MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: October 27, 2011 Time: 1:30 P.M	**Agenda Item No.: 1**
Project Description: Coastal Development Permit and Design Approval to allow development within an area of a positive archaeological site, consisting of a small garden renovation including: removing the existing lawn, paving, steps, walls, and granite driveway and replacing with permeable stone pavers and the construction of a new 6-foot fence, barbecue, fireplace, garden walls and minor grading of approximately 10 cubic yards of cut.	
Project Location: 2498 17th Avenue, Carmel	**APN:** 009-471-006-000
Planning File Number: PLN110169	**Owner:** Jeffrey D. Morgan, Trustee and Kellie M. Morgan, Trustee of The Morgan 2001 Revocable Trust dated May 15, 2001 **Agent:** Lutsko Associates
Planning Area: Carmel Area Land Use Plan	**Flagged and staked:** No
Zoning Designation: "MDR/2-D(18)(CZ) [Medium Density Residential, 2 units per acre with an 18-foot height limitation (Coastal Zone)]	
CEQA Action: Addendum to the previously adopted Mitigated Negative Declaration	
Department: RMA - Planning Department	

RECOMMENDATION:

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

1) Consider the Addendum to the previously adopted Mitigated Negative Declaration (**Exhibit E**);
2) Approve PLN110169, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**); and
3) Adopt a Mitigation Monitoring and Reporting Plan.

PROJECT OVERVIEW:

The subject property is located at 2498 17th Avenue, Carmel and is zoned Medium Density Residential, two units per acre with a Design Control overlay district, and an 18-foot height limit, Coastal Zone [MDR/2-D(18)(CZ)]. The proposed project includes a small garden renovation including: removing the existing lawn, paving, steps, walls, and granite driveway and replacing with permeable stone pavers and the construction of a new 6-foot fence, barbecue, fireplace, garden walls and minor grading of approximately 10 cubic yards of cut.

Due to the property's zoning and policies of the Carmel Area Land Use Plan, the project requires a Coastal Development Permit for development with a positive archaeological report. Project issues regarding archaeology have been identified and are discussed in detail within **Exhibit B** of the staff report.

Pursuant to the Guidelines of the California Environmental Quality Act (CEQA) Section 15164, an Addendum to the previously adopted Mitigated Negative Declaration (MND) was prepared for the project. Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior MND which identified potential impacts caused by the project that were found to be less than significant or to have no impact. Previously adopted mitigation measures relative to the development have been incorporated within the project and the Mitigation Monitoring and Reporting Plan.

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

√ RMA - Public Works Department
√ Environmental Health Bureau
√ Water Resources Agency
√ Cypress Fire Protection District
California Coastal Commission

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Public Works, Water Resources, and the Cypress Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution **(Exhibit C)**.

The project was not referred to the Carmel Highlands/Unincorporated Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the landscaping project is minor in nature.

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

/S/ Valerie Negrete

Valerie Negrete, Assistant Planner
(831) 755-5227, negretev@co.monterey.ca.us
(Insert Date of Report Preparation)

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Valerie Negrete, Project Planner; Carol Allen, Senior Secretary; Jeffrey D. Morgan, Trustee and Kellie M. Morgan, Trustee of The Morgan 2001 Revocable Trust dated May 15, 2001, Owner; Lutsko Associates, Agent; The Open Monterey Project; LandWatch; Planning File PLN110169.

Attachments:

Exhibit A	Project Data Sheet
Exhibit B	Project Discussion
Exhibit C	Draft Resolution, including: • Conditions of Approval and Mitigation Monitoring and Reporting Plan • Site Plan and Elevations
Exhibit D	Vicinity Map
Exhibit E	Addendum to the Mitigated Negative Declaration (MND) including a copy of the MND for PLN020170.

This report was prepared by Valerie Negrete, Assistant Planner and reviewed by Wanda Hickman, Planning Services Manager

EXHIBIT A

Project Information for PLN110169

Project Information:

Project Name:	MORGAN JEFFREY D & KELLIE M TRS		
Location:	2498 17TH AVE CARMEL		
Permit Type:	Coastal Development Permit		
Environmental Status:	To Be Determined	**Final Action Deadline (884):**	
Existing Structures (sf):	2364	**Coverage Allowed:**	35%
Proposed Structures (sf):	0	**Coverage Proposed:**	N/A
Total Sq. Ft.:	2364	**Height Allowed:**	18'
Tree Removal:	N/A	**Height Proposed:**	N/A
Water Source:	CAL AM	**FAR Allowed:**	45%
Water Purveyor:	MPWMD	**FAR Proposed:**	N/A
Sewage Disposal (method):	CAWD	**Lot Size:**	7100
Sewer District:	SEWER	**Grading (cubic yds.):**	100

Parcel Information:

Primary APN:	009-471-006-000	**Seismic Hazard Zone:**	UNDETERMINED
Applicable Plan:	Carmel LUP	**Erosion Hazard Zone:**	Moderate
Advisory Committee:	Carmel/Carmel Highlands Advisory Committee	**Fire Hazard Zone:**	Urban
Zoning:	MDR/2-D(18)(CZ)	**Flood Hazard Zone:**	None
Land Use Designation:	Residential	**Archaeological Sensitivity:**	high
Coastal Zone:	Carmel LCP	**Viewshed:**	No
Fire District:	Cypress FPD	**Special Setbacks on Parcel:**	N

Reports on Project Parcel:

Soils Report #:	N/A
Biological Report #:	N/A
Geologic Report #:	N/A
Forest Management Rpt. #:	N/A
Archaeological Report #:	LIB110398
Traffic Report #:	N/A

EXHIBIT B
DISCUSSION

Project Description

The proposed project includes minor re-landscaping of the exterior areas of a single family dwelling which was built in 2002. Specifically, the applicant requests a small garden renovation consisting of: removing the existing lawn, paving, steps, walls, and granite driveway and replacing with permeable stone pavers and the construction of a new 6-foot fence, barbecue, fireplace, garden walls and minor grading of approximately 10 cubic yards of cut.

Project Issues

The subject property is located within an identified archaeological site, making the property highly sensitive relative to archaeological resources. Therefore, the project is non-exempt and requires approval of a Coastal Development Permit. In addition, Section 20.146.090.C.1 of Part 4 of the Monterey County Coastal Implementation Plan states that all proposed development on parcels with known archaeological resources shall be subject to an environmental assessment. Therefore, although minor in nature, the project is not exempt from environmental review.

Environmental Review

Potential environmental issues relative to biological and cultural resources were identified during review of the 2002 Combined Development Permit (PLN020170) for the demolition and construction of a single family dwelling and a Mitigated Negative Declaration (MND) was adopted. Since the proposed project was not found to cause substantial changes and/or new information was not identified that would require major revisions to the adopted MND, an Addendum to the previously adopted MND was prepared consistent with Section 15164 of the CEQA Guidelines. The previously adopted MND included five mitigation measures which have been incorporated into the project with the exception of Mitigation Measure No. 4 which required the submittal of a preliminary report within one year following completion of work. This mitigation has not been incorporated within this project due to the minor scope of work. In addition, Mitigation Measure Nos. 1, 2, and 3 have been combined resulting in a new Mitigation Measure No. 1 (Condition No. 6) and Mitigation Measure No. 1 (Condition No. 7). Mitigation Measure No. 5 has been incorporated into the project as a Standard Condition (Condition No. 3). No new impacts caused by the project were identified.

Recommendation

Potential issues identified have been resolved. The project is found to be consistent with the 1982 Monterey County General Plan; Monterey County Coastal Implementation Plan, Part 4; the Carmel Area Coastal Implementation Plan; and the Monterey County Zoning Ordinance (Title 20). In addition, an addendum to the previously adopted Mitigated Negative Declaration was prepared. Therefore, staff recommends approval of the project based on the findings and evidence and subject to the conditions of approval.

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:
Morgan (PLN110169)
RESOLUTION NO. ----
Resolution by the Monterey County Zoning Administrator:

1) Considering the Addendum to the previously adopted Mitigated Negative Declaration;
2) Approving the Coastal Development Permit and Design Approval to allow development within an area of a positive archaeological site, consisting of a small garden renovation including: removing the existing lawn, paving, steps, walls, and granite driveway and replacing with permeable stone pavers and the construction of a new 6-foot fence, barbecue, fireplace, garden walls and minor grading of approximately 10 cubic yards of cut; and
3) Adopting a Mitigation Monitoring and Reporting Program.

[PLN110169, Jeffrey D. Morgan, Trustee and Kellie M. Morgan, Trustee of The Morgan 2001 Revocable Trust dated May 15, 2001, 2498 17th Avenue, Carmel, Carmel Area Land Use Plan (APN: 009-471-006-000)]

The Coastal Development Permit application (PLN110169) came on for public hearing before the Monterey County Zoning Administrator on October 27, 2011. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
- Carmel Area Land Use Plan;
- Monterey County Coastal Implementation Plan Part 4; and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received

during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents. The project site is located within the coastal zone; therefore, the 2010 Monterey County General Plan does not apply to this application.

b) The property is located at 2498 17th Avenue, Carmel (Assessor's Parcel Number 009-471-006-000), Carmel Area Land Use Plan. The parcel is zoned MDR/2-D(18)(CZ), which allows outdoor spaces and landscape improvements to existing single family dwellings. Therefore, the project is an allowed land use for this site.

c) Section 20.44.010 (Design Control District) of the Title 20 requires that the application include a Design Approval to assure protection of the public viewshed and neighborhood character. The location, size, material, and colors proposed for the outdoor hardscape areas have been reviewed by staff and were found to be consistent with Key Policy 2.2.2 of the Carmel Area Land Use Plan. The use of Carmel stone for the garden walls, fireplace, and barbeque area is consistently found within the neighborhood.

d) The project planner conducted a site inspection on October 14, 2011 to verify that the project on the subject parcel conforms to the plans listed above.

e) Section 20.12.030.F of the Monterey County Zoning Ordinance (Title 20) states that development with positive archaeological reports is non-exempt development. Therefore, although the project may seem minor in nature, due to the potential impacts to archaeological resources, a Coastal Development Permit is required as well as a environmental review (see Section 20.146.090.C.1 of Part 4 of the Monterey County Coastal Implementation Plan). For further discussion, please refer Finding No. 5.

f) The project was not referred to the Carmel Highlands/Unincorporated Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the landscaping project is minor in nature.

g) 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 PLN110169.

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, Cypress Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to archaeological resources. Pursuant to Section 20.146.090.B.1.a of the Monterey County Coastal Implementation Plan, Part 4, the applicant is required to submit and archaeological report. The technical report by an outside consultant

indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

- "Archaeological Survey" (LIB110398) prepared by Archaeological Consulting, Salinas, Ca., December 21, 2010.

c) Staff conducted a site inspection on October 14, 2011 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110169.

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

EVIDENCE:

a) The project was reviewed by the Cypress Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The installation of new landscape features and an outdoor patio area will not create and impact to the existing water and sewer use on the property.

c) Preceding Finding Nos. 1 and 2 and following Finding No. 4.

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

EVIDENCE:

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

b) Staff conducted a site inspection on October 14, 2011 and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110169.

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

EVIDENCE: a) An MND for Hagstrom (PLN020170) Coastal Development Permit was adopted by the Zoning Administrator on September 26, 2002 (Resolution No. 020170).

b) An Addendum to the project MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).

c) The Addendum attached as **Exhibit E** to the October 27, 2011, staff report to the Zoning Administrator reflects the County's independent judgment and analysis.

d) The previously adopted MND included five mitigation measures which have been incorporated into the project with the exception of Mitigation Measure No. 4 which required the submittal of a preliminary report within one year following completion of work. This mitigation has not been incorporated within this project due to the minor scope of work. In addition, Mitigation Measure Nos. 1, 2, and 3 have been combined resulting in a new Mitigation Measure No. 1 (Condition No. 6) and Mitigation Measure No. 1 (Condition No. 7). Mitigation Measure No. 5 has been incorporated into the project as a Standard Condition (Condition No. 3). No new impacts caused by the project were identified. Therefore, an addendum to the MND may be processed.

e) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior MND. Potential issues identified in the MND were relative to biological and cultural resources. Biological issues were found to be essentially non-existent as the project site was fully disturbed. However, due to the sites proximity with the Carmel River Lagoon, there were some concerns with surface runoff. The project includes minor disturbance of the land; however, the project will result in a reduced amount of surface runoff due to the installation of permeable pavers. Archaeological issues identified in the MND resulted in mitigation measures requiring monitoring of the site during construction activities and radiocarbon dating of specimen found. No new mitigation measures have been identified and the previous mitigation measures are incorporated into the project as conditions of approval.

f) A condition of approval requiring a new Mitigation Monitoring and Reporting Plan has been applied to the project.

g) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the MND was adopted. A new archaeological report was submitted by the applicant (see Finding No. 2, Evidence b) analyzing impacts caused by the proposed development. No new information was identified.

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

EVIDENCE: a) No access is required as part of the project and no substantial adverse impact on access, either individually or cumulatively, as described in 20.146.130.D of the Carmel Area Coastal Implementation Plan can be

demonstrated.

b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3 in the Carmel Area Land Use Plan).

c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110169.

e) The project planner conducted a site inspection on October 14, 2011.

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

EVIDENCE: a) Section 20.86.030 Monterey County Zoning Ordinance Board of Supervisors).

b) Section 20.86.080.A.3 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Costal Commission because it includes non-exempt development that requires a Coastal Development Permit, which is a conditional use.

DECISION

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

1. Consider the Addendum to the previously adopted Negative Declaration;
2. Approve the Coastal Development Permit and Design Approval to allow development within an area of a positive archaeological site, consisting of a small garden renovation including: removing the existing lawn, paving, steps, walls, and granite driveway and replacing with permeable stone pavers and the construction of a new 6-foot fence, barbecue, fireplace, garden walls and minor grading of approximately 10 cubic yards of cut, in general conformance with the attached sketch and subject to the attached conditions; and
3. Adopt a Mitigation Monitoring and Reporting Plan.

PASSED AND ADOPTED this 27th day of October, 2011 by:

_____

Jacqueline Onciano, 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.

Form Rev. 09-22-2011

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN110169

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
1. PD001 - SPECIFIC USES ONLY This Coastal Development Permit and Design Approval allows development within an area of a positive archaeological site, consisting of a small garden renovation including: removing the existing lawn, paving, steps, walls, and granite driveway and replacing with permeable stone pavers and the construction of a new 6-foot fence, barbecue, fireplace, garden walls and minor grading of approximately 10 cubic yards of cut. The property is located at 2498 17th Ave., Carmel (Assessor's Parcel Number 009-471-006-000) Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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 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)	Planning	The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.
2. PD002 - NOTICE PERMIT APPROVAL The applicant shall record a Permit Approval Notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 009-471-006-000 on October 27, 2011. The permit was granted subject to 8 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)	Planning	Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.
3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT		

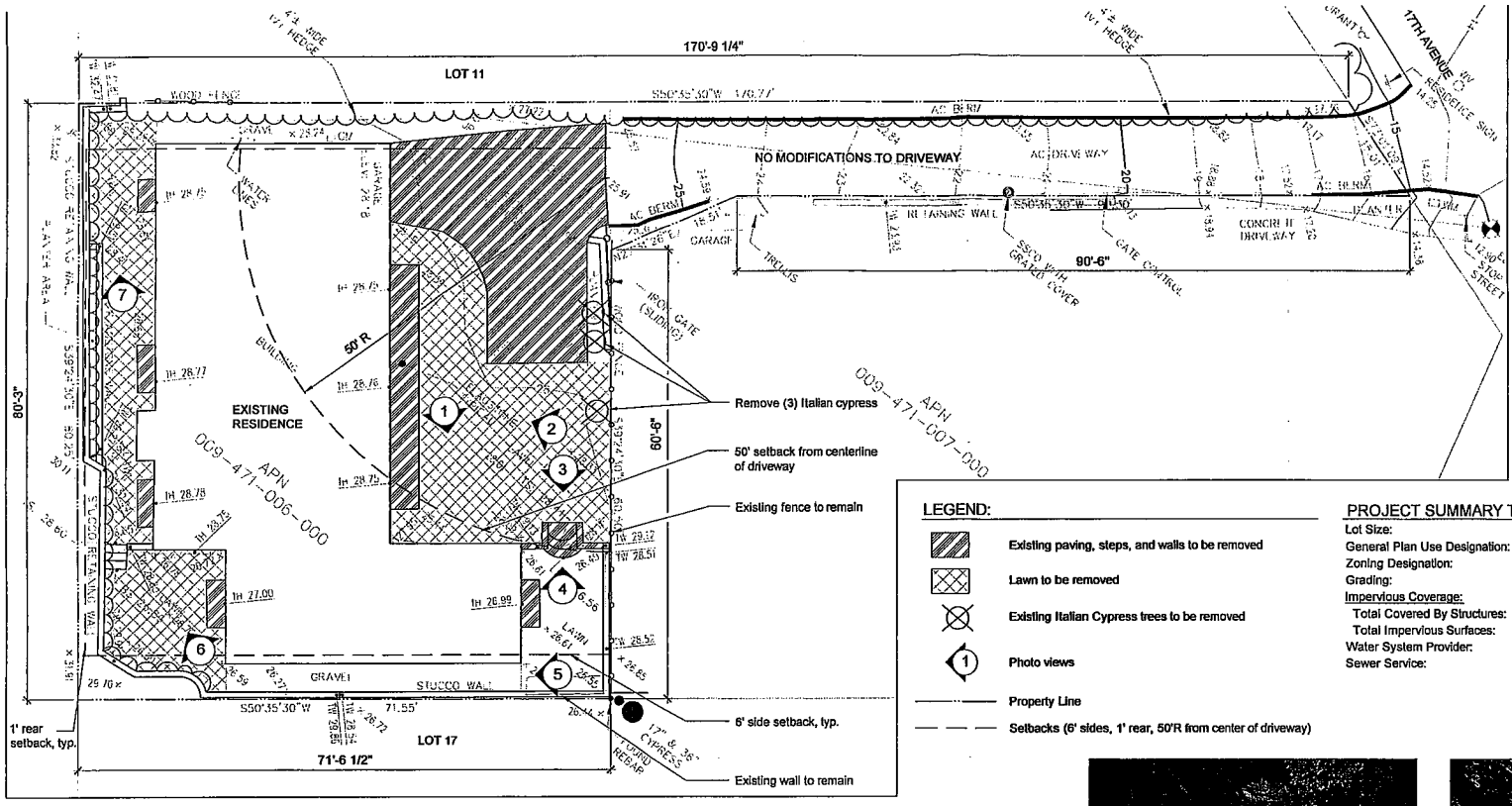
Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken: There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American: - The coroner shall contact the Native American Heritage Commission and the RMA - Planning Department within 24 hours. - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant. - The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: 1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission. 2. The descendant identified fails to make a recommendation; or 3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. (RMA - Planning Department)	Planning	Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist to the Director of the RMA-Planning Department for approval. Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.
4. PD006 - MITIGATION MONITORING The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14 Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (RMA - Planning Department)	Planning	Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall: 1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
5. 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 three (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)	Planning	Prior to the issuance of building permits, the Owner/Applicant shall 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. Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.
6. PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on October 27, 2014 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)	Planning	Prior to the expiration date stated in the condition, the Owner/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.
7. PDSP001 - ARCHAEOLOGICAL MONITORING		

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
MITIGATION MEASURE NO. 1 - In order to reduce potential impacts to cultural resources that may be discovered during site disturbance activities, a qualified archaeological monitor shall be present during soil disturbing activities. These activities include, but are not limited to: grading and/or foundation excavation. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the monitor and/or principal archaeologist. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated, with the concurrence of the lead agency, and implemented. In order to facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring. (RMA-PLANNING DEPARTMENT)	Planning	Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within this condition. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval. Prior to the issuance of grading or building permits, the owner/applicant shall submit to the RMA-Planning Department a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include: specific construction activities that the monitor shall be present for, any construction activities where the archaeological monitor will not be present for, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. The contract shall be submitted to the RMA-Planning Department for review and approval. Should the RMA-Planning Department find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

8. PDSP002 - DATA RECOVERY

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
MITIGATION MEASURE NO. 2 - If data recovery screening produces adequate amounts of cultural materials, such as beads, obsidian, or lithic debitage, professional analysis by a qualified archaeologist shall be preformed. If the archaeologist identifies further mitigation measure, a report shall be submitted to the RMA-Planning Department for review and approval. (RMA-PLANNING DEPARTMENT)	Planning	Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within this condition. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval. If suitable data is recovered during screening of the excavated material, at least two single specimen radiocarbon dates shall be obtained and professional analysis of all materials found shall be performed. Prior to final of grading and/or building permits, the owner/applicant shall submit a Preliminary Archaeological Report to the RMA-Planning Department for review and approval. The report shall include all field findings and make appropriate management recommendations, if applicable. The report shall also include how the management recommendations were complied with. Once cataloging and testing has occurred, all artifacts, not associated with burials, shall be returned to the property owner.



EXISTING SITE AND DEMOLITION PLAN

scale: 1/8" = 1'-0"

0 4 8 16

VICINITY MAP

LEGEND:

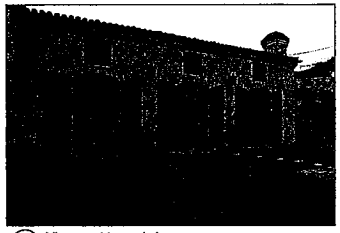
- Existing paving, steps, and walls to be removed
- Lawn to be removed
- Existing Italian Cypress trees to be removed
- (1) Photo views
- Property Line
- Setbacks (6' sides, 1' rear, 50'R from center of driveway)

PROJECT SUMMARY TABLE:

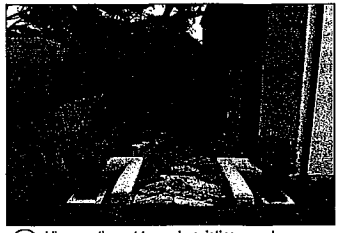
Lot Size:	7,100 SQ FT
General Plan Use Designation:	MDR
Zoning Designation:	MDR/2 - D(18) (CZ)
Grading:	8.5 CU YD CUT
Impervious Coverage:	
Total Covered By Structures:	2,364 SF
Total Impervious Surfaces:	1,884 SF
Water System Provider:	CAL AM
Sewer Service:	CAWD

IMAGES OF EXISTING SITE

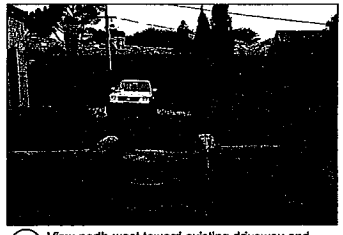
(1) View south-east towards residence showing existing lawn



(2) View west towards house



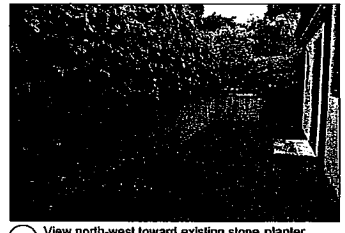
(3) View south-east towards existing gravel courtyard



(4) View north-west toward existing driveway and cypress trees

(5) View south towards existing stucco wall

(6) View west towards existing steps and lawn



(7) View north-west toward existing stone planter

LUTSKO ASSOCIATES landscape
2815 16th Street
San Francisco, CA 94103-2022
t: 415 920 2800 f: 415 920 2808

consultant:

stamp:

project name:

Carmel Residence

2498 17th Ave
Carmel, California

sheet title:

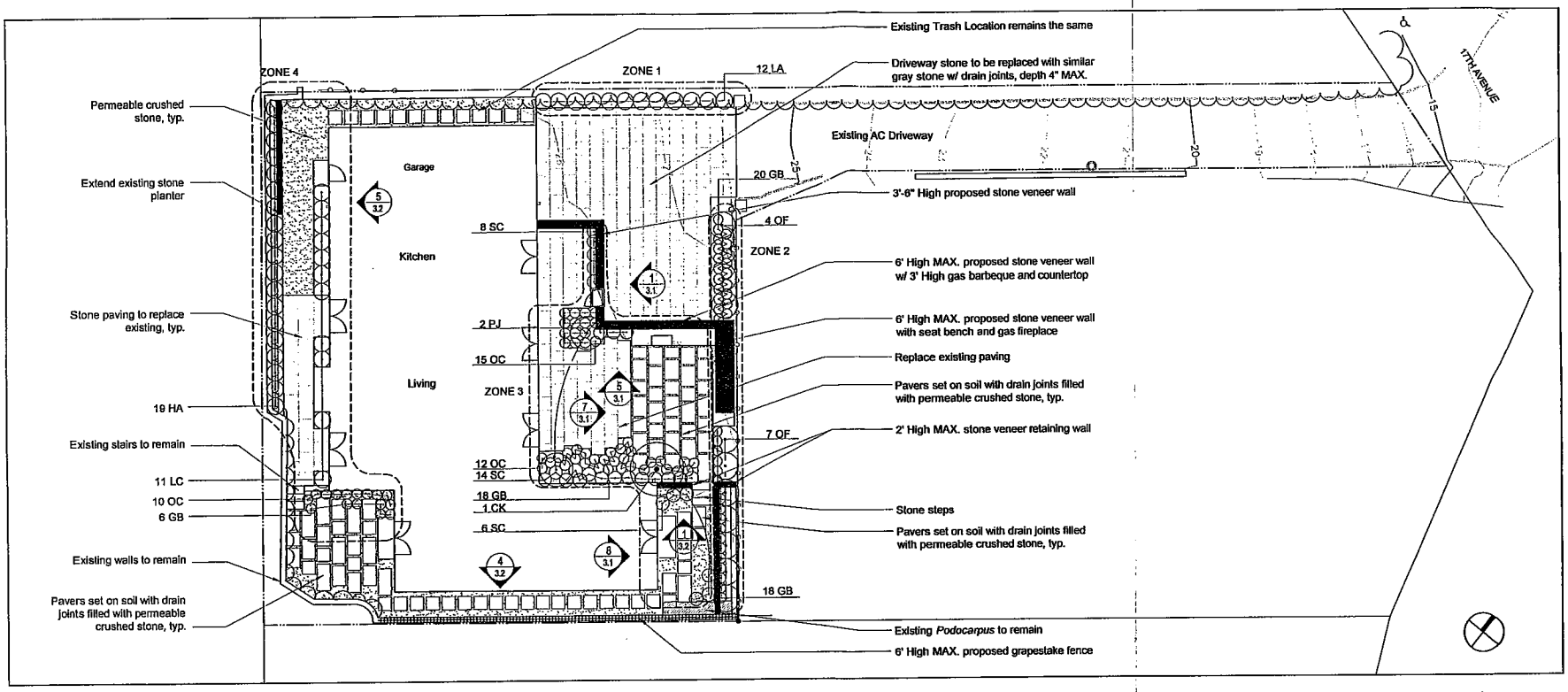
Site Plan

submittal: Planning Department date: 06-24-11

revision: date:

scale: 1/8" = 1'-0"

sheet: L1.1



CONCEPT LANDSCAPE PLAN

scale: 1/8" = 1'-0"

0 4 8 16

MATERIALS LEGEND:

1. Grape staked fence, paint color to match existing gray fence.
2. New stone walls to be a blend of creams and tans.
3. New paving, pavers, and steps to be cream color stone.
4. Crushed stone aggregate to match existing gravel.
5. Driveway stone to match existing gray stone color.

PLANTING LEGEND:

TREES

Symbol	Botanical Name	Common Name	Quantity	Size
CK	*Cornus kousa* 'Eddie's White Wonder'	Flowering Dogwood 'Eddie's White Wonder'	1	36" Box

SHRUBS

Symbol	Botanical Name	Common Name	Quantity	Size
OF	*Osmanthus fortunei* 'San Jose'	Sweet Olive 'San Jose'	11	15 Gal
PJ	*Pieris japonica* 'Variegata'	Andromeda 'Variegata'	2	5 Gal

PERENNIALS

Symbol	Botanical Name	Common Name	Quantity	Size	Spacing
GB	*Geranium* 'Blokovo'	Geranium 'Blokovo'	62	1 Gal	18" oc
HA	*Helleborus argutifolius*	Corsican Hellebore	19	1 Gal	30" oc
LC	*Lavandula* cultivar to match existing	Lavender (cultivar to match existing)	11	1 Gal	30" oc
LS	*Lavandula* 'Silver Anouk'	Lavender 'Silver Anouk'	12	1 Gal	30" oc
OC	*Omphalodes cappadocica*	Navelwort	37	1 Gal	18" oc
SC	*Salvia cacaliifolia*	Guatemalan Blue Vine Sage	27	1 Gal	24" oc

IRRIGATION NOTES:

1. Annual water use: 730 Gallons per year for plant establishment.
2. All zones represent different valves that will be temporary drip irrigation to be used until plants are established.

LUTSKO ASSOCIATES
landscape
2815 18th Street
San Francisco, CA 94110-2002
t: 415.920.2800 f: 415.920.2808

consultant:

stamp:

project name:

Carmel Residence

2498 17th Ave
Carmel, California

sheet title:

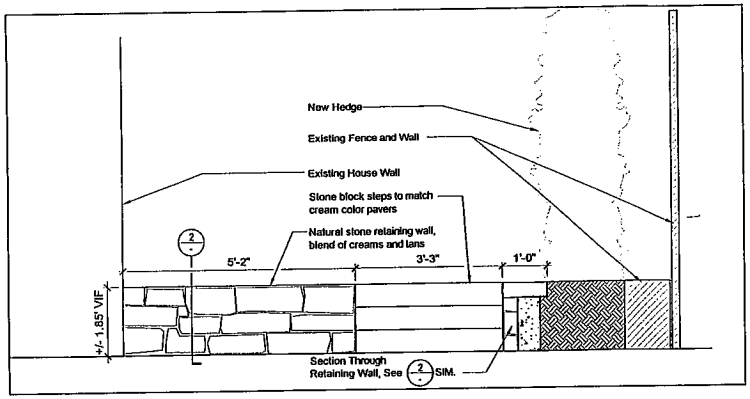
Concept Landscape Plan

submittal: Planning Department date: 06-24-11

revision: date:

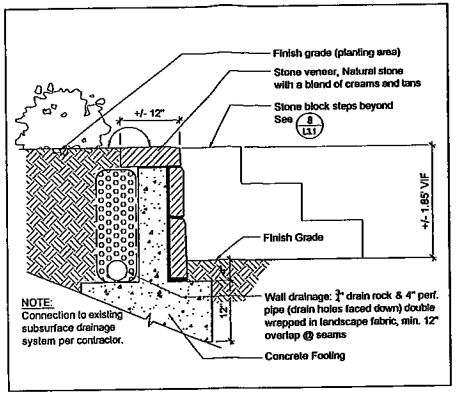
scale: 1/8"= 1'-0"

sheet: L2.1



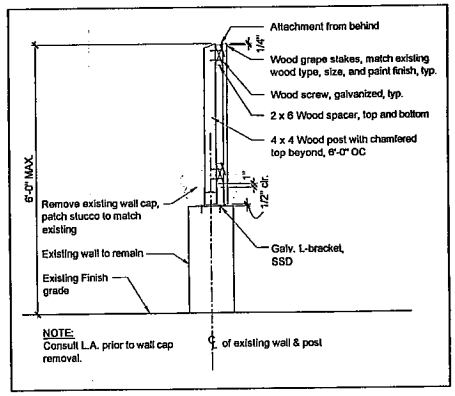
1 Stone Steps and Stone Retaining Wall - Elevation

SCALE: 3/4" = 1'-0"



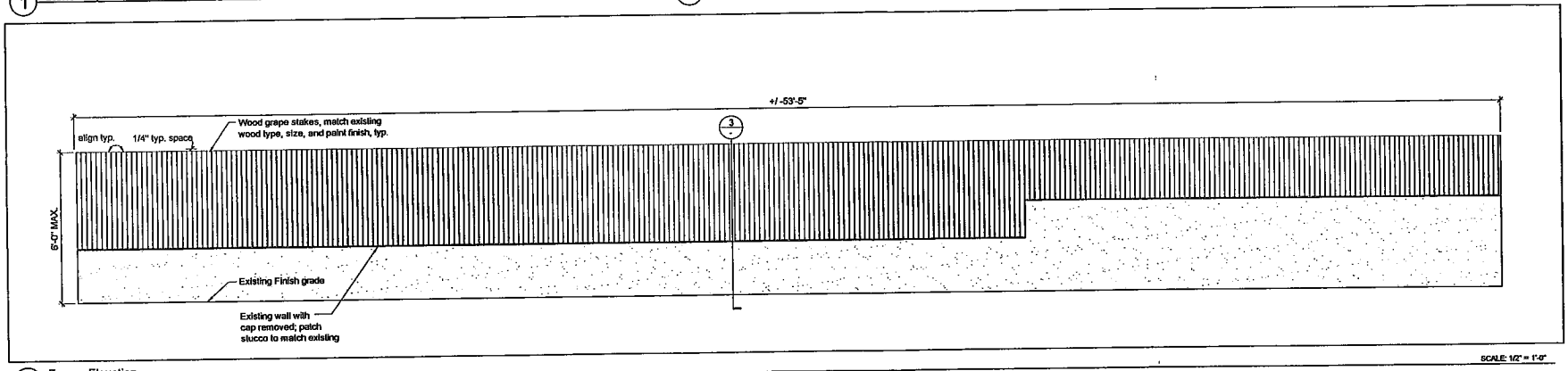
2 Stone veneer retaining wall- Section

SCALE: 1" = 1'-0"



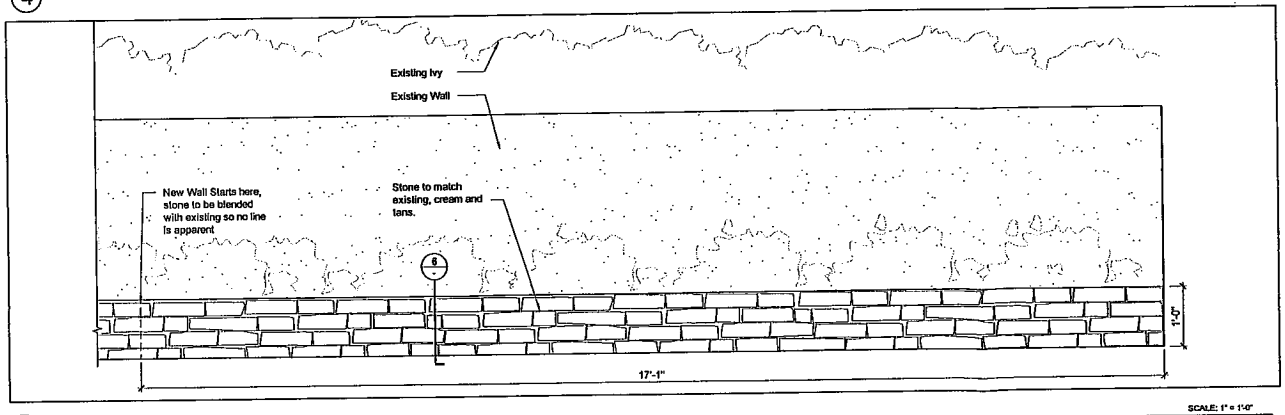
3 Fence w/ existing wall- Section

SCALE: 3/4" = 1'-0"



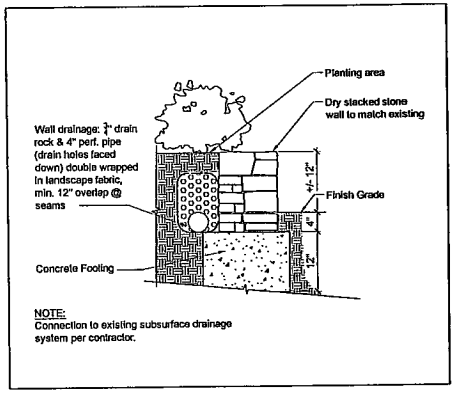
4 Fence- Elevation

SCALE: 1/2" = 1'-0"



5 Stone Planter - Elevation

SCALE: 1" = 1'-0"



6 Stone Planter- Section

SCALE: 1" = 1'-0"

landscape

2815 16th Street
San Francisco, CA 94110-2002
t: 415 920 2800 f: 415 920 2809

consultant:

stamp:

project name:

Carmel Residence

2498 17th Ave
Carmel, California

sheet title:

Elevations and Sections

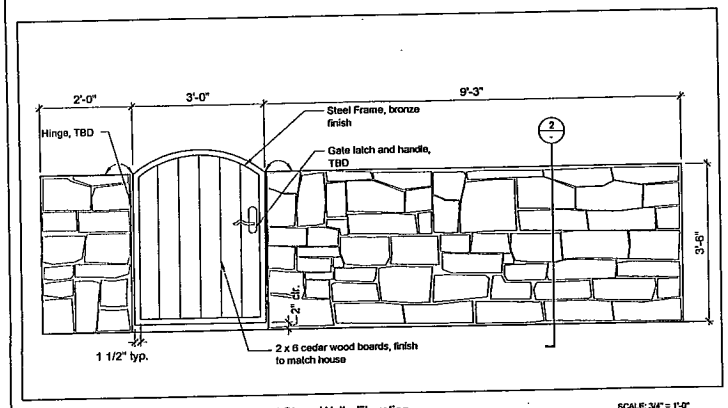
submittal: date:

Planning Department 06-24-11

revision: date:

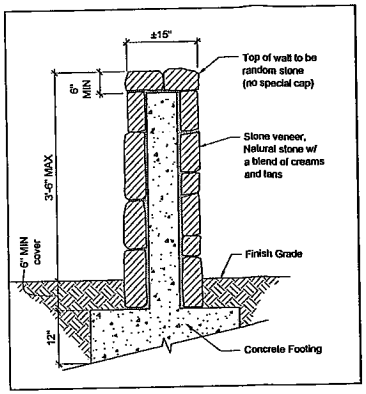
scale: varies

sheet: L3.2



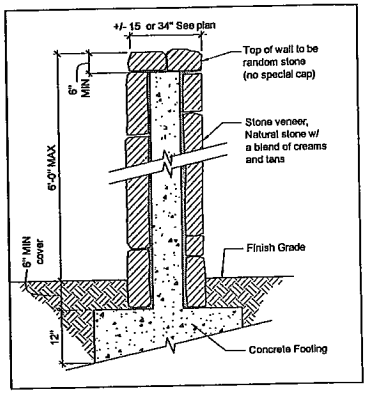
1 Wood and Metal Pedestrian Gate at Stone Wall - Elevation

SCALE: 3/4" = 1'-0"



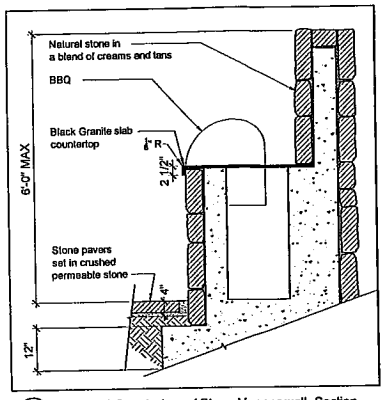
2 3'-6" High Freestanding Stone Veneer Wall -Section

SCALE: 1" = 1'-0"



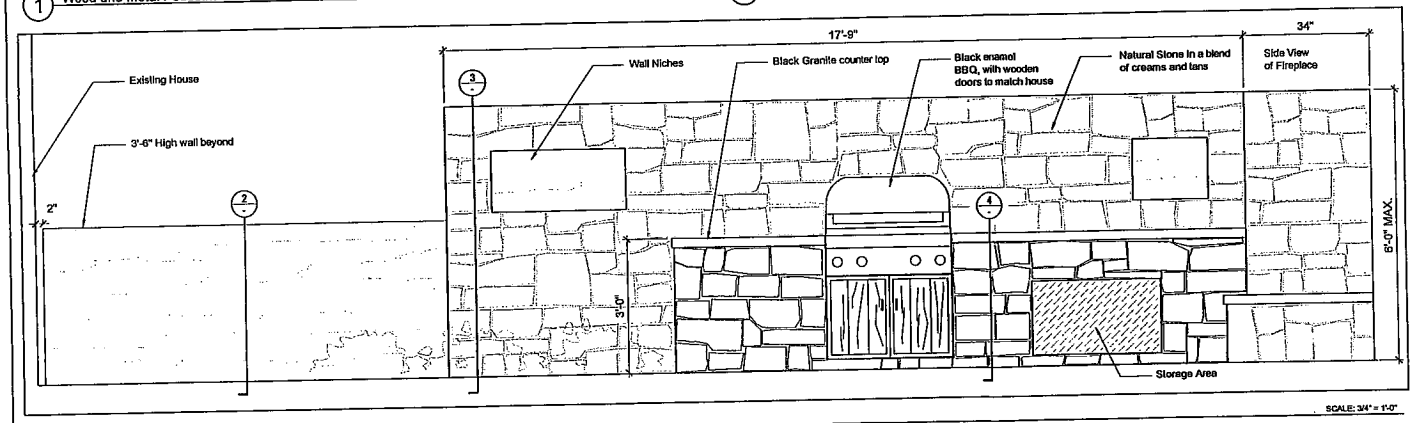
3 6' High Freestanding Stone Veneer Wall -Section

SCALE: 1" = 1'-0"



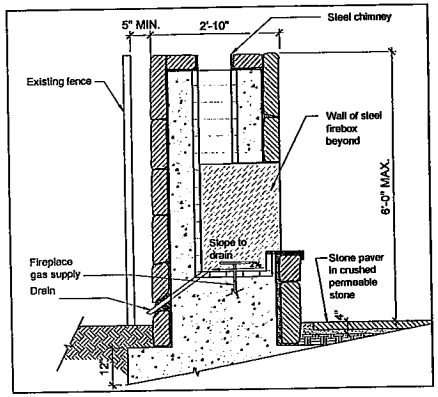
4 BBQ and Countertop w/ Stone Veneer wall -Section

SCALE: 1" = 1'-0"



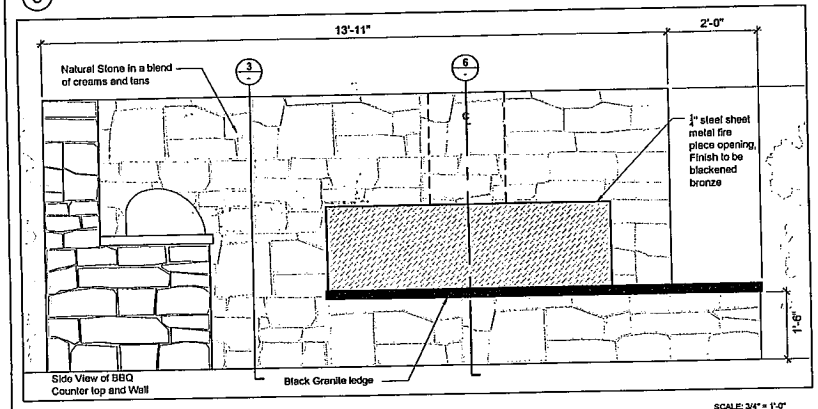
SCALE: 3/4" = 1'-0"

5 BBQ and 6' High Wall I - Elevation



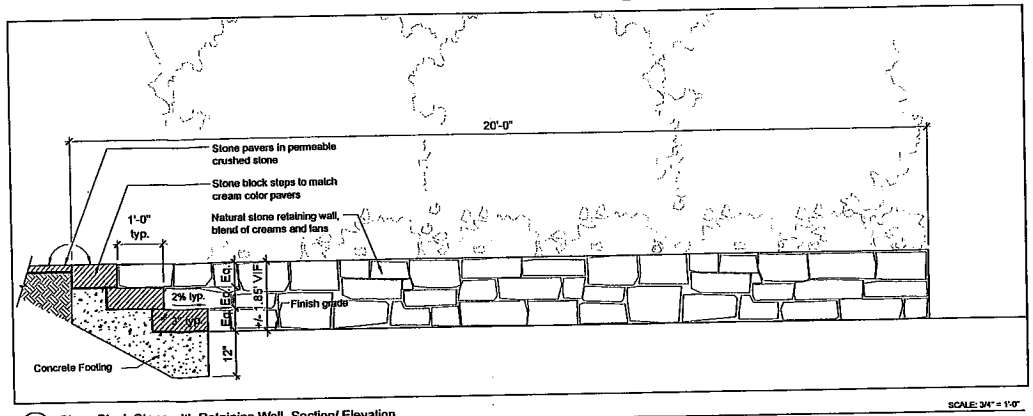
6 Fireplace w/ Stone Veneer Wall -Section

SCALE: 1" = 1'-0"



SCALE: 3/4" = 1'-0"

7 Fireplace - Elevation



SCALE: 3/4" = 1'-0"

8 Stone Block Steps with Retaining Wall- Section/ Elevation

LUTSKO ASSOCIATES
landscape
2815 19th Street
San Francisco, CA 94110-2002
t. 415 920 2800 f. 415 920 2802

consultant:

stamp:

project name:

Carmel Residence

2498 17th Ave
Carmel, California

sheet title:

Elevations and Sections

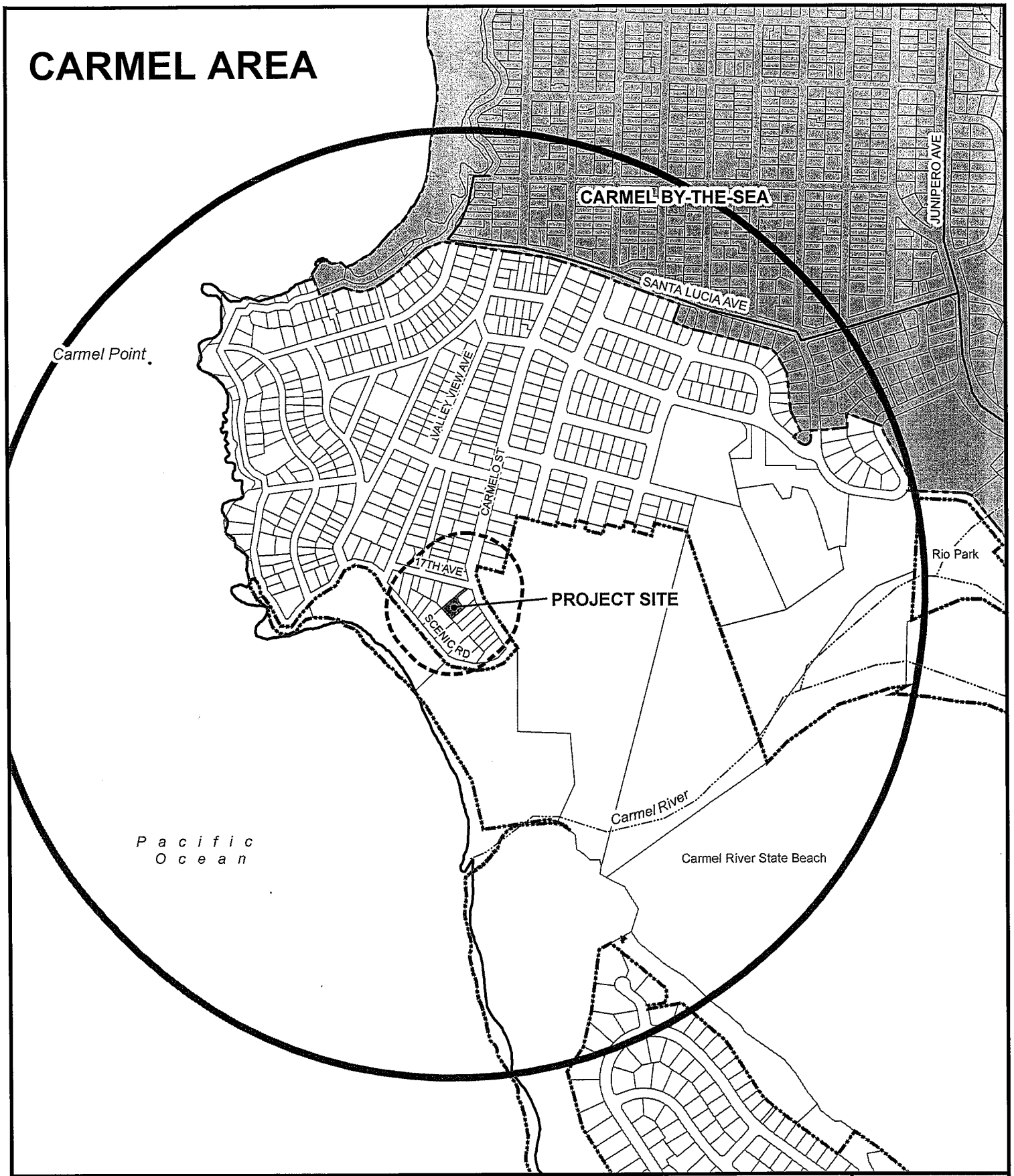
submittal: Planning Department date: 05-24-11

revision: date:

scale: varies

sheet: L3.1

EXHIBIT D



APPLICANT: MORGAN

APN: 009-471-006-000 **FILE #** PLN110169

Water | 2500' Limit | 300' Limit | City Limits

N

0 500 Feet

MONTEREY COUNTY CALIFORNIA 1850

PLANNER: QUENGA

EXHIBIT E

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

Morgan
Planning File No. *PLN110169*
Coastal Development Permit

1. Introduction

A Mitigated Negative Declaration (MND) for the Hagstrom Combined Development Permit and Design Approval (PLN020170) was adopted by the Zoning Administrator on September 26, 2002 (Resolution No. 020170). The Combined Development Permit allowed the demolition of a 1,537 square foot single family dwelling and construction of a 2,317 square foot two-story single family dwelling with an attached one-car garage on the subject property. Potential impacts to biological and cultural resources and geology/soils were identified and mitigation measures to reduce potential impacts to cultural resources were included within the permit. The applicant proposes to further develop the subject property with the installation of minor landscaping and hardscaping. Specifically, the applicant requests a small garden renovation consisting of: removing the existing lawn, paving, steps, walls, and granite driveway and replacing with permeable stone pavers and the construction of a new 6-foot fence, barbecue, fireplace, garden walls and minor grading of approximately 10 cubic yards of cut.

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines to make minor technical changes to the project analyzed in the Mitigated Negative Declaration, adopted September 26, 2002, by the Zoning Administrator Resolution No. 020170. None of the conditions described in Section 15162 calling for preparation of a subsequent Mitigated Negative Declaration have occurred.

2. Scope and Purpose of this Addendum

The proposed garden renovation will result in a minor physical change to the land but will not result in the intensification of use on the property. A subsequent archaeological report was submitted by the applicant which concludes that although much of the landscaping project is expected to affect previously disturbed soil, due to the positive findings of the previous archaeological report it is recommended that archaeological monitoring take place during ground disturbance and radiocarbon-dating of specimen (if uncovered) occur. These recommendations have previously been included within the adopted MND. Mitigation Measure No. 4 requiring the

submittal of a preliminary report within one year following completion of work has not been incorporated within this project due to the minor scope of work. In addition, Mitigation Measure Nos. 1, 2, and 3 have been combined resulting in a new Mitigation Measure No. 1 (Condition No. 6) and Mitigation Measure No. 1 (Condition No. 7). Mitigation Measure No. 5 has been incorporated into the project as a Standard Condition (Condition No. 3). No new impacts caused by the project were identified. Therefore, an addendum to the MND may be processed.

3. Minor Technical Additions

The following sections of the Initial Study/ND have been amended:

Section II.A Project Description (1st paragraph) – The project consists of the demolition of an existing 1537 sq. ft. single family dwelling and the construction of an approximately 2317 sq. ft. two story single family dwelling with an attached single car garage. Lot coverage will be 33% and the floor area ratio will be 42%. Project plans are included in Appendix 3.

Construction of the single family dwelling will require approximately 95 cu. yds. cut and 20 cu. yds. fill. Ground disturbance has been minimized by eliminating the overexcavation and recompaction operations originally recommended by the soils engineer. Instead, footing excavations for the house foundation will be limited to a depth of 15" with a specialized permeation grout injection treatment used to solidify the soil underneath the footings.

In addition, the project will involve a small garden renovation consisting of: removing the existing lawn, paving, steps, walls, and granite driveway and replacing with permeable stone pavers and the construction of a new 6-foot fence, barbecue, fireplace, garden walls and minor grading of approximately an additional 10 cubic yards of cut.

Water service will continue to be provided by the Cal-Am Water Company. Sewer service would be provided by the Carmel Area Wastewater District.

Section VI.4 Biological Resources (portion of 1st paragraph) – A Biological Report dated May 1, 2002, by consulting biologist Vern Yadon, was prepared for this project. Evaluating the existing site with a house, driveway, broken-concrete pavers, and landscaping gravel over plastic sheeting, Mr. Yadon concluded that "the [biological resource] issues are essentially non-existent" other than giving some attention to rain runoff, considering the Carmel River Lagoon is located across the street. Surface drainage from a larger roof on the replacement dwelling will travel by downhill sheet flow to a percolation sump located on a neighbor's property. In other portions of the site, impervious surface area will be reduced by use ~~of turf blocks in the upper~~ permeable pavers at the driveway, pervious pavers near the house, and removal of the plastic sheeting in landscape areas.

In conclusion, there will be a less than significant impact to onsite biological resources and the Carmel River Lagoon.

Section VI.5 Cultural Resources (new paragraph 4) – A subsequent Archaeological report, dated December 21, 2010 by Archaeological Consulting (Library No. LIB110398), was submitted by the applicant. The report analyzed potential impacts causes by the small garden renovation and concluded that although the landscaping project is expected to affect soil that has been previously disturbed, it is recommended that an archaeological monitor be present during landscape construction activities which involve soil disturbance (i.e. excavations for wall and fence foundations/footings, plumbing, etc.) due to the extreme sensitivity of the site.

4. Conclusion

No impacts were identified in the MND and no new information or impacts caused by the project were identified. The project will not result in a changed in the physical environment and is considered to be a minor change. Therefore an addendum to the ND was prepared in accordance with the CEQA Guidelines Section 15164.

Attachment: Negative Declaration for PLN000164

MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT
2620 FIRST AVENUE, MARINA, CA 93933
(831) 883-7500 FAX: (831) 384-3261

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

NOTICE IS HEREBY GIVEN that the Monterey County Planning and Building Inspection Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Hagstrom, File Number PLN020170) at 26438 Carmelo Street, Carmel (APN 009-471-006-000) (see description below). The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Planning and Building Inspection Department, 2620 1st Avenue, Marina. The Zoning Administrator will consider this proposal at a meeting on September 26, 2002 at 09:00 a.m. in the Monterey County Board of Supervisors Chambers, 240 Church Street, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from August 19, 2002 to September 19, 2002. Comments can also be made during the public hearing.

Project Description: Combined Development Permit consisting of a Coastal Administrative Permit to allow for the construction of a new two-story, single family dwelling with attached one-car garage and demolition of an existing single family dwelling; Coastal Development Permit for development within 750 ft. of an archeological site; and Design Approval.

FOR ADDITIONAL INFORMATION CONTACT:
Lautaro Echiburú, Project Planner
Monterey County Planning & Building Inspection Department
2620 1st Avenue
Marina, CA 93933
(831) 883-7530

For reviewing agencies: The Planning and Building Inspection 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: (see below)

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

COMMENTS: _____
_____
_____
_____

Return to: Lautaro Echiburú
Monterey Co. Planning and Building Inspection Dept.
2620 1st Avenue
Marina, CA 93933

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

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. Cal-Am Water Company
6. Monterey Bay Unified Air Pollution Control District
7. Native American Heritage Commission

MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT
2620 First Ave., Marina CA 93933
PHONE: (831) 883-7500 FAX: (831) 3843261

INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title:	Jon Hagstrom
File No.:	PLN020170
Project Location:	26438 Carmelo St., Carmel
Name of Property Owner:	Jon Hagstrom
Name of Applicant:	Jon Hagstrom
Assessor's Parcel Number(s):	009-471-006-000
Acreage of Property:	6822 sq.ft. / 0.157 ac.
General Plan Designation:	Medium Density Residential
Zoning District:	MDR/2-D (18') (CZ)
Lead Agency:	Monterey County Planning & Building Inspection
Prepared By:	Lautaro Echiburú, Associate Planner
Date Prepared:	August 14, 2002
Contact Person:	Lautaro Echiburú
Phone Number:	(831) 883-7530

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Project Description:

The project consists of the demolition of an existing 1537 sq. ft. single family dwelling and the construction of an approximately 2317 sq. ft. two story single family dwelling with an attached single car garage. Lot coverage will be 33% and the floor area ratio will be 42%. Project plans are included in Appendix 3.

Construction of the single family dwelling will require approximately 95 cu. yds. cut and 20 cu. yds. fill. Ground disturbance has been minimized by eliminating the overexcavation and recompaction operations originally recommended by the soils engineer. Instead, footing excavations for the house foundation will be limited to a depth of 15" with a specialized permeation grout injection treatment used to solidify the soil underneath the footings.

Water service will continue to be provided by the Cal-Am Water Company. Sewer service would be provided by the Carmel Area Wastewater District.

B. Environmental Setting and Surrounding Land Uses:

The subject site is 6,822 sq. ft. and is located on Carmelo St., southeasterly of the intersection of Carmelo St. and 17th Avenue, about three miles west of highway 1 in the Carmel Point area of Carmel. Appendix 1 includes a map illustrating the project vicinity.

The parcel is a rectangular "flag lot" with the existing 1537 sq. ft. single family dwelling set back more than 100 ft. from the public street. The existing cut-and-fill building pad is gently sloped toward Carmel St. and the 100-ft.-plus driveway on the "flag pole" portion of the parcel is moderately sloped to the street. The site is largely covered by the existing house, pavement, broken concrete pavers, and plastic sheeting under gravel.

There are existing single family residences on the adjacent properties. The Carmel River Lagoon is located east of the parcel, on the opposite side of Carmelo St. (See Appendix 2). The Carmel River Lagoon is designated as an environmentally sensitive habitat in the Carmel Area Land Use Plan. The Federal Emergency Management Agency Flood Insurance Rate Map (No. 060195-0180E) dated August 5, 1985, identifies a 100 year floodplain (Zone A7 of the Carmel River) at a Base Flood Elevation of 10 feet mean sea level, which marginally touches the property at the street edge.

A portion of a known archaeological site (CA-MNT-17) exists on the project site. There are no other protected resources or sensitive habitat on the project site. The project does not involve removal of trees.

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

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

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

The Carmel Area Land Use Plan designation for the project site is Medium Density Residential. The zoning designation for the site is MDR/2 (18) (CZ). The proposed project is consistent with these designations, as well as the policies and ordinances of the Carmel Area segment of the Local Coastal Program.

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.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☑ Biological Resources	☑ Cultural Resources	☑ Geology/Soils
☐ Hazards/Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems		

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

can be made using the project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

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

EVIDENCE:

Aesthetics:
The subject property is not identified in the Carmel Area Land Use Plan as being located in the "public viewshed."

The proposed project has been reviewed by the Carmel Unincorporated/Highlands Land Use Advisory Committee. The committee recommended that the Zoning Administrator approve the design. Staff has reviewed the proposed site plan and project design and has concluded that the project is consistent with the Development Standards of the Carmel Area segment of the Local Coastal Program, including a required 18 foot height limit, and would have an insignificant affect on aesthetics. *(Project Description and Carmel Area Land Use Plan)*

Agricultural Resources:
The property is not within an agricultural area, and would not convert prime farmland or otherwise conflict with agricultural zoning or uses. *(Project Description and Carmel Area Land Use Plan)*

Air Quality:
The project will not involve any new sources of air pollution because a single family dwelling will be replaced with another. *(Air Quality Plan)*

Hazards/Hazardous Materials:
The project will not involve use or transport of hazardous materials. There are no known hazards or hazardous materials associated with this project. *(Project Description)*

Hydrology/Water Quality
The project will not increase impervious surfaces or drainage impacts. Construction will be subject to standard erosion control requirements. *(Project Description and Project Plans)*

Land Use/Planning:
As stated above on page 3, the proposed project is consistent with the policies and ordinances of the Carmel area segment of the County's Local Coastal Program and

with the Medium Density Residential land use designation. *(Project Description and Carmel Area Land Use Plan)*

Mineral Resources:
The site does not have any significant mineral resources. *(Carmel Area Land Use Plan)*

Noise:
The completed project will not produce noise impacts. The conventional home construction process will be subject to standard limitations on hours of work. *(Noise Element, Monterey County General Plan)*

Population/Housing:
Because one single family dwelling will be replaced with another, there will not be an impact on the population growth, projections or housing stock of the area. This project is thereby consistent with the Association of Monterey Bay Area Governments housing allocation for Monterey County. *(Project Description)*

Recreation:
The project, as a replacement of an existing single family residence, will not impact recreational opportunities. *(Project Description)*

Transportation:
Because one single family dwelling will be replaced with another, there will be no increase in traffic levels. The development will utilize off street parking. *(Project Description)*

Utilities / Public Services:
Utilities and public services are in place for the existing residence and will not need to be substantially altered to accommodate the proposed project. *(Project Description)*

B. DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☑ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	August 14, 2002 Date
Lautaro Echiburú Printed Name	Associate Planner Title

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:)	☐	☐	☐	☑
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source:)	☐	☐	☐	☑
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Source:)	☐	☐	☐	☑
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source:)	☐	☐	☐	☑

Discussion/Conclusion/Mitigation: See Sections II and IV

2. AGRICULTURAL 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.

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:)	☐	☐	☐	☑
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source:)	☐	☐	☐	☑
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Source:)	☐	☐	☐	☑

Discussion/Conclusion/Mitigation: 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:)	☐	☐	☐	☑
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑
d) Result in significant construction-related air quality impacts? (Source:)	☐	☐	☐	☑
e) Expose sensitive receptors to substantial pollutant concentrations? (Source:)	☐	☐	☐	☑
f) Create objectionable odors affecting a substantial number of people? (Source:)	☐	☐	☐	☑

Discussion/Conclusion/Mitigation: See Sections II and IV

4. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: see Discussion)	☐	☐	☐	☑
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: see Discussion)	☐	☐	☑	☐
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: see Discussion)	☐	☐	☑	☐
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: see Discussion)	☐	☐	☐	☑
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: see Discussion)	☐	☐	☐	☑
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: see Discussion)	☐	☐	☐	☑

Discussion/Conclusion/Mitigation:

A Biological Report dated May 1, 2002, by consulting biologist Vern Yadon, was prepared for this project. Evaluating the existing site with a house, driveway, broken-concrete pavers, and landscaping gravel over plastic sheeting, Mr. Yadon concluded that "the [biological resource] issues are essentially non-existent". However, considering that the Carmel River Lagoon is located across the street from the site, potential adverse impacts could occur to riparian and wetland habitats from uncontrolled to rain runoff. Surface drainage from a larger roof on the replacement dwelling will travel by downhill sheet flow to a percolation sump located on a neighbor's property. In other portions of the site, impervious surface area will be reduced by use of turf blocks in the upper driveway, pervious pavers near the house, and removal of the plastic sheeting in landscape areas.

In conclusion, because of the scale of the proposed development and because runoff from the property will be controlled, potential adverse impacts to onsite biological resources and the Carmel River Lagoon are of a less than significant level.

5. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: see Discussion)	☐	☐	☐	☑
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: see Discussion)	☐	☑	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: see Discussion)	☐	☐	☐	☑
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: see Discussion)	☐	☑	☐	☐

Discussion/Conclusion/Mitigation:

For items (5a) and (5c) above, no resource was identified on the site by staff field inspection, and none is identified in the Carmel Area Land Use Plan. Items (5b) and (5d) above are evaluated as follows.

A Preliminary Archaeological Reconnaissance of the site, dated April 26, 2002, was prepared by Mary Doane of Archaeological Consulting, Salinas, CA. A subsequent Plan Review and Cultural Resources Mitigation Plan, dated August 8, 2002, was prepared by the same consultant, to address further issues identified during the research of this initial study, and to provide adequate mitigation recommendations.

The April 26, 2002 report made specific recommendations regarding limiting the depth of ground disturbance on the site, due to evidence of potentially significant prehistoric archaeological resources being present, including intact midden and human burials. A potential for significant adverse impact to these resources was identified due to two factors: (1) the geotechnical engineer's original recommendation (Geotechnical Investigation, ATI Architects and Engineers, April 26, 2002) for remedying low bearing capacity soils on the site by subexcavation and recompaction operations under the foundation excavations, and (2) the design of the two-story portion of the house, for which 1 ft. 9 in. of excavation to lower the finish grade is called for in the project plans.

Conclusion: The August 8, 2002 report by Archaeological Consulting and the August 01 and 06, 2002 geotechnical addendums by ATI Architects and Engineers provide an alternate foundation

design and site preparation along with archaeological mitigations to accompany that alternate design. Consequently, the August 8, 2002 archaeological mitigations agreed to by the project applicant and to be required as a permit condition, mitigate the potentially significant impact to a less than significant level.

MITIGATION MEASURES:

Mitigation Measure 1: Demolition methods must minimize unnecessary disturbance of soil and impacts to the cultural resources on the parcel. Demolition should be monitored by a qualified archaeological monitor. The monitor should be empowered to temporarily halt demolition activities to examine any potentially significant archaeological materials.

MONITORING ACTION

Prior to issuance of grading or building permits, the applicant shall submit a contract with a Registered Professional Archaeologist to the Director of Planning and Building Inspection for approval to implement the August 8, 2002 recommendations by Archaeological Consulting. The contract shall contain professionally acceptable archaeological standards for investigation and shall include the specific empowerments and material recovery/handling and dating protocols contained in Mitigation Measures 1-5 of this initial study.

Mitigation Measure 2: Following demolition, all grading, foundation or utility trenching, soil grouting or other soil-disturbing activities on the parcel should be monitored by a qualified archaeological monitor. The monitor should be authorized to temporarily halt construction to examine any potentially significant archaeological resources or materials. If human remains are discovered, the Monterey County Coroner must be notified under the provisions of state law.

Mitigation Measure 3: During monitoring the following steps should be taken to facilitate recovery of materials suitable for radiocarbon dating as well as any other potentially significant archaeological features or resources:

A. Previously undisturbed cultural soils will be excavated under the direction of the project archaeologist. This may require hand excavation of foundation trenches, selective screening of excavated soils, and/or other data recovery methods appropriate to the site and soil conditions. Soils removed from the site must be deposited only in an area clearly identified and approved by the project archaeologist.

B. A large sampling of shell suitable for radiocarbon dating and any archaeological features exposed during project excavations will be subject to archaeological recovery and analysis, which will include, at a minimum, the following:
    1. At least 10-12 radiocarbon dates, 5-6 Standard and 5-6 AMS, shall be obtained from suitable shell samples;
    2. Professional analyses of other prehistoric materials should be completed if adequate amounts are recovered; for instance, analysis of lithic artifacts and debitage, analysis of faunal remains, shell bead analysis, etc.

C. If human remains are identified, the Monterey County Coroner will be notified immediately and, if it is determined that the remains are likely to be Native American, the Native American Heritage Commission will be notified as required by law. The designated Most Likely Descendant (MLD) will provide recommendations for mitigation of Native American human remains.

Mitigation Measure 4: A preliminary report suitable for compliance documentation will be produced following completion of the archaeological monitoring and data recovery fieldwork. A final technical report including the results of archaeological analysis, not required for planning purposes, will be completed within approximately one year following completion of fieldwork.

Mitigation Measure 5: If significant archaeological features or human remains are accidentally discovered at any time during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

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: see Discussion) Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☑
ii) Strong seismic ground shaking? (Source: see Discussion)	☐	☐	☑	☐
iii) Seismic-related ground failure, including liquefaction? (Source: see Discussion)	☐	☐	☐	☑
iv) Landslides? (Source: see Discussion)	☐	☐	☐	☑
b) Result in substantial soil erosion or the loss of topsoil? (Source: see Discussion)	☐	☐	☑	☐
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: see Discussion)	☐	☐	☐	☑
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: see Discussion)	☐	☐	☐	☑

6. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Not applicable to this project)	☐	☐	☐	☑

Discussion/Conclusion/Mitigation:

With respect to items (6a) and (6c) above: these concerns received detailed evaluation in a Geological Report dated July 11, 2001, prepared for an adjacent residential property (listed in References at end of this study). Concerns requiring further investigation were not identified in the report.

With respect to item (6a/ii): seismic shaking was also addressed in the Geotechnical Investigation for the property dated April 26, 2002 by ATI Architects and Engineers. The report recommends that the Universal Building Code Seismic Design Considerations be followed, and that will be the case when final building plans are reviewed for a building permit.

For item (6d), the Geotechnical Investigation and its addendums dated August 01 and August 06, 2002, provide foundation design recommendations suited to the investigated soil conditions on the site.

For item (6b), standard Monterey County erosion control requirements will be applicable during construction. On completion of exterior improvements and landscaping, the site will not be at notable risk of erosion problems.

Conclusion: Potential adverse impacts related to risks from seismic shaking and erosion and loss of topsoil are of a less than significant level because foundation design has considered seismic loads and soil features and because standard County landscaping requirements will minimize erosion on the site.

7. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑

7. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑

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

8. 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:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑
f) Otherwise substantially degrade water quality? (Source:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑
j) Inundation by seiche, tsunami, or mudflow? (Source:)	☐	☐	☐	☑

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

9. LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source:)	☐	☐	☐	☑

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

10. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑

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

11. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:)	☐	☐	☐	☑
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source:)	☐	☐	☐	☑
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source:)	☐	☐	☐	☑
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑

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

12. 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:)	☐	☐	☐	☑
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source:)	☐	☐	☐	☑

12. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source:)	☐	☐	☐	☑

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

13. PUBLIC SERVICES Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:)	☐	☐	☐	☑
b) Police protection? (Source:)	☐	☐	☐	☑
c) Schools? (Source:)	☐	☐	☐	☑
d) Parks? (Source:)	☐	☐	☐	☑
e) Other public facilities? (Source:)	☐	☐	☐	☑

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

14. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑

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

15. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source:)	☐	☐	☐	☑
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Source:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source:)	☐	☐	☐	☑
e) Result in inadequate emergency access? (Source:)	☐	☐	☐	☑
f) Result in inadequate parking capacity? (Source:)	☐	☐	☐	☑
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source:)	☐	☐	☐	☑

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

16. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source:)	☐	☐	☐	☑
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:)	☐	☐	☐	☑
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source:)	☐	☐	☐	☑
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source:)	☐	☐	☐	☑

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

VII. 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: Biological Report, June 8 2001)	☐	☐	☐	☑
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: Project Description and Carmel Area Land Use Plan)	☐	☐	☐	☑
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: see Discussion below)	☐	☑	☐	☐

Discussion/Conclusion/Mitigation:
For item VII c) above, the "Less Than Significant With Mitigation Incorporated" refers back to the archaeological issues and mitigations which are previously discussed in section VI 5. above.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

For purposes of implementing Section 735.5 of Title 14, California Code of Regulations: If based on the record as a whole, the Planner determines that implementation of the project described herein, will result in changes to resources A-G listed below, then a **Fish and Game Document Filing Fee** must be assessed. Based upon analysis using the criteria A-G, and information contained in the record, state conclusions with evidence below.

A) Riparian land, rivers, streams, water courses, and wetlands under state and federal jurisdiction.

B) Native and non-native plant life and the soil required to sustain habitat for fish and wildlife;
C) Rare and unique plant life and ecological communities dependent on plant life, and;
D) Listed threatened and endangered plant and animals and the habitat in which they are believed to reside.
E) All species of plant or animals listed as protected or identified for special management in the Fish and Game Code, the Public Resources Code, and the Water Code, or regulations adopted thereunder.
F) All marine terrestrial species subject to the jurisdiction of the Department of Fish and Game and the ecological communities in which they reside.
G) All air and water resources the degradation of which will individually or cumulatively result in the loss of biological diversity among plants and animals residing in air or water.

De minimis Fee Exemption: For purposes of implementing Section 735.5 of the California Code of Regulations: A *De Minimis Exemption* may be granted to the **Environmental Document Fee** if there is substantial evidence, based on the record as a whole, that there **will not** be changes to the above named resources V. A-G caused by implementation of the project. Using the above criteria, state conclusions with evidence below, and follow Planning and Building Inspections Department Procedures for filing a de minimis exemption.

Conclusion: The project will not be required to pay the fee.

Evidence: No significant biological resources exist on the project site as evidenced by a biological report prepared for the project. See Section VI.4 Biological Resources, Reference 2 (1) Biological Report by Vern Yadon, dated May 1, 2002.

IX. REFERENCES

1. Permit Application plus Project Plans dated April 29, 2002 by Bolton Design Group
2. Technical Reports: (1) Biological Report for the Construction of the Jon Hagstrom Residence, May 1, 2002, by Vern Yadon; (2) Geotechnical Investigation / Hagstrom Residence, April 26, 2002 by ATI Architects and Engineers, updated August 1, 2002 and Agust 6, 2002; (3) Geological Report for 26448 Carmelo St., July 11, 2002, by CapRock Geology, Inc.; (4) Preliminary Archaeological Reconnaissance, April 26, 2002, by Archaeological Consulting, updated August 8,2002.
3. Monterey County General Plan
4. Carmel Area Land Use Plan

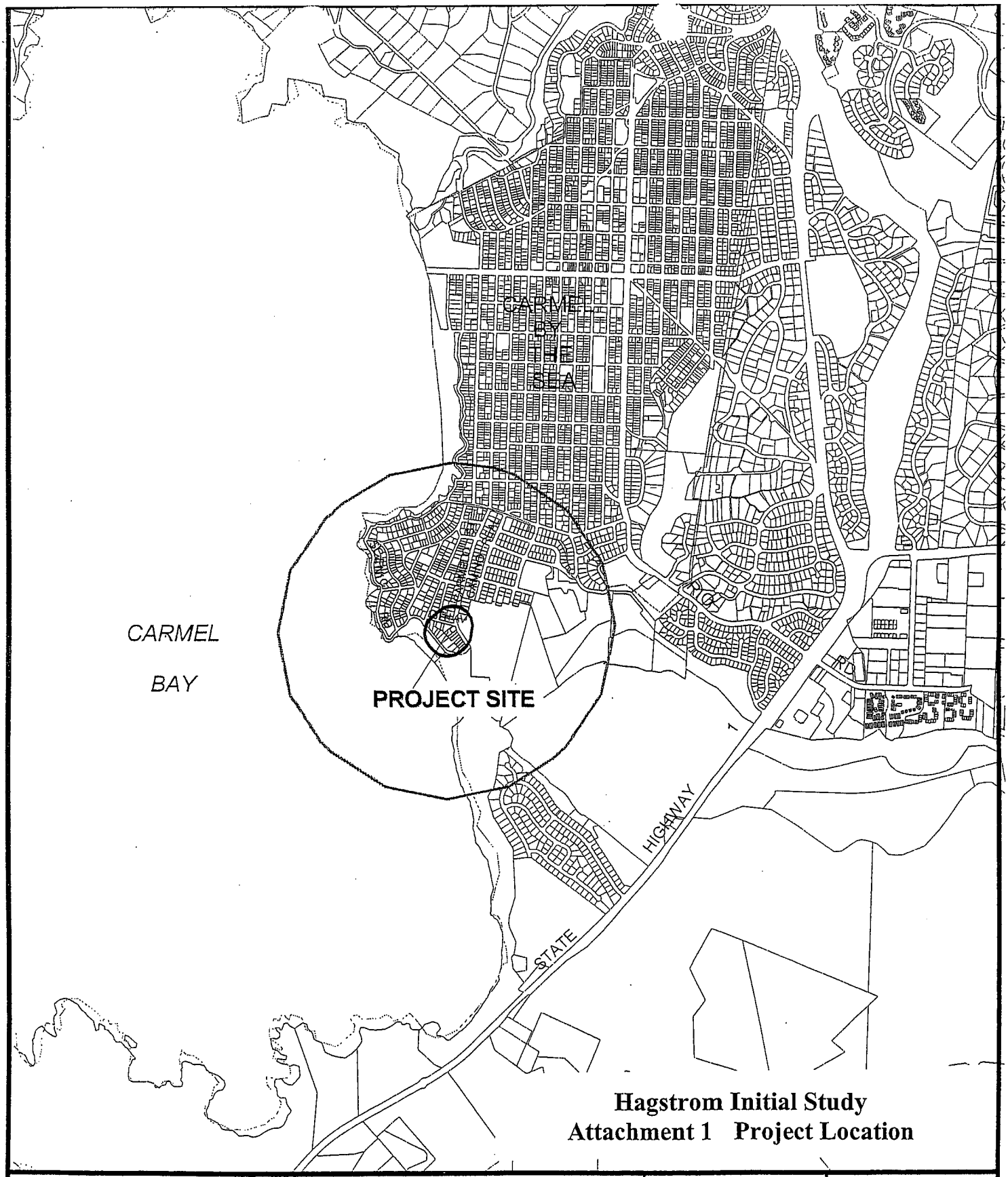
X. ATTACHED APPENDICES

1. Project Vicinity Map
2. 8 ½ x 11 reduced size, Project Plans

3. Biological Report for the Construction of the Jon Hagstrom Residence, May 1, 2002, by Vern Yadon

4. Plan Review and Cultural Resources Mitigation Plan, August 8, 2002 by Archaeological Consulting.

5. Geotechnical Investigation / Hagstrom Residence, April 26, 2002 by ATI Architects and Engineers, updated August 1, 2002 and Agust 6, 2002



Hagstrom Initial Study
Attachment 1 Project Location

APPLICANT: HAGSTROM

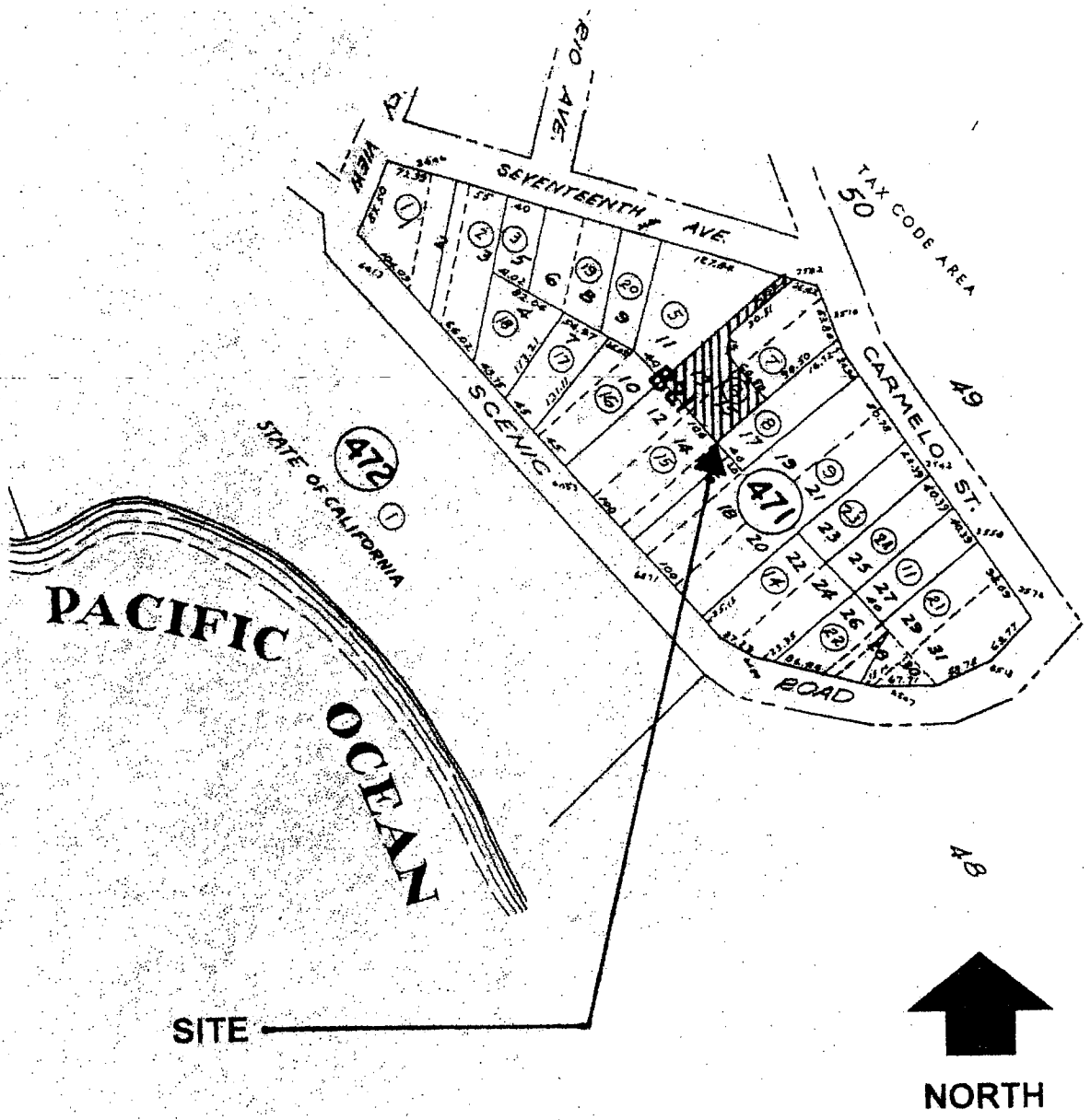
APN: 009-471-006-000 FILE# PLN 020170

300' Limit 2500' Limit

0 1000
Feet

Monterey County
Planning and
Building Inspection
Department

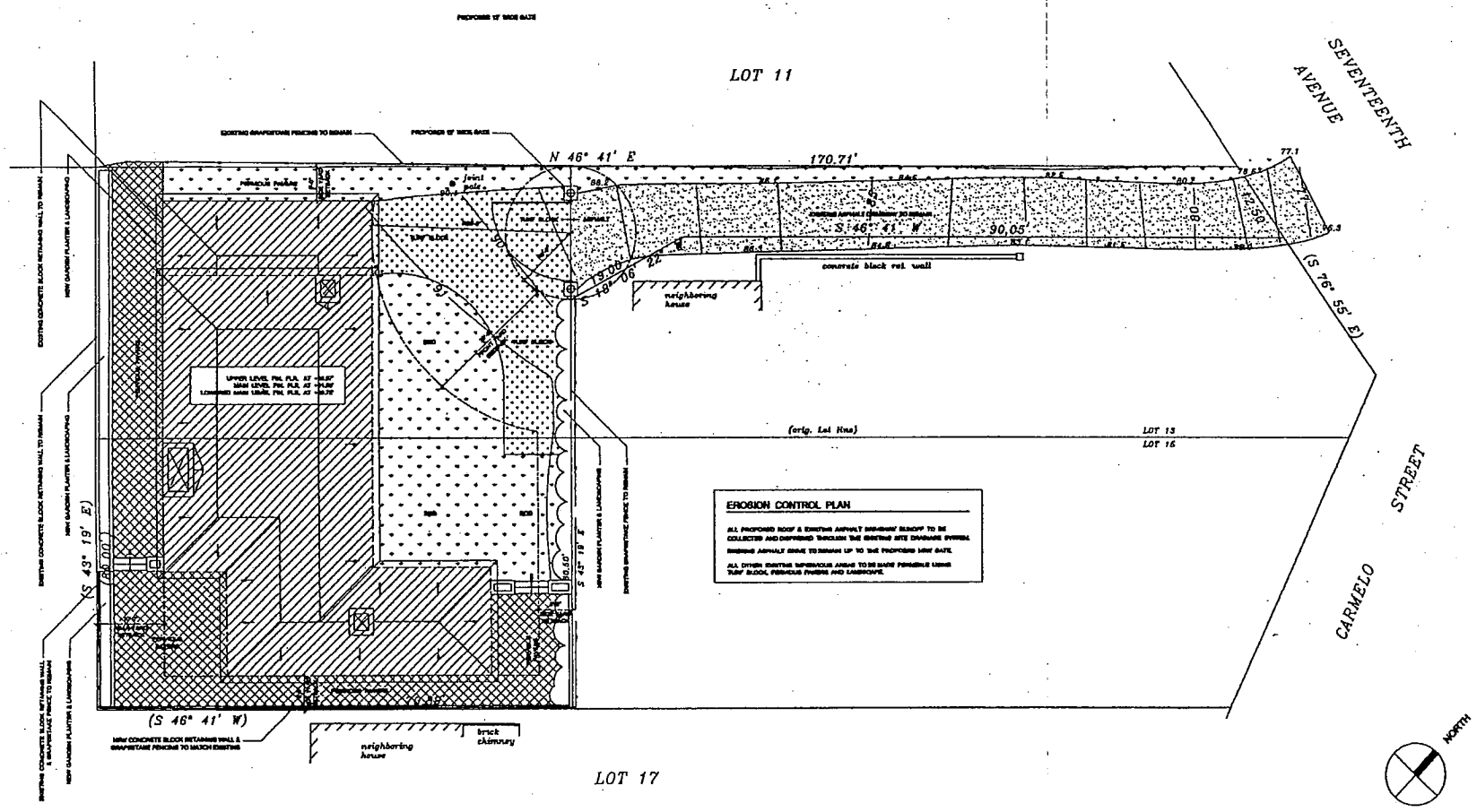
LOCATION MAP



q. ft.

Hagstrom Initial Study
Attachment 1 Project Location

Hagstrom Initial Study, Attachment # 2



1 PROPROSED SITE / ROOF PLAN
SCALE: 1/8" = 1'-0"

BOLTON DESIGN GROUP INC.

831 622 5220

17th & Carm
New Single
Family Dwell

17th and Carmelo
Carmel
California

DATE: 20
REVISIONS:

PROPOSED
SITE / RO

SCALE: A
DRAWN BY:
CHECKED BY:
JOB NO: 03.01

SHEET NO: A - 0.

VERNAL L. YADON
1119 Buena Vista Avenue
Pacific Grove, California 93950

A Biological Report for the Construction of the Jon R. Hagstrom

APN 009-471-006

2498 17th Street, Carmel, CA 93923

By

Vernal L. Yadon
May 1, 2002

(Field work April 24, 2002)

Signed Vern Yadon Date May 1, 2002

This is a Biological Report for the planning and construction of a single family residence to be constructed on a parcel at 2498 17th Avenue, Carmel, California, 93923. The property is the rear portion of lots 13 and 15 of an earlier subdivision. It has been maintained as a property void of all naturally occurring native vegetation with only a few plants of nursery origin and introduced weeds. Views are of neighborhood trees and any garden that the owner may develop. The currently existing habitat is bare asphalt, broken concrete and plastic underlayment with gravel. A small untended planting exists at the front of the vacant house which is to be raised. The vegetation of this and nearby sites has been altered several times in the past. Originally it was probably Coastal Sage Scrub. At the time of development of the Carmel Mission, this site and others nearby, were used for agricultural crops.

The environmental issues are essentially non existent and deal solely with water runoff. No endangered, threatened or listed species were found. The report includes only a plant list. There is no habitat present for birds, mammals or reptiles.

Prepared for
Mr. John R. Hagstrom
2498 17th Avenue
Carmel, California 93923

I INTRODUCTION

This report was authorized by Mr. John R. Hagstrom of Carmel, California as part of the permit process required by the Monterey County Building and Inspections Department to construct a single family home at 2498 17th Avenue, Carmel, California, 93923.

Mr. Hagstrom, who plans to be the designer and contractor, provided a site plan of the property.

The report lists plants discovered. Because the property is essentially void of habitat, no List of mammals, birds, reptiles or amphibians is provided.

II REGIONAL SETTING

The regional setting is central coastal Monterey County near the mouth of the Carmel River. The property is surrounded by neighboring homes so that views are limited to neighborhood trees and any garden that the owner chooses to develop. The property lies on the south side of the incorporated City of Carmel By The Sea.

III DESCRIPTION OF LOCAL VEGETATION

Methods used were to walk over the property while noting the species of plants and observing wildlife and evidence of it. Field notes were taken of observations and species encountered.

The vegetation of this site has been drastically altered. Originally it was probably Coastal sage scrub. At the time of development of the Carmel Mission, this site and others nearby, were used for agricultural crops. The entire property is presently fenced and void of all landscaping except for a minor cluster of plants at the existing house entry. There are also plants growing on the property lines which may be claimed by both owners. No trees are present on the property.

IV. Rare and Endangered Species

No Rare or Endangered Plants or Animals were found.

V. Threatened Species

No Threatened Species or Species of Concern, plant or animal, was found on the property.

VI. Impact Assessment

The biological issues associated with this proposed development pertain solely to water production from rainfall. Rainfall from the house will be directed into a sump located on a neighbor's property. Runoff from the property will thereby be less than at present because the house will be a bit larger and the water production from a larger roof will be directed to the sump. While water from the driveway and other impervious surfaces will continue to reach

Carmello Street and the foot of 17th Avenue, it's affect will be negligible to the lagoon. Runoff from a single family home with one or even two cars using a driveway where cars are mostly parked will produce far less impact than the constant stream of traffic using 17th Avenue and Carmello Street. The latter cars are constantly emitting pollutants of road oil and heavy metals. Since the present house is to be raised, the new roof and surface paint will be of more stable components meaning that less residue from it will be carried by the runoff. Last of all, the house is to be single story. The height will be such that any shading will be blocked by trees on nearby property. The affect of building a home on this property as proposed will have an insignificant affect on the lagoon and will be essentially a replacement of what is already there.

VII. Mitigation Measures

The sole item for mitigation is that of water production from rainfall. Rainfall from the roof should be directed into a sump for slow distribution by percolation. The owner states that he has permission to use an existing sump tank on neighboring property.

VIII PLANT LIST

Trees

No trees are present

Shrubs

Artemisia californica California Sagebrush (nursery selection)	1
Ceanothus griseus Carmel Ceanothus	1
Juniperus horizontalis* Juniper	1
Rosa X* Hybrid Rose	1

Forbs

Agapanthus orietalis* Lily of the Nile	1
Amaryllis belladonna* Naked Ladies	1
Anthriscus caucalis* Bur-chervil	4
Calystegia macrostegia ssp. cyclostegia Coast Morning-glory	2
Coronopus didymus* Lesser Wart-cress	3
Dietes vegeta* Fortnight Lily	2
Echium candicans* Echium	1
Geranium incanum* Cranesbill	1
Hebe buxifolia* Boxleaf Hebe	1
Hedera canariensis* Algerian Ivy	4
Iris hybridum* Bearded Iris Hybrid	1
Malva parviflora* cheeseweed	1
Medicago polymorpha* Calif. Bur-clover	1

Oxalis pes-caprae* Bermuda Buttercup	1
Poa annua* Annual Bluegrass	2
Polycarpon tetraphyllum* Four-leaved Polycarp	3
Sonchus oleraceus* Common Sow-thistle	4
Stellaria media* Common chickweed	4

* Introduced Exotic

1. Very Few
2. Few
3. Common
4. Abundant

ARCHAEOLOGICAL CONSULTING

P.O. BOX 3377
SALINAS, CA 93912
(831 422-4912

PLAN REVIEW AND CULTURAL RESOURCES MITIGATION PLAN FOR ASSESSOR'S PARCEL 009-471-006, CARMEL, MONTEREY COUNTY, CALIFORNIA

by

Gary S. Breschini, *RPA* and Mary Doane, B.A.

August 8, 2002

Prepared for

Jon Hagstrom

SUMMARY: PROJECT 3242
RESULTS: POSITIVE
ACRES: <1
SITES: CA-MNT-17
UTMG: 5.9598/40.4419
MAP: USGS 7.5 MINUTE MONTEREY QUADRANGLE

Note: *SOPA,* the Society of Professional Archaeologists, has been superseded by the new Registry of Professional Archaeologists. Registered Professional Archaeologists are designated by *RPA.*

CONTENTS

INTRODUCTION

In July 2002, Archaeological Consulting was asked to complete a plan review and prepare a *Preliminary Archaeological Mitigation Plan* for a project parcel in Carmel, Monterey County, California.

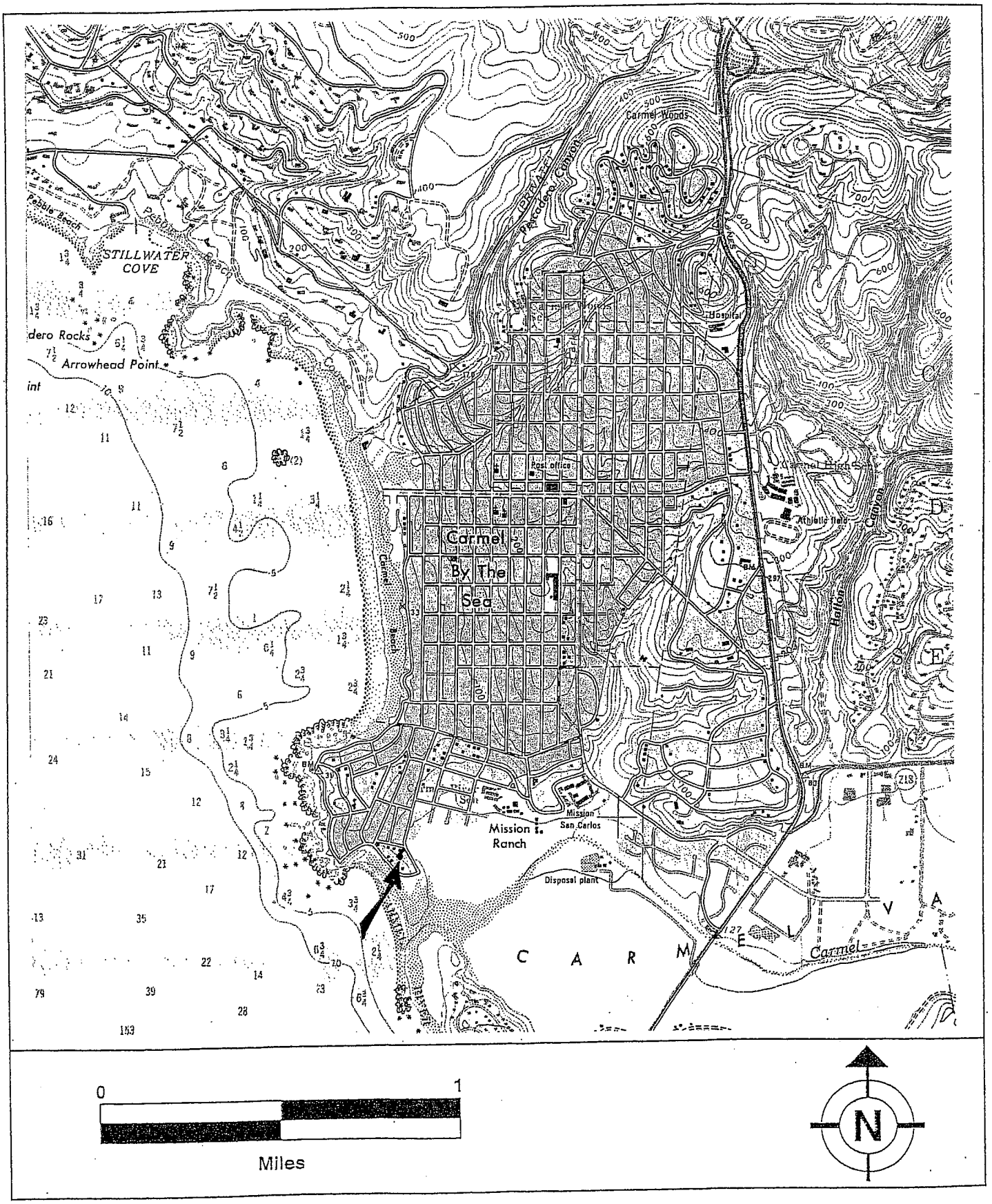
In April 2002, we prepared a *Preliminary Archaeological Reconnaissance* report for this parcel, which recommended that impacts to the archaeological resource on the parcel be limited to foundation impacts of 28 inches or less. We recommended that final foundation details should be submitted for archaeological review prior to permitting. The plans subject to this review were submitted and found to require impacts in excess of the 28 inch recommended maximum to accommodate the soil engineers requirement for subexcavation and recompaction of soil beneath the footings. We requested that a different foundation design be developed to minimize the subsurface impacts. A subsequent plan revision, which will utilize soil grouting to stabilize loose soils, has been submitted for archaeological review. The following mitigation plan is the result of the latest project foundation and soil preparation plan (dated 8/6/02).

In the current plan, the main floor of the house is approximately at existing soil grade level. The excavation impacts beneath the main floor area will be limited to the foundation excavations for 2 foot wide turn-down footings which will extend only 15 inches beneath the exterior and bearing walls. The footings will support a slab on grade floor. With the footing redesign, the deepest subsurface impacts will be limited to the grading and foundations for the two story bedroom wing. In order to accommodate the county height restrictions, the lower level floor must be 21 inches below existing grade. The footings for the bedroom wing will require excavation of an additional 15 inches, resulting in a total depth of excavation of 3 feet. Because these more limited impacts will still have the potential to expose significant prehistoric archaeological resources, we have developed this *Cultural Resources Mitigation Plan* to address the legal requirements for this project to proceed. This document constitutes our proposal for a *Cultural Resources Mitigation Plan*.

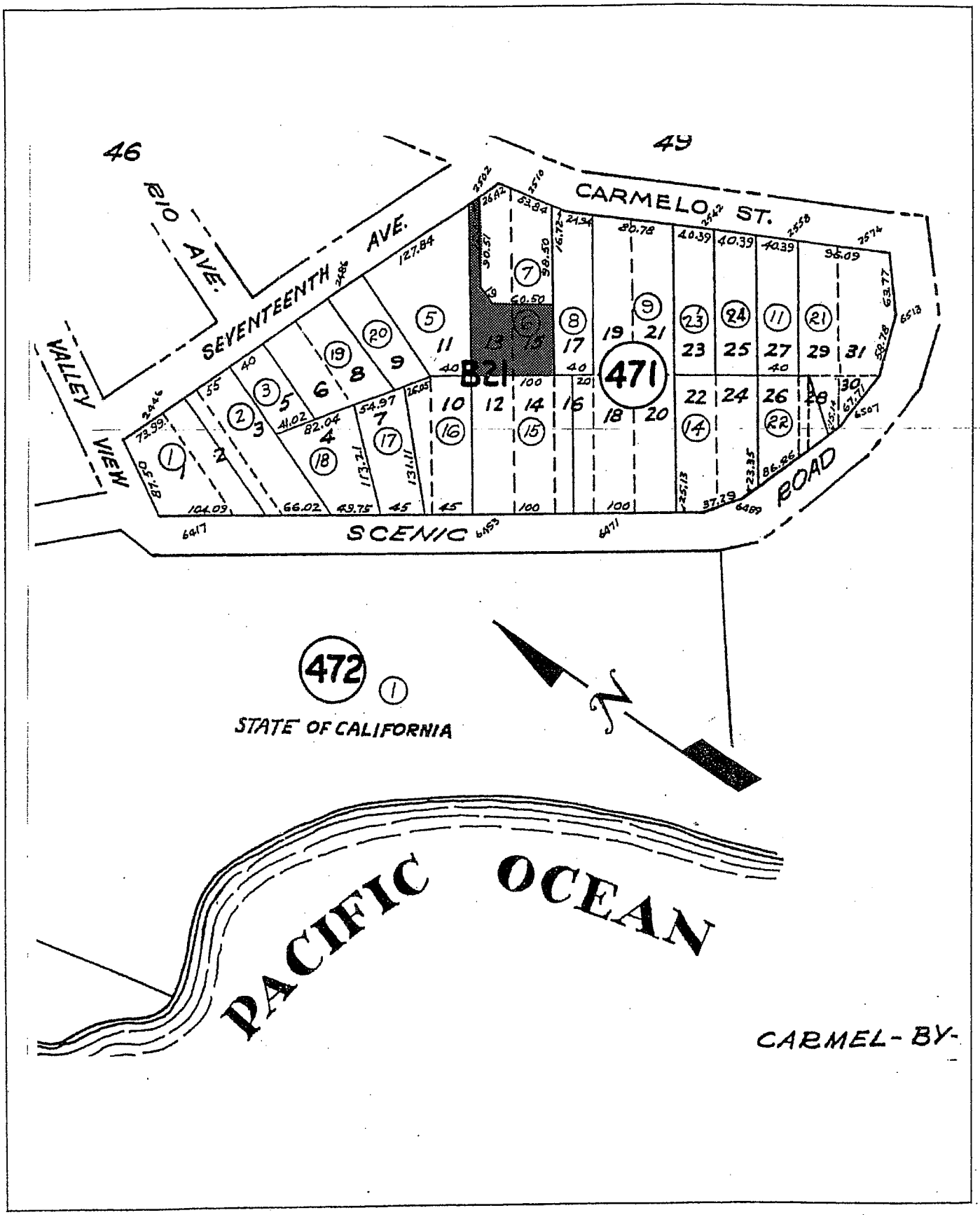
PROJECT LOCATION AND DESCRIPTION

The project parcel is located at 26438 Carmelo Street in Carmel, Monterey County, California (see Maps 1 and 2). The Assessor's Parcel Number (APN) is 009-471-006 and the Universal Transverse Mercator Grid (UTMG) coordinates for the approximate center of the project area are 5.9598/40.4419 on the USGS 7.5 minute Monterey Quadrangle (1947; photorevised 1983).

The current project proposes demolition of the existing house and construction of a new house with the main floor level at existing grade and a two story bedroom wing with the lower level floor 21 inches below grade. Foundation depths and soil preparation methods have been revised to minimize impacts.



Map 1. Project Location.



Map 2. Project Location.

DISCUSSION OF ARCHAEOLOGICAL SITE CA-MNT-17

Site Number and Extent

During the preliminary reconnaissance, the cultural resource on the project parcel was identified as a portion of site CA-MNT-17 which extends over much of the southern portion of Carmel Point. The site was originally recorded by Pilling (1949) on the southwest part of Carmel Point. Surveys of Carmel Point by Broadbent (1951 & 1952) found that the site extended over most of the south end of Carmel Point. Several more recent surveys have confirmed the wide extent of the archaeological site. Several parcels within the site have been the subject of excavations and mitigation projects which have produced numerous significant artifacts and features. Prehistoric human remains have been discovered on two parcels immediately north and east of the current project parcel.

Our 1996 test excavation on the parcel at the southwest corner of 17th and Carmelo produced a single human bone. Our subsequent data recovery project performed during grading for construction encountered a largely intact human burial. Our 1998 testing on the adjacent parcel to the east of the current project parcel discovered human remains at a depth of 150 centimeters (~4.9 feet). The midden extends deeper than that in places, for example up to 2 meters on the parcel at the northwest corner of 17th and Carmelo. However, the test excavation on the adjoining parcel was abandoned because of the presence of the burial and the fact that project impacts were not expected to extend to that depth. Nevertheless, additional human remains were found during monitored construction excavations for that project at a shallower depth in the area of the previous grading cut.

The surface site indicators for the current project parcel are consistent with those found on the neighboring parcels. Radiocarbon analysis of shell from other areas within the archaeological site have produced dates from the early period of cultural occupation in the range of 3,500 to 4,000 years before present.

Research Potential and Significance

This cultural resource, CA-MNT-17, meets the requirements for significance under the applicable provisions of the Public Resources Code. Our estimate of significance is based on several factors, including the antiquity and integrity of the resource and the strong possibility that it represents a multiple component occupation deposit. The deposit has the potential to yield important data regarding culture chronology, paleoenvironment, site formation processes, and prehistoric subsistence/settlement practices on the Monterey Peninsula. That data in turn can be used in theoretical models of the socio-economic organization of prehistoric Central California populations and the development of cultural complexity in the region.

In summary, the previous research demonstrates that site CA-MNT-17 has a significant research potential as well as continuing cultural significance to local Native Americans.

Potential Impacts from the Proposed Project

In the current plan, the main floor of the house will be at approximately the existing grade level. The excavation impacts beneath the main floor area will be limited to the foundation excavations for 2 foot wide turn-down footings extending to a depth of 15 inches beneath the exterior and bearing walls. The soil under the footings will be stabilized by means of soil grouting which requires injection of grout into the soil but does not require excavation and compaction. The footings will support a slab on grade. All of the excavation impacts are above the previously recommended maximum depth of disturbance of 28 inches. Nevertheless, it must be remembered that the southwest side of the parcel was cut to grade prior to construction of the existing house. Although we expect that there is considerable disturbance of the upper 12-16 inches of topsoil at the rear of the parcel, significant resources might be discovered at shallower depths in that area.

The deepest subsurface impacts below current grade will occur beneath the two story bedroom wing. In order to accommodate Monterey County height restrictions, the lower level floor has been dropped 21 inches below existing grade. The 2 foot wide footings will require excavation of an additional 15 inches, resulting in a total depth of excavation of 3 feet beneath portions of the bedroom wing. Soil beneath the footings will be stabilized by grouting. We anticipate that previously undisturbed archaeological materials and cultural soils (midden) will be encountered in this area of the project.

MITIGATION RECOMMENDATIONS

Based upon our current understanding of the archaeological site and the nature of the proposed construction project, we believe that mitigation will be necessary to offset the anticipated impacts to the cultural resource from the bedroom wing excavations. The other demolition and construction activities, which are less likely to produce impacts to significant archaeological resources, will be addressed in the recommendation for monitoring below. The mitigation which we believe would result in recovery of significant data from the project impact area is a radiocarbon dating study of shell from the site. Such a mitigation would address ongoing research questions about the period(s) of occupation of the archaeological site. The specifics of this study are outlined below.

The discovery of prehistoric human remains in neighboring projects enhances the possibility of such an occurrence during this project. The discovery of human remains would require additional mitigation, with consideration given to the recommendations of the Native American Most Likely Descendant (MLD) appointed by the Native American Heritage Commission following discovery.

In order to implement the archaeological mitigation plan, we make the following specific recommendations:

1. Demolition methods must minimize unnecessary disturbance of soil and impacts to the cultural resources on the parcel. Demolition should be monitored by a qualified archaeological monitor. The monitor should be empowered to temporarily halt demolition activities to examine any potentially significant archaeological materials.

2. Following demolition, all grading, foundation or utility trenching, soil grouting or other soil-disturbing activities on the parcel should be monitored by a qualified archaeological monitor. The monitor should be authorized to temporarily halt construction to examine any potentially significant archaeological resources or materials. If human remains are discovered, the Monterey County Coroner must be notified under the provisions of state law.

3. During monitoring the following steps should be taken to facilitate recovery of materials suitable for radiocarbon dating as well as any other potentially significant archaeological features or resources:

   A. Previously undisturbed cultural soils will be excavated under the direction of the project archaeologist. This may require hand excavation of foundation trenches, selective screening of excavated soils, and/or other data recovery methods appropriate to the site and soil conditions. Soils removed from the site must be deposited only in an area clearly identified and approved by the project archaeologist.

   B. A large sampling of shell suitable for radiocarbon dating and any archaeological features exposed during project excavations will be subject to archaeological recovery and analysis, which will include, at a minimum, the following:

      1. At least 10-12 radiocarbon dates, 5-6 Standard and 5-6 AMS, shall be obtained from suitable shell samples;

      2. Professional analyses of other prehistoric materials should be completed if adequate amounts are recovered; for instance, analysis of lithic artifacts and debitage, analysis of faunal remains, shell bead analysis, etc.

   C. If human remains are identified, the Monterey County Coroner will be notified immediately and, if it is determined that the remains are likely to be Native American, the Native American Heritage Commission will be notified as required by law. The designated Most Likely Descendant (MLD) will provide recommendations for mitigation of Native American human remains.

4 A preliminary report suitable for compliance documentation will be produced following completion of the archaeological monitoring and data recovery fieldwork. A final technical report including the results of archaeological analysis, not required for planning purposes, will be completed within approximately one year following completion of fieldwork.

5. Because of the possibility of previously unidentified cultural resources or burials being found during construction, we recommend that the following standard language, or the equivalent, be included in any permits issued within the project area:

    - If significant archaeological features or human remains are accidentally discovered at any time during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

REFERENCES

Breschini, G. S.
1983 **Models of Population Movements in Central California Prehistory.** Ph.D. dissertation, Department of Anthropology, Washington State University.

Breschini, G. S., T. Haversat, and J. Erlandson
1996 **California Radiocarbon Dates.** Eighth Edition. Coyote Press, Salinas.

Breschini, G. S., T. Haversat, and R. P. Hampson
1983 **A Cultural Resources Overview of the Coast and Coast-Valley Study Areas [California].** Coyote Press, Salinas.

Doane, M. & and T. Haversat
2002 **Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 009-471-006 in Carmel, Monterey County, California.** Ms. on file at the Northwest Information Center, Sonoma State University.

Gifford, Edward W.
1947 Californian Shell Artifacts. **University of California Anthropological Records** 9(1):1-114.

Kroeber, A. L.
1925 Handbook of the Indians of California. **Bureau of American Ethnology Bulletin** 78.

Levy, R.
1978 Costanoan. Pp. 485-495 in **Handbook of North American Indians, Vol. 8, California.** Smithsonian Institution, Washington, D.C.

Margolin, M.
1978 **The Ohlone Way.** Heyday Books, Berkeley.

GEOTECHNICAL INVESTIGATION

Hagstrom Residence
2498 17th Avenue (APN 009-471-006-000)
Carmel, California

April 26, 2002

Prepared for:

Mr. Jon Hagstrom
26442 Carmelo Street
Carmel, CA 93921

By:

ATI Architects and Engineers
6 Hangar Way
Watsonville, California 95076
(831) 761-6222
ATI Project No. H5301

TABLE OF CONTENTS

1.0 PURPOSE

ATI Architects and Engineers (ATI) is pleased to present this geotechnical investigation report for the proposed residence located in Carmel, California. The purpose of this geotechnical investigation is to provide soil and foundation design criteria for the proposed residence. Conclusions and recommendations pertaining to site preparation, grading and compaction, foundations and allowable bearing capacities, slabs-on-grade, backfill requirements for utility trenches, and surface drainage control are presented herein.

2.0 INTRODUCTION

The site is located on 17th Avenue in Carmel, California. It is our understanding that the future residence will be a single story wood framed structure with a two story wing. The proposed residence will have a foot print of approximately 2400 square feet (sf). The soils data used for this project was obtained from the Quigley Residence Geotechnical Report written by Sampson Engineering Inc. (SEI Project No. 01095), which is adjacent to the property in question. The Geotechnical Investigation for that project, which was used for the basis of this report, is dated August 21, 2001.

Please refer to the Vicinity Map (**Figure 1** within Appendix A) for the general location of the site and to the Site Map (**Figure 2** within Appendix A) for general layout of the subject site.

3.0 INFORMATION PROVIDED

Bolton Design Group Inc. provided ATI with a two page plan set of the property at 2498 17th Avenue. One of the plans was used as the basis for our Site Map A (**Figure 2** within Appendix A).

4.0 SCOPE OF WORK

The scope of work for **this Geotechnical Investigation Report** consisted of the following:

1. Review of available geologic and geotechnical information pertaining to the site. The primary data used was located in the Quigley Residence Geotechnical Investigation Report, dated August 21, 2001 (SEI Project No. 01095).

2. Site visit to check conditions of property and location in proximity to the Quigley Residence.

3. Preparation of **this written report** presenting our findings and conclusions, and providing geotechnical recommendations for: site preparation, grading and compaction; foundations and allowable bearing capacities; slabs-on-grade; backfill requirements for utility trenches; and surface drainage control. This report includes boring logs indicating the soil profile encountered and a site plan showing the test boring locations. All soils data used will be from the Quigley Residence Geotechnical Investigation Report.

This report does not include an evaluation of the site geology, or analyses of the soil for corrosivity, contaminants, or other chemical properties. Also beyond the scope of this report are estimates of soil shrinkage and subsidence, temporary slope angles, excavatability, site safety, and other issues within the domain of contractors.

The scope of work for the **previous Geotechnical Investigation Report, for the adjacent site,** consisted of the following:

1. Review of available geologic and geotechnical information pertaining to the site.

2. Exploration, sampling, and classification of surface and subsurface soils by drilling three (3) exploratory borings within the vicinity of the footprint of the proposed residence. The test borings were advanced to depths of 10, 16 and 21.5 feet respectively. Soil samples were obtained approximately every 5 feet in depth within each test boring.

3. Laboratory testing of selected soil samples to determine their relevant engineering properties. This included sieve analysis and direct shear tests of certain subsurface soil samples for soil classification and determination of soil strength parameters.

4. Compilation and analysis of collected field and laboratory data.

5. Preparation of a written report presenting our findings and conclusions, and providing geotechnical recommendations for: site preparation, grading and compaction; excavation shoring; foundations and allowable bearing capacities; slabs-on-grade; backfill requirements for utility trenches; and surface drainage control. This report includes boring logs indicating the soil profile encountered and a site plan showing the test boring locations.

The **previous report** did not include an evaluation of the site geology, or analyses of the soil for corrosivity, contaminants, or other chemical properties. Also beyond the scope of this report are estimates of soil shrinkage and subsidence, temporary slope angles, excavatability, site safety, and other issues within the domain of contractors.

5.0 FINDINGS

5.1 Existing Site Conditions

There is an existing home located at the end of a driveway leading west from 17th Avenue. The property has a gentle slope toward the east. The property is surrounded by other residences. The proposed residence is to be located on the west side of the property.

5.2 Field Exploration Procedures **(from previous report)**

Subsurface soil conditions were explored drilling three test borings to depths of 10, 16 and 21.5 feet in the vicinity of the proposed residence. Borings in the vicinity of the proposed residence were drilled with a "Minute Man" drill rig equipped with a 4-inch diameter, continuous flight, solid-stem auger. Relatively undisturbed samples were obtained by means of a 3-inch O.D. Modified California sampler. Disturbed samples were obtained from cuttings and from a 2-inch O.D. split spoon (a.k.a. Terzaghi) sampler. The samplers were driven by a hammer with a weight of 140 pounds and a drop of 30 inches. The number of blows per foot required to drive the sampler is indicated in the boring logs. Borings were backfilled with cuttings upon the conclusion of drilling.

5.3 Laboratory Investigation **(from previous report)**

The laboratory tests were chosen to assist in classifying the surface and subsurface soils, and to provide soil strength information that could then be related to allowable bearing capacities and other geotechnical design criteria. Laboratory tests performed were the following: Direct Shear Consolidated-Undrained (Modified ASTM D-3080) and Sieve Analysis w/#200 wash (ASTM D-422). For a presentation of laboratory results, refer to **Figures 3** through **5** and the test boring logs (both located within Appendix B).

5.4 Soil Conditions **(from previous report)**

The surface soils in the vicinity of the proposed residence were described as silty sands that were dry and loose. This stratum extended to depths ranging from about 2 to 4 feet below ground surface (bgs).

Underlying the surface soils in the vicinity of the proposed residence were poorly graded sands, silty sands and clayey siltstone. The sands were described as dry to moist and loose to medium dense. The siltstone was described as dry and hard, and was found at a depth of 9.5 feet in Boring B-1, and 21 feet in Boring B-3.

Groundwater was not encountered within any of the borings to the maximum depth explored of 21.5 feet.

Please refer to the Site Map, **Figure 2** within Appendix B, for the general location of the test borings performed by SEI. Materials encountered during subsurface exploration are described on the Test Boring Logs located within Appendix B. The logs depict subsurface conditions at the locations and on the date the holes were drilled. Subsurface conditions at other locations are expected to differ. Stratification lines shown on the logs represent the approximate boundaries between soil types; the actual transitions from one soil type to another may be gradual.

5.5 Seismic Considerations **(from previous report)**

The parcel is located within the seismically active Monterey Bay region but outside any Earthquake Hazard Zones (formerly Special Studies Zones defined by the Alquist- Priolo Special Studies Zones Act of 1972).

Known active or potentially active faults nearest to the property include: the Palo Colorado-Sur Fault, located approximately 6.3 kilometers to the southwest; the Monterey Bay-Tularcitos Fault, located approximately 7.5 kilometers to the northeast; the Rinconada Fault, located approximately 21.5 km to the northeast; and the San Gregorio Fault, located approximately 35.7 kilometers to the northwest.

Seismic hazards can be divided into two general categories: hazards due to ground rupture and hazards due to ground shaking. Since no active or potentially active faults are known to cross the site, the risk of earthquake-induced ground rupture occurring across the property is considered moderately low.

The site is likely to be shaken by earthquakes of approximate magnitude 8 (similar to the

"San Francisco" earthquake of 1906) with an average recurrence interval between .138 and 188 years along the North Coast segment of the San Andreas fault (Working Group on California Earthquake Probabilities, 1990). Earthquakes of magnitude 6 or 7 are also likely along many of the faults within the Monterey Bay area.

Should a major earthquake occur with an epicentral location close to the site, ground shaking at the site will be severe. The effects of ground shaking on the proposed development, future planned structures and other improvements can be reduced by earthquake resistant design in accordance with the latest edition of the Uniform Building Code (UBC). If the 1997 version of the UBC is utilized for seismic design, the recommendations of the " 1997 UBC Seismic Design Considerations" section of this report should be followed.

The potential for liquefaction or lateral spreading to occur on the property is considered low due to the lack of shallow groundwater and relatively dense bedrock (siltstone) encountered at shallow depths beneath the project site.

6.0 CONCLUSIONS AND RECOMMENDATIONS

The following section provides our conclusions and recommendations concerning the proposed development of the property at 2498 17th Avenue.

6.1 Suitability of Project

Based on the results of the subsurface investigation and the laboratory testing program at the adjacent site, from a geotechnical engineering standpoint, we consider the subject site to be suitable for the intended development provided that the recommendations contained herein are strictly adhered to during the design and construction phases of the project.

6.2 General

Given that the residence will be built on competent material, the proposed residence may be supported on conventional continuous and isolated spread footings.

The near-surface soils have a low expansion potential. Thus, measures other than moisture conditioning and compaction of the soil are not considered necessary to mitigate soil expansion.

Our recommendations are presented as guidelines to be used by project planners and designers for development. These recommendations have been prepared assuming that ATI will be commissioned to review project grading and foundations plans prior to construction, and to observe and test earthwork operations. This additional opportunity to examine the site will allow us to compare subsurface conditions exposed during construction with those encountered during this investigation.

6.3 Site Preparation, Grading and Compaction

Prior to grading, the site should be cleared of obstructions and deleterious material such as abandoned utility lines (if present). Debris and materials arising from clearing and removal operations should be properly disposed of off-site.

Structural fill should be placed on firm native material that has been approved by the Geotechnical Engineer. Loose material should be removed before placement of structural fill. The depth of removal (if necessary) should be recommended by the Geotechnical Engineer at the time of construction.

The upper 12 inches below all footing elements should be removed (subexcavated) and recompacted as structural fill.

Prior to placement of fill, the soil surface should be scarified a minimum of 8 inches, moisture conditioned, and recompacted to a minimum 95 percent relative compaction based on the ASTM D1557-91 Test Procedure.

Structural fill should be placed and water-conditioned in lifts not exceeding 8 inches in thickness (before compaction). Structural fill should be compacted to at least 95 percent relative compaction, based on the ASTM D1557-91 Test Procedure. The soils should be conditioned with water to produce a minimum water content of 0 to 2 percent above laboratory optimum.

Structural fill may consist of either native soils, or approved imported material. Soils to be used as structural fill should not contain deleterious material, rocks or clods over 4 inches in greatest dimension, and more than 15 percent by weight of rocks or clods larger than 2.5 inches. Soils to be used as structural fill should also contain less than 2 percent organic matter. Import soils should have a Plasticity Index less than 15 and have enough binder to allow footing trenches to stand without caving. Proposed imported material should be evaluated by the Geotechnical Engineer before being imported to the site and on a periodic basis during grading.

Final cut and fill slopes should have gradients no steeper than 2:1 (horizontal to vertical). Finished cut and fill slope areas should be protected from erosion as soon as possible after construction. Please refer to the section "Surface Drainage" for additional recommendations.

6.4 Conventional Shallow Footings

The proposed structure may be supported on conventional continuous footings, with a concrete slab-on-grade floor, as outlined herein.

Building foundation may consist of conventional reinforced concrete footings which are a minimum of 18 inches deep below the lowest adjacent grade. The footings should be a minimum of 30 inches wide. These footings may be designed to impose pressures on foundation soils up to 2,000 pounds per square foot from dead plus normal live loading. This value may be increased by one-third for wind or seismic loading.

Concrete should be placed in foundation excavations which have been kept moist, are free from drying cracks, and contain no loose or soft soil or debris. Subgrade in footing areas should be prepared per the recommendations of the "Site Preparation, Grading and Compaction" section of this report prior to footing construction.

All footing excavations should be observed by a representative from ATI prior to placing form work and steel reinforcing.

6.5 Concrete Slabs-on-Grade

Slab-on-grade areas should have the surface soils scarified 8 inches, conditioned with water (or allowed to dry, as -necessary), and compacted to at least 95 percent relative compaction. The soils should be conditioned with water so that they are at least 1 to 3 percent above the laboratory optimum value. Refer to the "Site Preparation, Grading and Compaction" section for additional recommendations.

To minimize floor dampness, a minimum 4-inch section of capillary break material should be placed between the floor slab and the soil subgrade. Capillary break material should be free-draining, clean 3/4-inch crushed gravel. A vapor barrier is recommended to reduce floor dampness. The vapor barrier should consist of 10 mil visqueen, and should be covered by a 2-inch sand cushion to protect the membrane and to aid in the curing of the concrete.

We recommend 30 pound felt be used as a separator between the edge of slabs-on-grade and footing/grade beam.

6.6 1997 UBC Seismic Design Considerations

If the 1997 UBC is utilized for structural design of the proposed addition, the following seismic design assumptions should be made. The Palo Colorado-Sur Fault (Seismic Source Type B) is considered the critical fault segment with respect to 1997 UBC seismic design. At a distance of approximately 6.3 kilometers from the site, with Soil Profile Type S_D this fault generates the following values: $N_a = 1.0$; $N_v = 1.1$; $C_a = 0.44$; and $C_v = 0.73$. These are minimum values. The structural designer may utilize more conservative values at his or her discretion.

6.7 Utility Trenches

The near surface, on-site soils are considered to have low cohesive strength. Collapse of trench sidewalls may occur if they are not properly laid back or shored. The contractor should follow all CAL-OSHA guidelines for trenching and excavation construction.

For the purpose of this section of the report, backfill is defined as material placed in a trench starting one (1) foot above. the pipe, and bedding is all material placed in a trench below the backfill.

Unless concrete bedding is required around utility pipes, free-draining sand should be used as bedding. Sand bedding should be compacted to at least 95 percent relative compaction based on ASTM Test Procedure D1557-91.

Clean sand or native sands may be used for utility trench backfill. Backfill in trenches located under and adjacent to structural fill, foundations, concrete slabs and pavements should be placed in horizontal layers no more than 8 inches thick. Each layer of trench backfill should be water conditioned and compacted to at least 95 percent relative compaction based on the ASTM D1557-91 Test Procedure. Compaction of backfill by water jetting should not be permitted.

We recommend that within three feet of the residence foundation, a clayey material or control density fill (CDF) be used for the trench backfill and bedding to seal the trench and prevent a conduit for water to enter beneath the residence foundation.

6.8 Surface Drainage

Surface drainage gradients should be planned to prevent ponding and to promote drainage of surface water away from structure foundations, slabs, edges of pavements and sidewalks, and toward suitable collection and discharge facilities. We recommend that within 3 feet of the perimeter foundations, the ground surface be sloped at least 2 percent away from the structures, where feasible.

Building roof eaves should have rain gutters, with the outlets from the down spouts provided with adequate capacity to carry the storm water away from the structure to reduce the possibility of soil saturation and erosion. The connection should be in a closed conduit that discharges at an approved location away from the residence. Discharge points should be protected from erosion by cobble blankets or other suitable measures.

Water seepage or the spread of extensive root systems into the soil subgrades of foundations, slabs or pavements could cause differential movement and consequent distress in these structural elements. We suggest that trees be planted at least 5 feet away from building foundations.

6.9 Post-Report Geotechnical Services

We recommend ATI Architects and Engineers be commissioned to provide the following services:

1. Review grading and foundation plans during project design
2. Observe, test and advise during site preparation, grading and compaction.
3. Observe foundation excavations for footings.
4. Observe, test and advise during backfilling and compaction of on-site utility trenches and retaining walls.

ATI can provide the client an estimated cost prior to providing any of the services outlined above. These services would typically be billed on a "time and materials" basis in accordance with our standard fee schedule. ***We request at least three days notice prior to providing any on-site construction phase services.***

7.0 LIMITATIONS

Changes in project design will render our recommendations invalid unless such changes are reviewed by our staff and our specific recommendations modified accordingly.

Our recommendations have been made in accordance with the principles and practices generally employed by the geotechnical engineering profession. This is in lieu of all other warranties, express or implied.

Subsurface exploration of any site is necessarily confined to selected locations and conditions may, and often do, vary between and around these locations. If varied conditions are encountered during construction, additional exploration, testing and construction modification may be required. To compare the generalized site conditions assumed in this report with those found on the site at the time of construction, all earthwork and associated operations should be observed and tested by our field representative.

This report is issued with the understanding that it is the responsibility of the Owner or his representative, to ensure that the information and recommendations contained within this report are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractors and Subcontractors carry out such recommendations in the field.

The findings of this report are valid as of the present date. However, changes in the conditions of the property could occur with the passage of time, whether they are due to natural processes or the works of man, on this or adjacent properties. In addition, change in applicable or appropriate standards occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside our control. This report should be reviewed in light of future planned construction and then current applicable codes.

Any person concerned with this project who observes conditions or features of the site or the surrounding areas that are different from those described in this report should report them immediately to this office for evaluation.

If you should have any questions or if we can be of any further assistance, please do not hesitate to contact our office at (831) 761-6222.

Report prepared by:

ATI Architects and Engineers

Prepared by:

Keith Curry, EI
Staff Engineer
EI 017-0002958

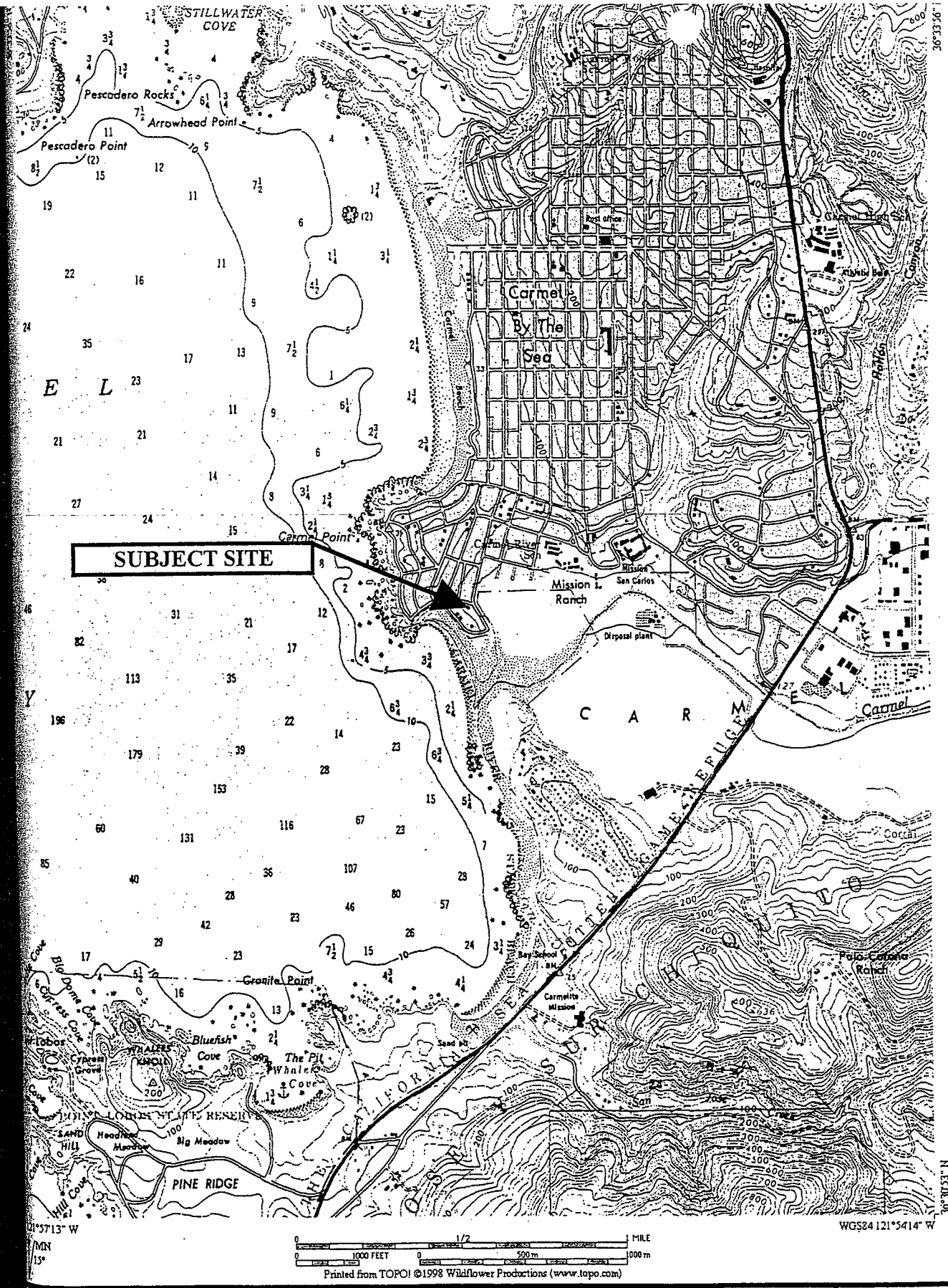
Reviewed by:

Ali M. Oskoorouchi, Ph.D., P.E.
Director and Principal Engineer
Geotechnical Engineering Department
C62004
Expires 9/30/05

AMO/KWC/

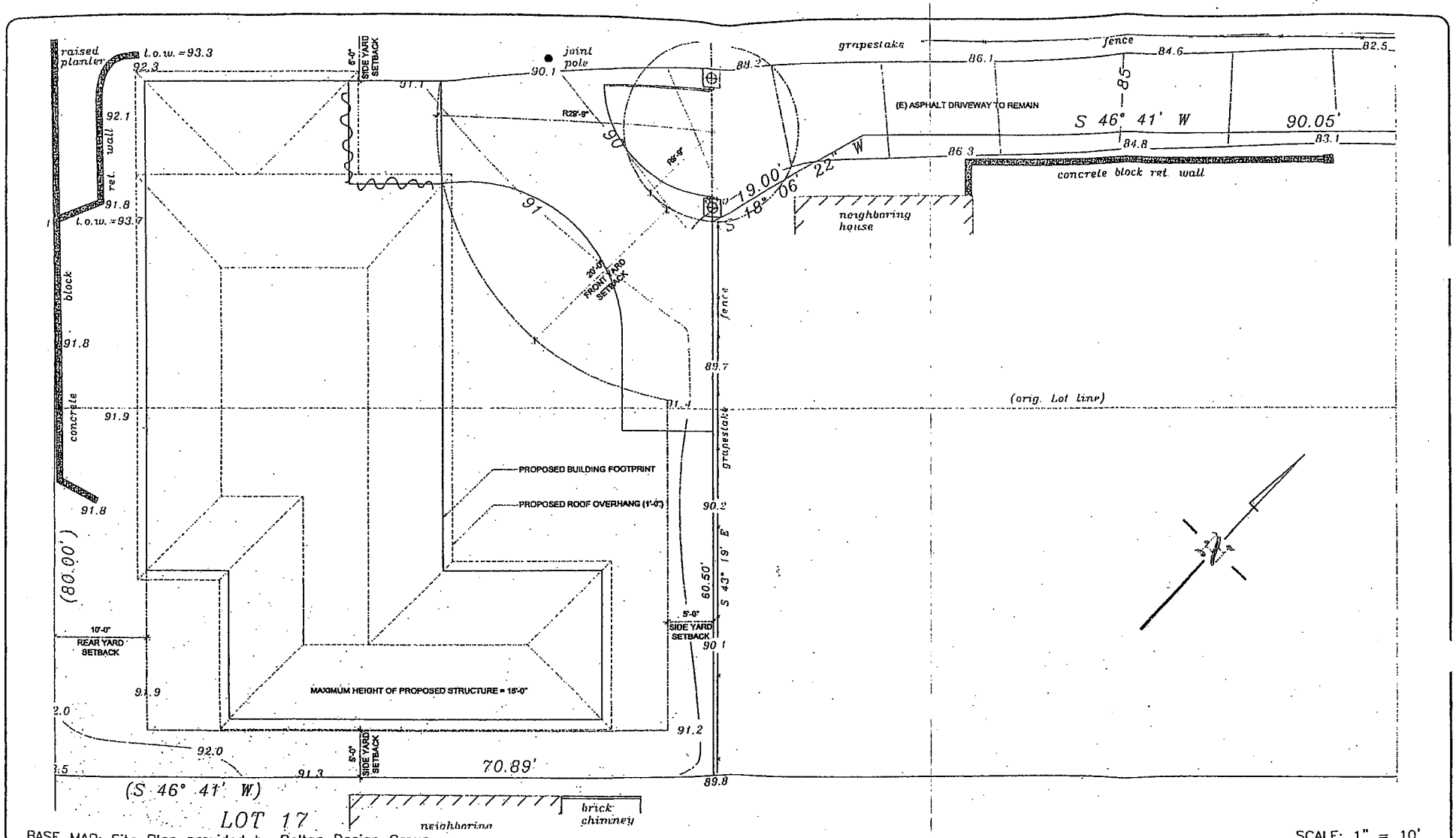
APPENDIX A **(for this report)**

Vicinity Map - Figure 1
Site Plan - Figure 2



Printed from TOPO! ©1998 Wildflower Productions (www.topo.com)

Architects and Engineers 6 Hangar Way Watsonville, CA 95076	**Vicinity Map** Hagstrom Residence Carmel, California	Figure No. 1 Project No. H5301 Date: 04/22/02



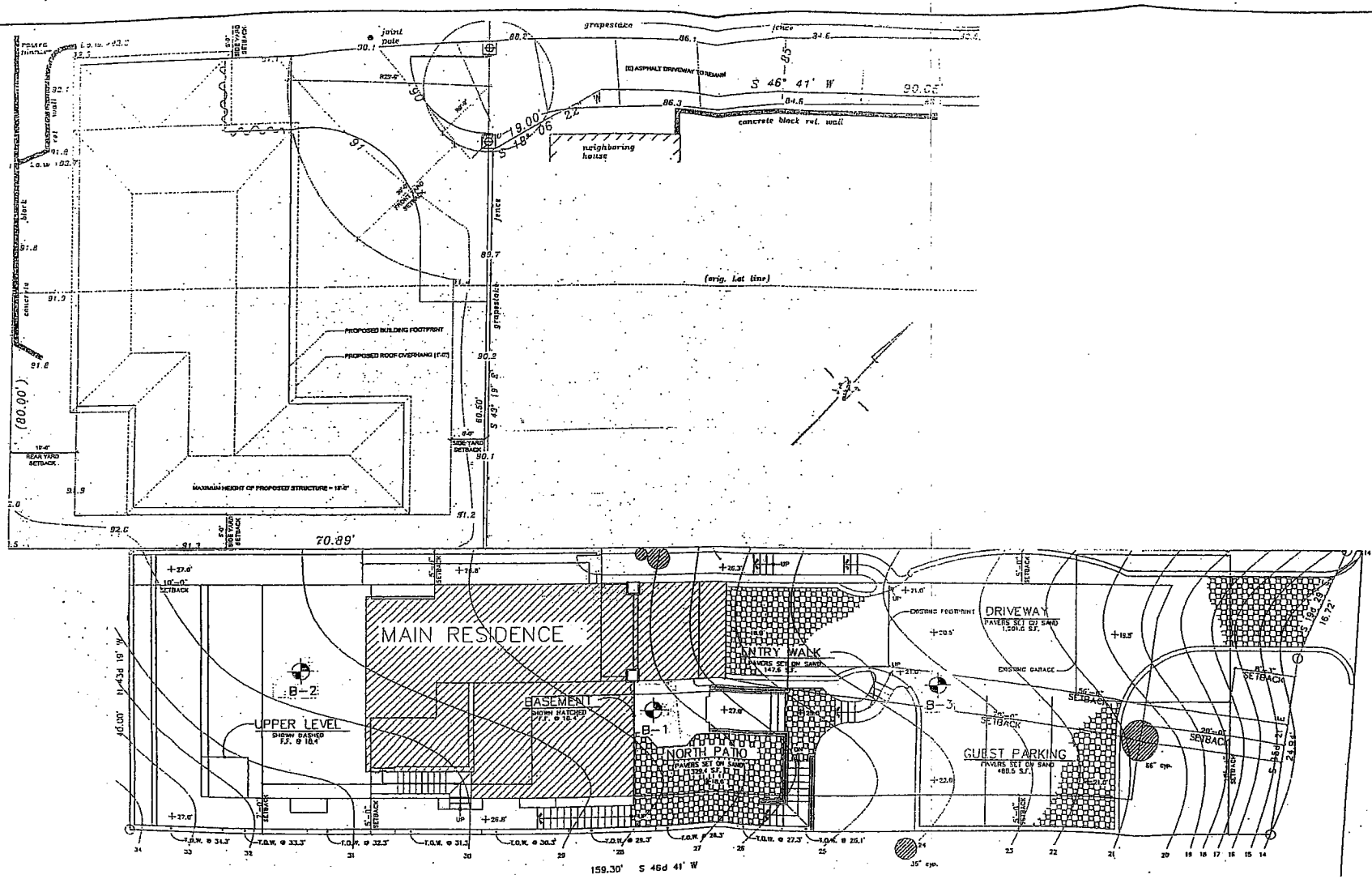
BASE MAP: Site Plan provided by Bolton Design Group

SCALE: 1" = 10'

ATI
ARCHITECTS and ENGINEERS
3860 Blackhawk Road
Danville, CA. 94506
T. 925.648.8800
6 HANGER WAY
WATSONVILLE, CA 95076
T. 831. 761.6222

SITE MAP
Hagstrom Residence
2498 17th Avenue
Carmel, California

FIGURE NO.
2
BY: KWC 04/22/02
PROJECT NO. H5301



BASE MAP: Site Plan provided by Bolton Design Group

SCALE: NO SCALE

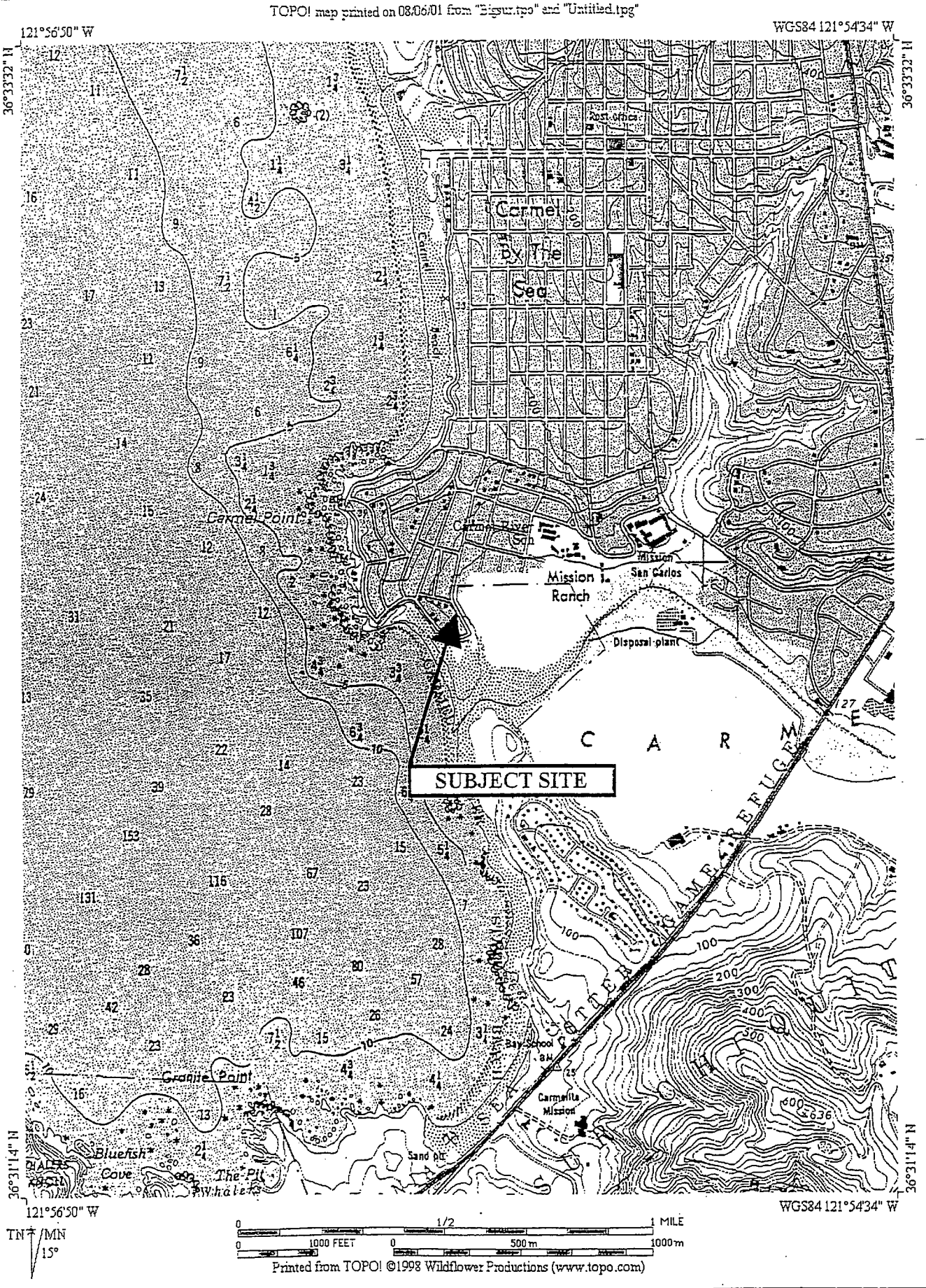
ATI
ARCHITECTS and ENGINEERS
3860 Blackhawk Road
Danville, CA. 94506
T. 925.648.8800
6 HANGER WAY
WATSONVILLE, CA 95076
T. 831. 761.6222

SITE MAP
Hagstrom Residence
2498 17th Avenue
Carmel, California

FIGURE NO.
3
BY: KWC 04/22/02
PROJECT NO. H5301

APPENDIX B **(from previous report)**

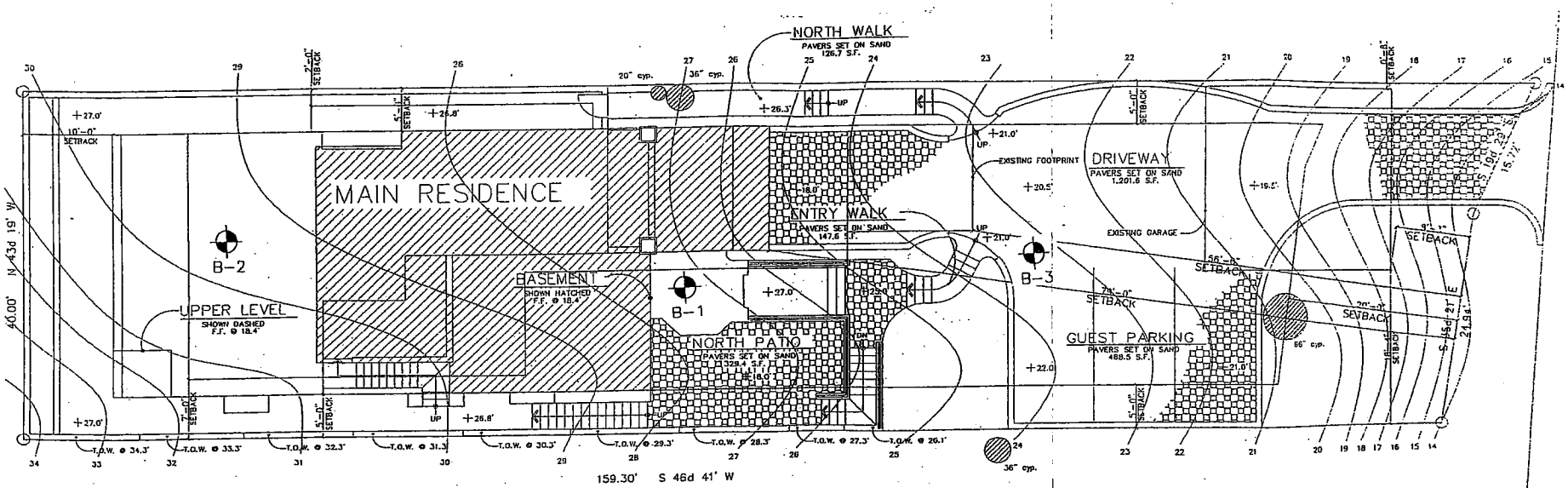
Vicinity Map - Figure 1
Site Plan - Figure 2
Laboratory Test Results - Figures 3 to 5
Key to Test Boring Logs
Test Boring Logs



SAMPSON ENGINEERING INC.
6 Hangar Way
Watsonville, CA 95076

Vicinity Map
Quigley Residence
Carmel, Califorina

Figure No. 1
Project No. 01095
Date: 8/6/01



NOT TO SCALE

BASE MAP:

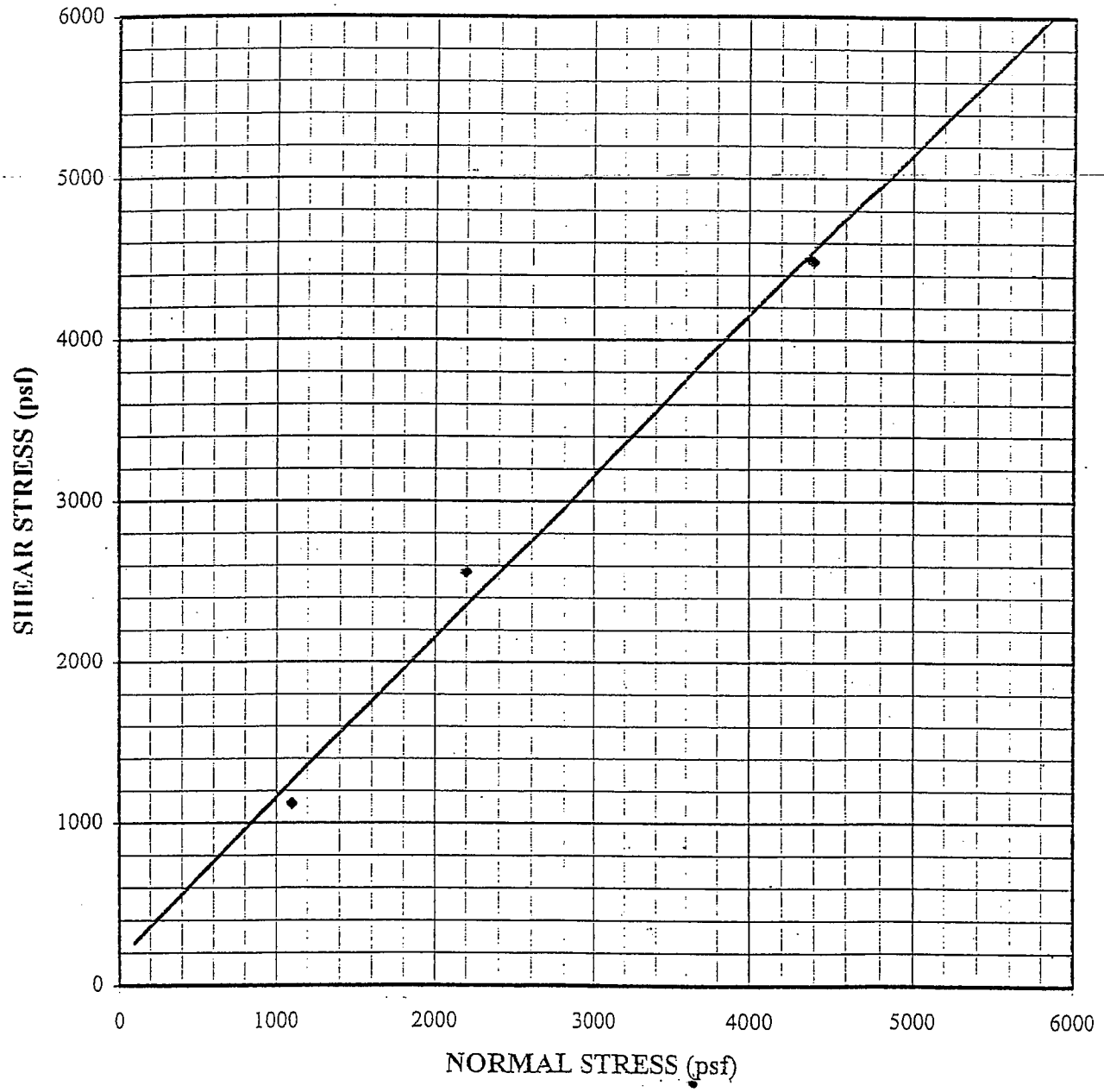
SAMPSON ENGINEERING INC.
6 HANGAR WAY
WATSONVILLE, CA 95076 TEL (831) 761-6222

SITE PLAN
QUIGLEY RESIDENCE
26448 CARMELO STREET
CARMEL, CALIFORNIA

FIGURE NO.
2
BY: KWC 08/06/01
PROJECT NO. 01095

BORING		B-3	In-situ soil conditions
DEPTH		9.5 feet	Dry Density =
brown SILTY SAND			Moisture Content =
			Void Ratio =
	COHESION (c)	FRICTION ANGLE (ϕ)	Saturation =
PEAK	160 psf	44.9 deg	
RESIDUAL	--	--	

DIRECT SHEAR TEST RESULTS
(DS-CU)

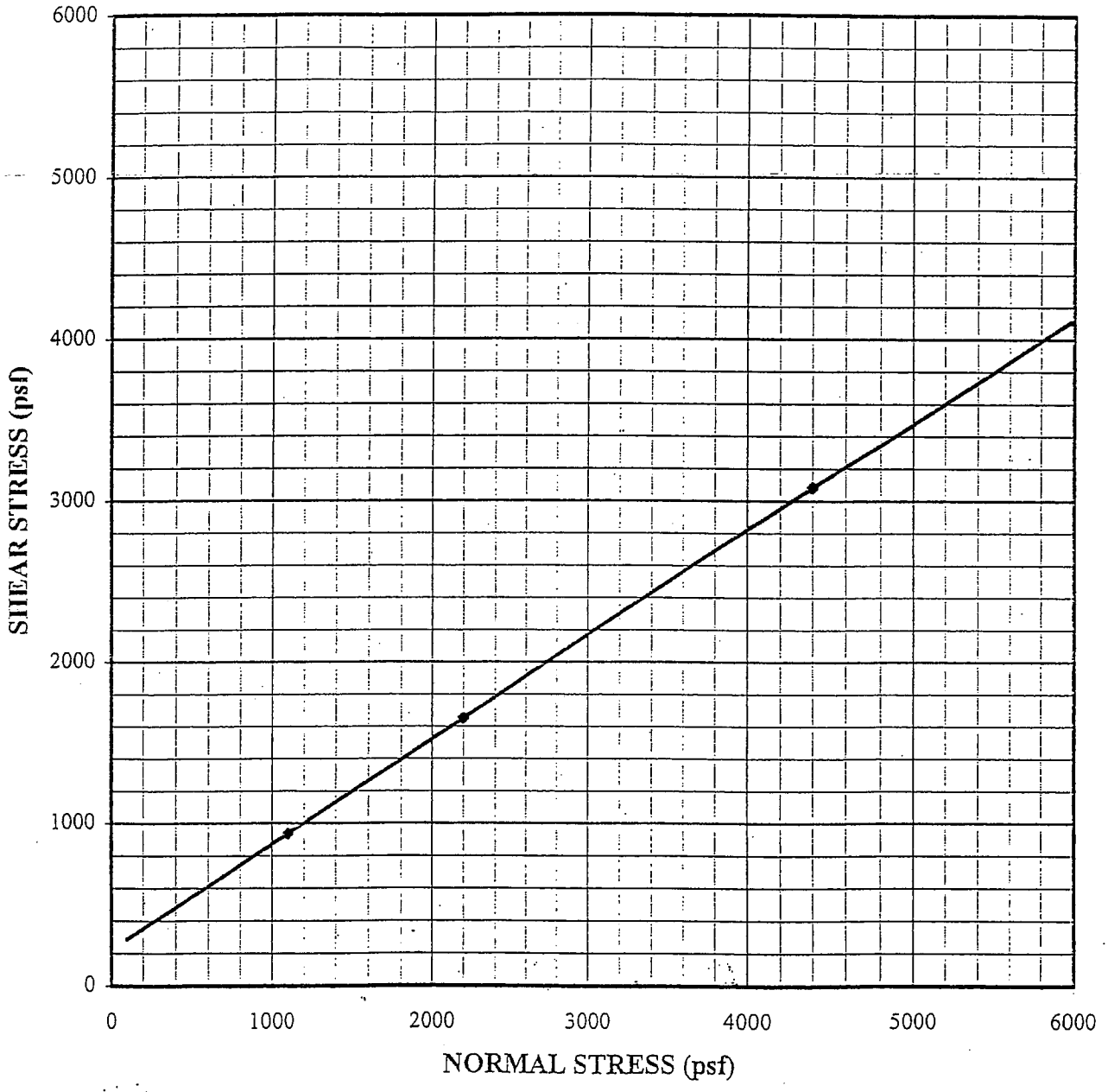


SAMPSON ENGINEERING INC. 6 Hangar Way Watsonville, CA 95076	**Direct Shear Test Results** Quigley Residence Carmel, California	Figure No. 3 Project No. 01095 Date 08/06/01

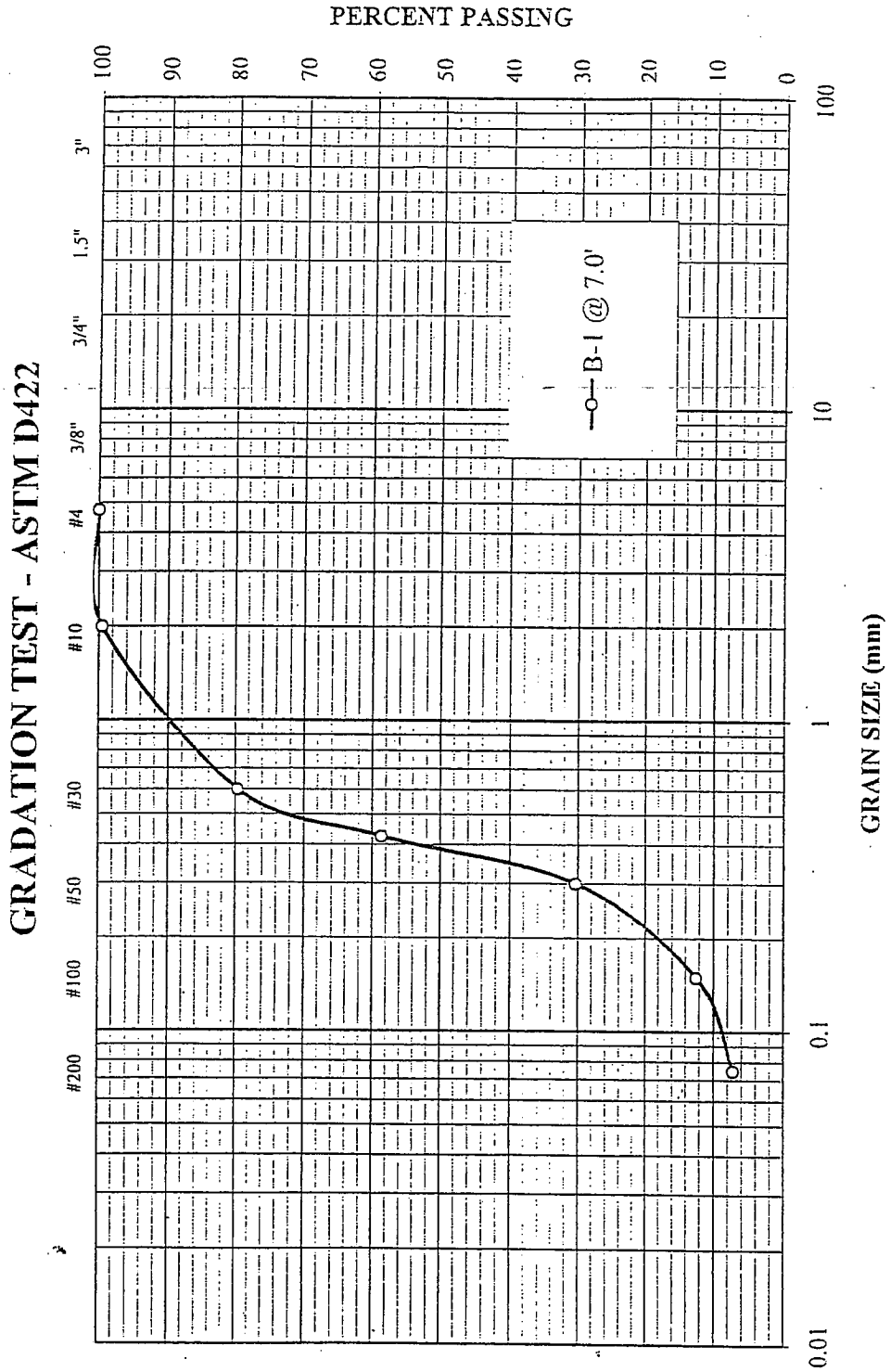
BORING		B-2	In-situ soil conditions	
DEPTH		6.5 feet	Dry Density =	
brown SILTY SAND			Moisture Content =	
			Void Ratio =	
	COHESION (c)	FRICTION ANGLE (φ)	Saturation =	
PEAK	220 psf	33.0 deg		
RESIDUAL	--	--		

DIRECT SHEAR TEST RESULTS

(DS-CU)

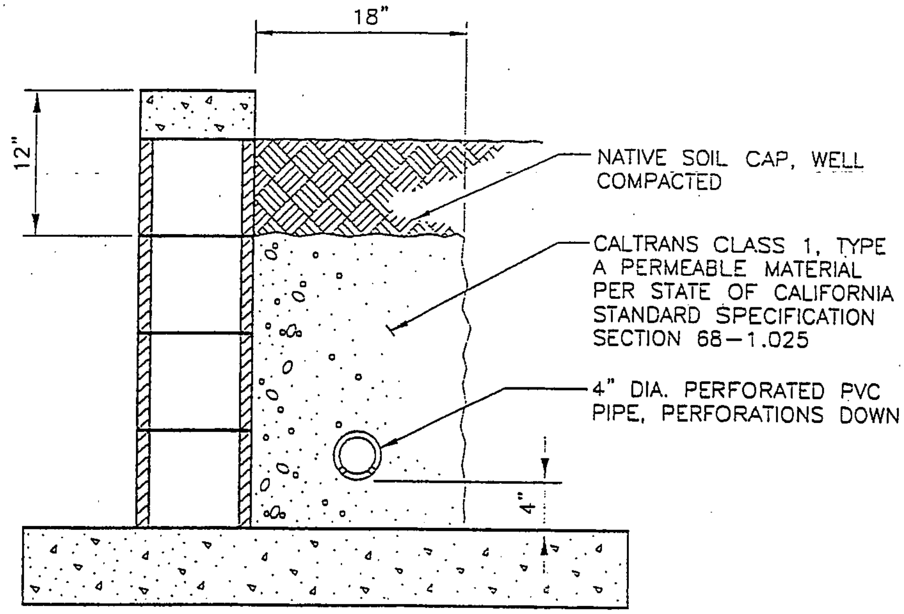


SAMPSON ENGINEERING INC. 6 Hangar Way Watsonville, CA 95076	**Direct Shear Test Results** Quigley Residence Carmel, California	Figure No. 4 Project No. 01095 Date 08/06/01



SAMPSON ENGINEERING INC. 6 Hangar Way, Suite C Watsonville, CA 95076	**Gradation Test ASTM D422** QUIGLEY RESIDENCE CARMEL, CALIFORNIA	Figure No. 5 Project No. 01095 Date 08/06/01

TYPICAL RETAINING WALL BACKDRAIN CROSS SECTION



NOTES:

1. SLOPE ALL PIPE AND TRENCH BOTTOM APPROXIMATELY 1% TOWARD DAYLIGHT POINT
2. CONTRACTOR TO GLUE ALL PIPE WATERTIGHT
3. 3/4" OPEN GRADED GRAVEL, ENVELOPED IN MIRIFI FILTERWEAVE 700 GEOFABRIC OR APPROVED EQUIVALENT MAY BE USED INSTEAD OF CLASS 1, TYPE A PERMEABLE MATERIAL

SAMPSON ENGINEERING INC.
6 HANGAR WAY
WATSONVILLE, CA. (831) 761-6222

BACKDRAIN DETAIL

Quigley Residence
26448 Carmelo Street
Carmel, California

DRAWING NO.
6
08/20/01
PROJECT 01095

KEY TO TEST BORING LOGS

PRIMARY DIVISION			GROUP SYMBOL	SECONDARY DIVISION
COARSE GRAINED SOILS More than half of the material is larger than the No. 200 sieve	GRAVELS More than half of the coarse fraction is larger than the No. 4 sieve	Clean Gravels (less than 5% fines)	GW	Well graded gravels, gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines.
		Gravel with Fines	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SANDS More than half of the coarse fraction is smaller than the No. 4 sieve	Clean Sands (less than 5% fines)	SW	Well graded sands, gravelly sands, little or no fines.
			SP	Poorly graded sands or gravelly sands, little or no fines.
		Sands with Fines	SM	Silty sands, sand-silt mixtures, non-plastic fines.
			SC	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS More than half of the material is smaller than the No. 200 sieve	SILTS AND CLAYS Liquid Limit is less than 35 (lean)		ML	Inorganic silts, clayey silts, rock flour, very silty fine sands.
			CL	Inorganic clays of low plasticity, gravelly clays of low plasticity.
			OL	Organic clays and silty clays of intermediate plasticity.
	SILTS AND CLAYS Liquid Limit is between 35 and 50		MI	Inorganic silts, clayey silts and silty fine sands of intermediate plasticity.
			CI	Inorganic clays, gravelly clays, sandy clays and silty clays of intermediate plasticity.
			OI	Organic clays and silty clays of intermediate plasticity.
	SILTS AND CLAYS Liquid Limit is greater than 50 (fat)		MH	Inorganic silts, clayey silts, elastic silts, micaceous or diatomaceous silty or fine sandy soils.
			CH	Inorganic clays of high plasticity.
			OH	Organic clays of high plasticity.
HIGHLY ORGANIC SOILS			Pt	Peat, meadow mat, and highly organic soils.

GRAIN SIZES

SILTS AND CLAYS	SAND			GRAVEL		COBBLES	BOULDERS
	Fine	Medium	Coarse	Fine	Coarse		
#200		#40	#10	#4	3/4"	3"	12"

(U.S. STANDARD SIEVE SIZES/SIEVE SQUARE OPENING SIZE)

RELATIVE DENSITY

SANDS, GRAVELS AND NON-PLASTIC SILTS	SPT BLOWS PER FOOT
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	over 50

CONSISTENCY

CLAYS AND PLASTIC SILTS	Qu STRENGTH (psf)	SPT BLOWS PER FOOT
VERY SOFT	0 - 250	0 - 2
SOFT	250 - 500	2 - 4
FIRM	500 - 1000	4 - 8
STIFF	1000 - 2000	8 - 16
VERY STIFF	2000 - 4000	16 - 32
HARD	over 4000	over 32

SYMBOLS	DEFINITIONS
M	Modified California split spoon sampler with 2.5" O.D.
S	Slough
Qu	Unconfined compressive sheer strength based on Pocket Penetrometer or ASTM D2166
PID	Photo Ionization Detector
FID	Flame Ionization Detector
ppmv	Parts per million by volume
▽	Initial Groundwater Level
▼	Final Groundwater Level

Unless otherwise noted, Blow Counts result from driving sampler with a 140 lb. hammer which falls 30 inches

TEST BORING LOG

No. B-1

PROJECT: QUIGLEY RESIDENCE	DATE: 07/16/01	LOGGED BY: KWC
DRILL COMPANY: CENOZOIC - MINUTE MAN	BORING DIA.: 2.5" S.S	BORING ELEV.: ---
GROUNDWATER DEPTH: NONE ENCOUNTERED	SAMPLER: L=3" O.D.; M=2" O.D.; *= SPT; B=BULK; S=SLOUGH	

DESCRIPTION	USCS SOIL TYPE	DEPTH (feet)	SAMPLE	BLOWS PER FOOT	R-VALUE	% PASSING #200 SIEVE	DRY DENSITY (pcf)	WATER CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	DIRECT SHEAR: FRIC. ANG. φ (deg.)	DIRECT SHEAR: COHESION, c (ksf)	UNCONFINED SHEAR STRENGTH (ksf)
CONCRETE 3.5"			S										
SILTY SAND; Dark brown, dry, loose; 20-30% non-plastic fines; well graded sands;	SM	1	L										
		2	L	7									
			S										
POORLY GRADED SAND; Grayish tan, dry, medium dense; trace fines; medium grain sands;	SP		L										
		3	L	20									
		4											
SILTY SAND; Black, moist, medium dense; 5-15% fines; trace shell and root fragments;	SM	5											
		6											
			S										
		7	L										
			L	30		7.2							
		8											
POORLY GRADED SAND; Blackish brown, moist, medium dense; 5-10% non-plastic fines; medium to coarse grained sands; Color change to orange brown at 9.5';		9											
			S										
		10	L	50/5"									
CLAYEY SILTSTONE; Mottled gray white and orange,		11											
Boring terminated at 10.0';		12											
		13											
		14											
		15											
		16											
		17											
		18											
		19											
		20											

TEST BORING LOG

No. B-2

PROJECT: QUIGLEY RESIDENCE | DATE: 07/16/01 | LOGGED BY: KWC

DRILL COMPANY: CENOZOIC - MINUTE MAN | BORING DIA.: 2.5" S.S | BORING ELEV.: ---

GROUNDWATER DEPTH: NONE ENCOUNTERED | SAMPLER: L=3" O.D.; M=2" O.D.; *= SPT; B=BULK; S=SLOUGH

DESCRIPTION	USCS SOIL TYPE	DEPTH (feet)	SAMPLE	BLOWS PER FOOT	R-VALUE	% PASSING #200 SIEVE	DRY DENSITY (pcf)	WATER CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	DIRECT SHEAR: FRIC. ANG. φ (deg.)	DIRECT SHEAR: COHESION, c (ksf)	UNCONFINED SHEAR STRENGTH (ksf)
SILTY SAND; Tanish Gray, dry, loose; 0-5% sub angular gravel to 1/2"; well graded medium sands; roots; 5-15% fines;	SM	1	S										
		2	L	12									
			S										
			*										
SILTY SAND; Black, dry, medium dense; 5-15% fines; shell fragments common;	SM	3	*	12									
		4											
		5											
		6											
			S										
Material Consistant;		7	L	25							32.9	0.22	
		8											
		9											
		10											
WELL GRADED SAND; Tan, moist, medium dense; trace fines;	SW	11											
		12											
			S										
		13	*										
Material Consistant;			*	27									
		14											
		15											
GRAVELLY SAND; Tan brown, dry, very dense; fried cobbles (igneous & metamorphic) to 2" rounded & angular; angular medium and coarse grained sands; 5-15% fines;	GC	16											
		17											
Boring terminated at 16.0';		18											
		19											
		20											

PROJECT NO.: 01095 | SAMPSON ENGINEERING INC. | PAGE 1 OF 1

TEST BORING LOG

No. B-3

PROJECT: QUIGLEY RESIDENCE | DATE: 07/16/01 | LOGGED BY: KWC

DRILL COMPANY: CENOZOIC - MINUTE MAN | BORING DIA.: 2.5" S.S | BORING ELEV.: ---

GROUNDWATER DEPTH: NONE ENCOUNTERED | SAMPLER: L=3" O.D.; M=2" O.D.; *= SPT; B=BULK; S=SLOUGH

DESCRIPTION	USCS SOIL TYPE	DEPTH (feet)	SAMPLE	BLOWS PER FOOT	R-VALUE	% PASSING #200 SIEVE	DRY DENSITY (pcf)	WATER CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	DIRECT SHEAR: FRIC. ANG. φ (deg.)	DIRECT SHEAR: COHESION, c (ksf)	UNCONFINED SHEAR STRENGTH (ksf)
SILTY SAND; Tan brown, dry, medium dense; 5-15% fines;	SM	21											
CLAYEY SILTSTONE; Mottled gray orange brown, dry, hard; no recovery; sampler bouncing;		22	*	25/0"									
Boring terminated at 21.5';		23											
		24											
		25											
		26											
		27											
		28											
		29											
		30											
		31											
		32											
		33											
		34											
		35											
		36											
		37											
		38											
		39											
		40											

TEST BORING LOG

No. B-3

PROJECT: QUIGLEY RESIDENCE | DATE: 07/16/01 | LOGGED BY: KWC

DRILL COMPANY: CENOZOIC - MINUTE MAN | BORING DIA.: 2.5" S.S | BORING ELEV.: ---

GROUNDWATER DEPTH: NONE ENCOUNTERED | SAMPLER: L=3" O.D.; M=2" O.D.; *= SPT; B=BULK; S=SLOUGH

DESCRIPTION	USCS SOIL TYPE	DEPTH (feet)	SAMPLE	BLOWS PER FOOT	R-VALUE	% PASSING #200 SIEVE	DRY DENSITY (pcf)	WATER CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	DIRECT SHEAR: FRIC. ANG. φ (deg.)	DIRECT SHEAR: COHESION, c (ksf)	UNCONFINED SHEAR STRENGTH (ksf)
SILTY SAND; Dark brown, dry, loose; 10-20% fines;	SM	1											
		2											
		3	S										
		4	L										
SILTY SAND; Black, dry, loose; 5-15% fines; fine to medium grained poorly graded sands;	SM	5	L	15									
		6											
		7											
		8											
		9											
		10	S L								45.1	0.17	
Material consistent; color change to brown; fine grained sands;		11	L	22									
		12											
		13											
		14											
		15											
		16											
		17											
Color change to tan brown;		18											
		19											
		20											

DRAFT

Attachment
Jon Hagstrom
SEI Proposal No. H5301

CHEMICAL GROUT SPECIFICATIONS FOR SOIL SOLIDIFICATION

1. Scope of Work

The work covered by this section consists of furnishing all materials and equipment and performing all labor for the mixing, pumping and injection of ultrafine cement chemical grout to stabilize the minimum area and section as shown above on the drawings.

2. General

"Chemical Grout", as referred herein, is a permeation grout for the solidification of the injected soils by binding together the soil grains for the purpose of providing cohesion of the grout sand mass. No volume change shall occur in the grouted soil during or after grouting.

The chemicals used shall be so proportioned and mixed as to produce a grout that may be pumped without difficulty, will permeate and fill the voids in the soil mass and will form a gel of the required strength.

The Contractor shall submit, for approval by the Engineer, detailed sketches of his intended injection techniques and patterns and shall submit, for approval by the Engineer, necessary data to prove that the chemicals contemplated will meet in all respects the requirements as to properties and qualities required by these specifications.

3. Materials

Chemicals used shall be of the quality and concentration recommended by the supplier of the chemical grout.

Water used shall be compatible with the chemical system to be used.

Considering the chemistry of the gel and the conditions known at the site, the chemical system used shall produce the required gel. The chemical system used shall have a proven record of satisfactory performance.

Chemicals mixed into primary solutions before final batching may be held only in accordance with the manufacturer's recommendations and must not be infected if exposed to limiting factors imposed by the manufacturer. Any solutions deemed not to be used for injection shall be immediately disposed by the Contractor to the satisfaction of the Engineer.

DRAFT

Unconfined compressive strength of grouted soil specimens, cured under moisture conditions approaching those of the material in situ, shall be 10 kfs, per appropriate latest version of ASTM standard. The required grouted soil strength shall be required for soils with 14% or less by weight of materials passing a no. 200 sieve and 100% passing a No. 4 sieve.

4. Equipment

The grout plant shall be capable of supplying, mixing, stirring and pumping the grout to the satisfaction of the Engineer. Only approved mixing and pumping equipment shall be used in the preparation and handling of the chemical grout and such equipment shall be maintained in first call operating condition at all times.

Mixing equipment shall be capable of thoroughly mixing the primary chemical constituents to the proper solution strength and shall be capable of thoroughly mixing these constituents in the final batching. In the event that temperatures fall to a critical temperature for the required solution strengths provision shall be made to heat the solution, in accordance with the chemical manufacturer's recommendations, or grouting shall be suspended until proper temperatures and remixing occur as determined by the Engineer. Under no conditions will compressed air "bubble mixing" be allowed.

Pumping equipment shall be reciprocating pumps, preferable of the air operated type, capable of developing at least 200 p.s.i. Pumping rates and pressure shall be readily controlled. Under no conditions will "static head" type of pumps be allowed.

Metals used for the construction of the mixer and pumps shall be compatible with the chemical system used in accordance with the chemical manufacturers' recommendations.

All equipment shall be cleaned of oil or other rust inhibitors prior to its contract with the grout constituents.

If a microfine/ultrafine cement is one of the components, a centrifugal pump must be used to mix this cement throughly for not less then five minutes for each batch.

5. Mixing and Pumping

All materials shall be accurately measured by weight or volume for mixing. If a variable proportioning pump system is used, positive control shall be incorporated to ensure accurate proportioning.

DRAFT

Care shall be taken not to contaminate mixing vessels with reactive chemicals by spillage, splash, etc.

A fast check reaction shall be made with each new primary chemical batch. A test sample shall be made of every injection batch. If variable proportioning system is used, a test sample shall be collected and analyzed frequently as required by the Engineer. The Contractor shall keep records to establish the point of injection for each sample.

If any sample fails to show the proper gelation, the potential area of failure shall be re-injected as directed by the Engineer.

Care shall be taken in the placing of infection points to secure accurate infection and the proper overlapping of injection cylinders.

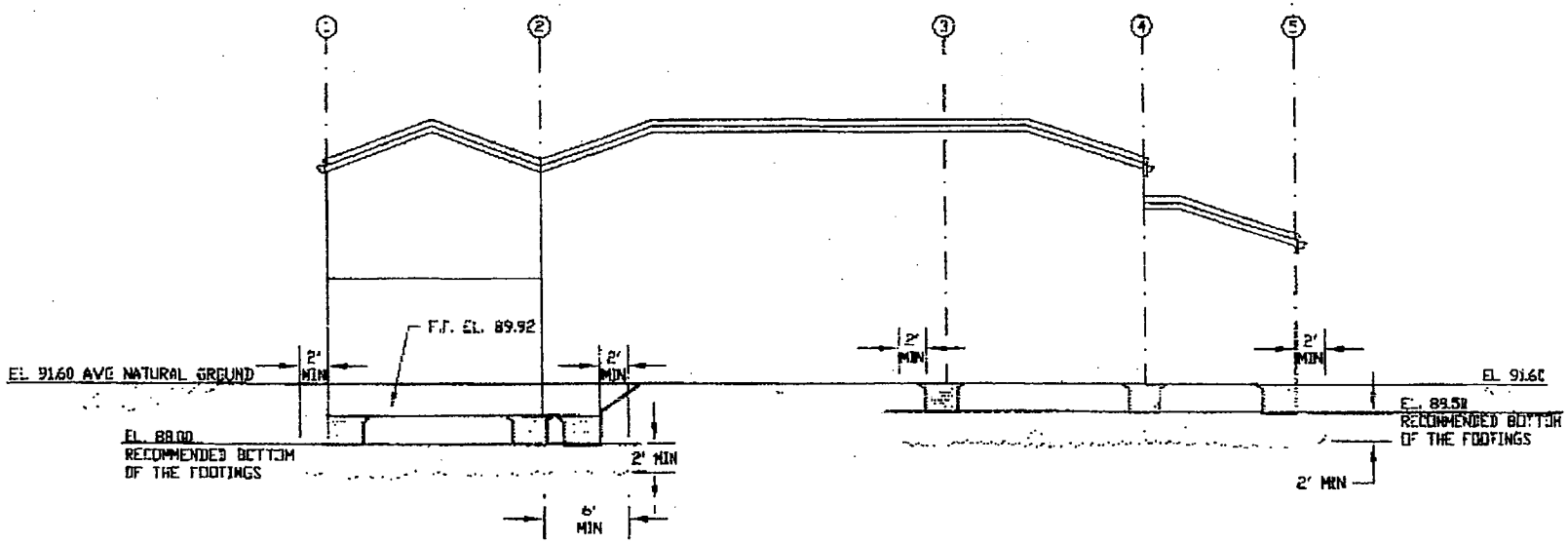
Injection rates and pressures shall be closely controlled to prevent blowout, localized "quick" conditions, movement of immediately adjacent structures, and to ensure the proper filling of voids to attain the desired stabilized section.

Quantities of chemical grout injected at each point shall be governed by calculated volume, back pressure or a combination of these two factors. If it appears, at any point, that a large void exists, proper steps shall be taken to assure permeation of the desired soil section as directed by the Engineer.

If any injection batches begin to show sign of gelation or increased viscosity before injection, they shall immediately be disposed of as noted in Section 3 above and equipment cleaned out before proceeding further.

6. Eligible Contractors

The Contractor, to be eligible as a bidder, must show evidence of at least three years of experience in the field of chemical grout soil stabilization. Bidders are advised that very close control and inspection will be strictly enforced on all phases of this work. Improper work will be immediately rejected. The Contractor is cautioned against attempting to substitute for specific equipment items that have not been previously approved and items which may not meet all requirements of design and quality.



A / F-1 SECTION - PROPOSED GROUND ZONE
1/8" = 1'

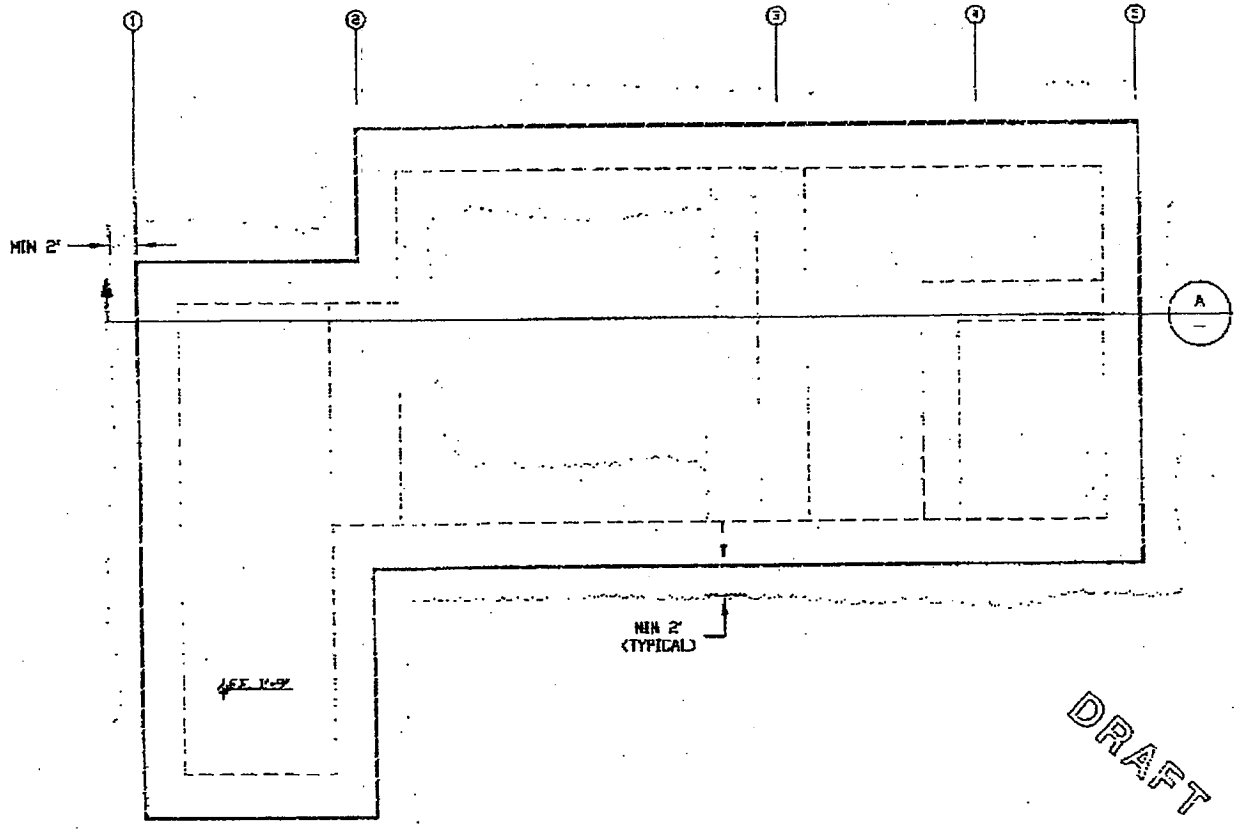
DRAFT

SAMPSON ENGINEERING
6 HANGAR WAY
WATSONVILLE, CA. (831) 761-6222

PROPOSED GROUND ZONE UNDER PROPOSED FOOTINGS
HAGSTROM RESIDENCE
CARMEL, CALIFORNIA

DRAWN BY: EPE
CHECKED BY:
SCALE: AS SHOWN

DRAWING N
Section
Rev. 0 8/2
PROJECT NO. H



B — FOUNDATION PLAN
1/8" = 1'

SAMPSON ENGINEERING 6 HANGAR WAY WATSONVILLE, CA. (831) 761-6272	PROPOSED GROUT ZONE FOR PROPOSED FOOTINGS HAGSTORM RESIDENCE CARMEL, CALIFORNIA	DRAWN BY: EPB CHECKED BY: SCALE: 1/8" = 1'	DRAWING NO F-1 Rev. 0 8/02/ PROJECT NO. 15

Sampson Engineering
A Division of
ATI
ARCHITECTS and ENGINEERS

6 Hangar Way
Watsonville, CA 95076
T: 831.761.6222
F: 831.761.1121

3800 Blackhawk Road
Danville, CA 94506
T. 925.648.8800
F. 925.648.8811

5901 Christie Avenue, #301
Emeryville, CA 94608
T. 510.420.1690
F: 510.420.1691

4200 East Avenue
Livermore, CA 94550
T 925.447.4017
F: 925.447.9340

2510 Douglas Boulevard
Roseville, CA 95661
T: 916.772.1800
F: 916.772.1820

FILE COPY

FAX COVER SHEET

To:	Paul Trickner	Date:	August 6, 2002
Company:	Bolton Design Group, Inc		
Fax No./Tel. No	(831) 622-5225	(831) 818-4862	
Subject/Project:	Hagstrom Res.		
Project No.	H5301		
	No. of Fax Pages, Including Cover	2	
From:	Ali M. Oskoorouchi, Ph.D., P.E. Director and Principal Engineer Geotechnical Engineering Department		
Phone Number:	Phone (831) 761-6222 Fax (831) 761-1121		

Action Requested

X	Please Review and Comment		For Your Review
	Please Sign and Fax Return		For Your Information
	Please Sign and Return via Mail		For Your Use
	Original To Follow via Mail	X	Final will be issued later

Message

Paul,

Following our phone conversation today, and in response to your fax dated 8.6.02, following please find the latest revision of the section in the grouted option.

Sincerely,

Ali

Copies: Project File

"Providing Value through Quality, Service and Innovation"