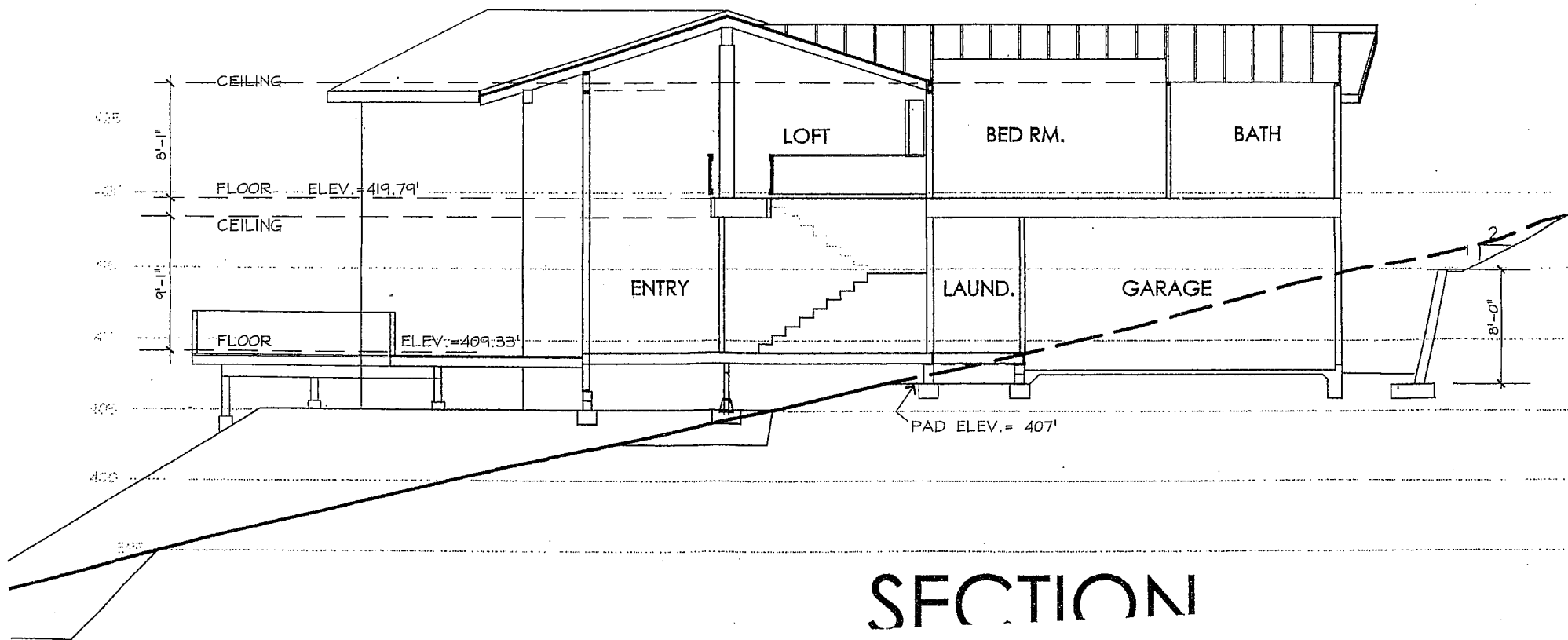
SOUTH ELEVATION

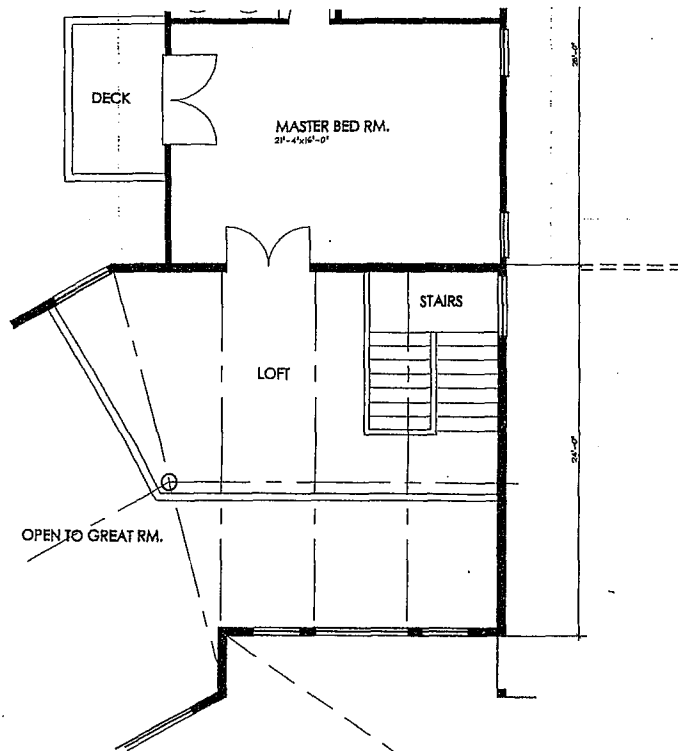
ARCHITECTURAL GRADE





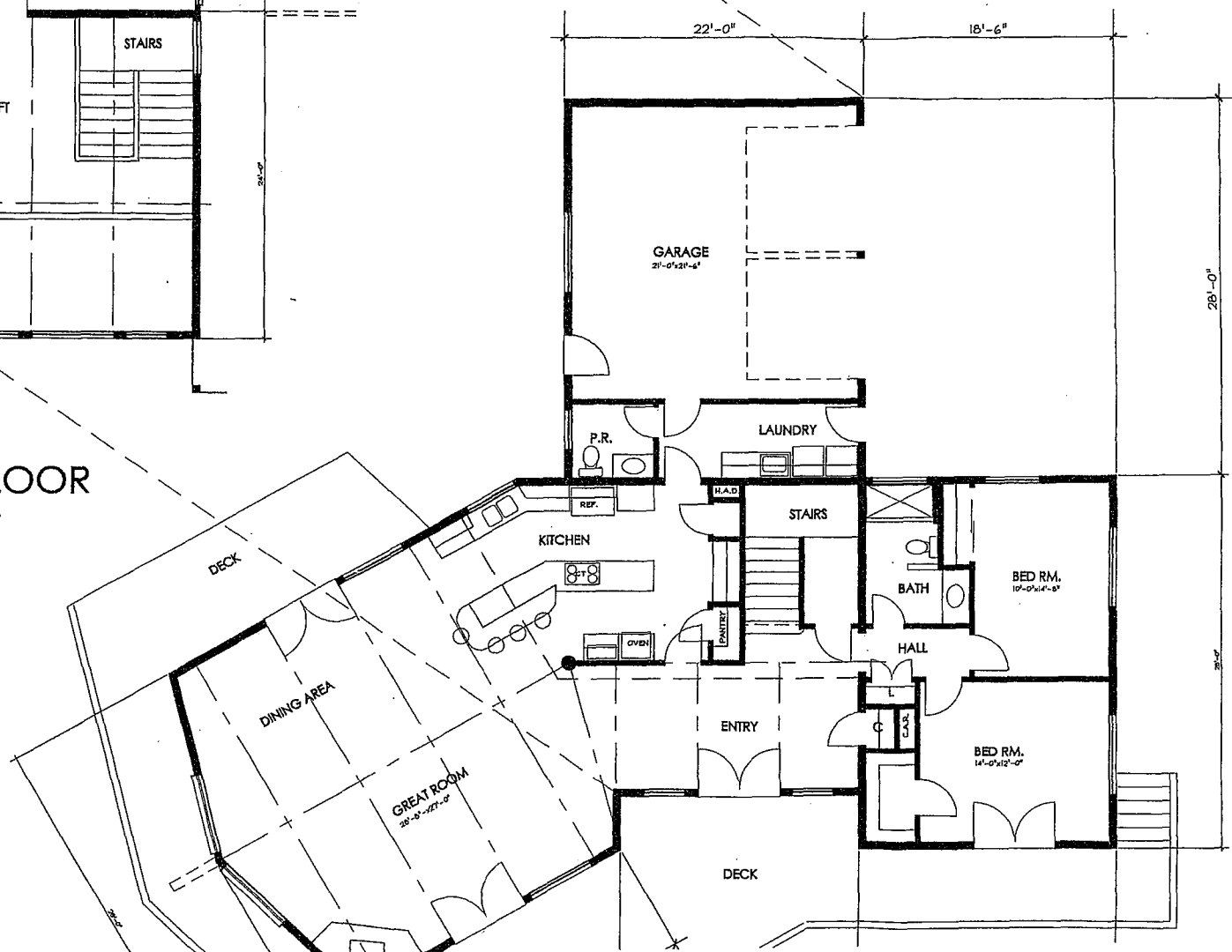
WEST ELEVATION

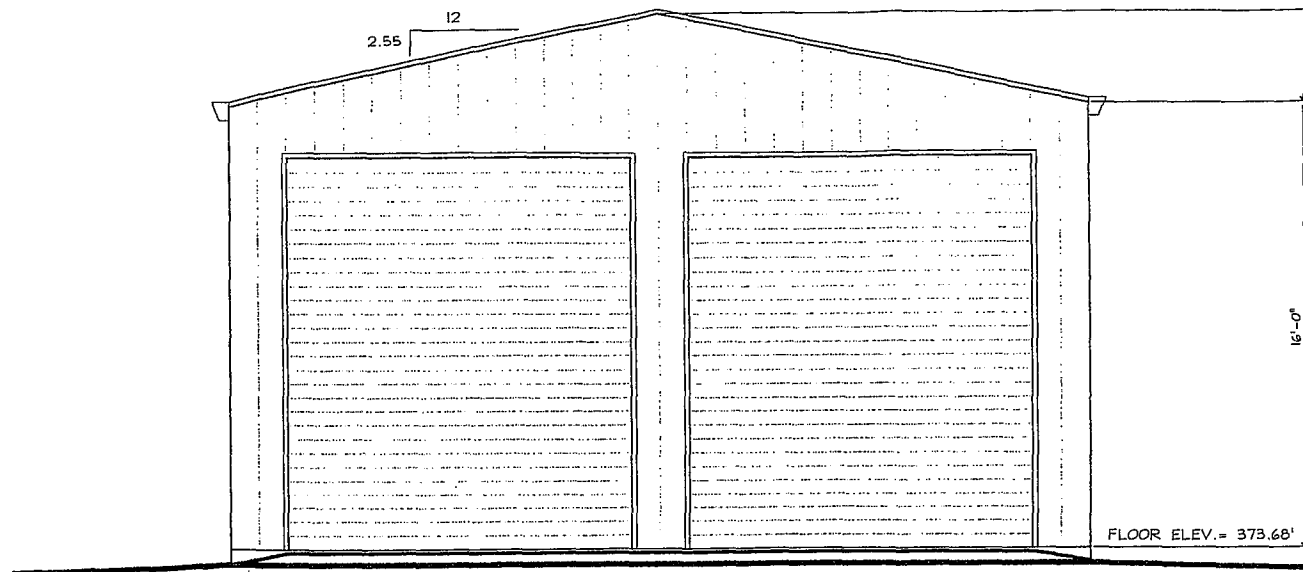




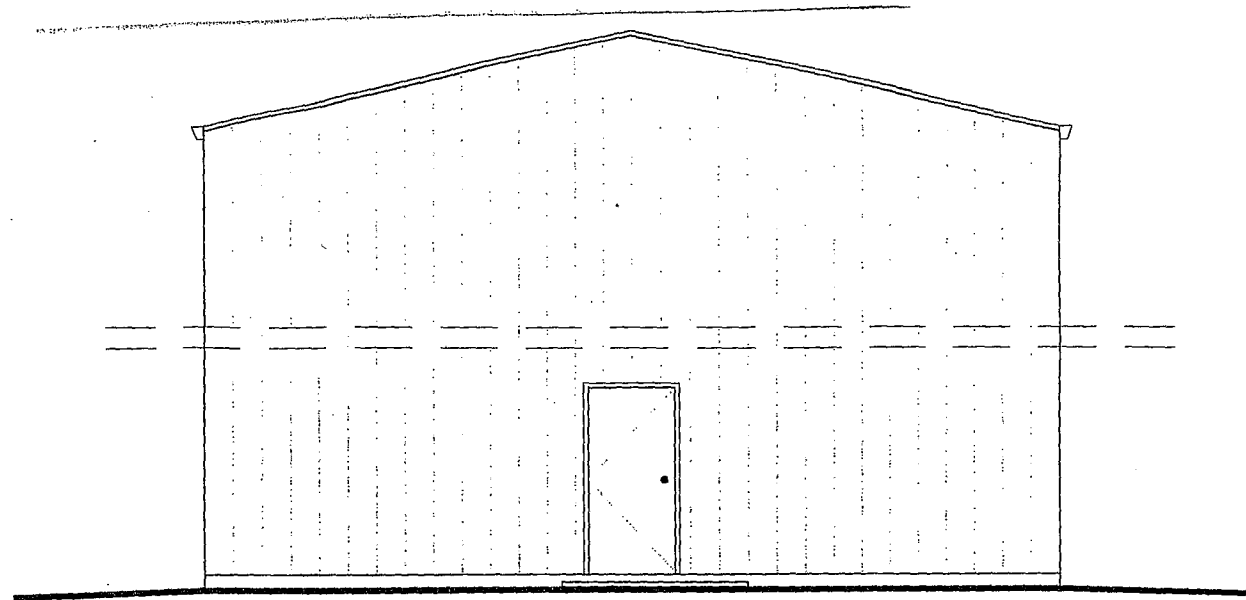
SECOND FLOOR

FLOOR AREA W/ LOFT= 990 SQ. FT.





FRONT ELEVATION
SCALE 1/4"=1'-0"



BACK ELEVATION
SCALE 1/4"=1'-0"

BARN
50'-0"x30'-0"

