

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: March 29, 2012 Time: 1:30	Agenda Item No.: 2
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441.6 square foot first story addition, a 254.2 square foot garage addition, and a 422.6 second story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three-car garage; the reconfiguration of an existing driveway and courtyard area reducing the non-conforming impervious coverage from 6,448.6 square feet to 1,389.1 square feet (create a new 5,059.5 square foot pervious driveway and a new 1,812.4 square foot pervious courtyard); a new 9 foot tall, 79.5 feet long courtyard wall; 77 linear feet of new garden walls 4 feet tall; 28 square feet of new courtyard steps with a new fountain and fire pit; 2) a Coastal Development Permit to convert an existing 567 square foot guesthouse into an attached accessory dwelling unit; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence (new white plaster siding dark brown, stained wood trim doors and windows, steel guard rails and Carmel stone veneer); grading is estimated to be less than 100 cubic yards of cut and fill.	
Project Location: 1631 Sonado Road, Pebble Beach	APN: 008-201-013-000
Planning File Number: PLN110247	Owner: Martinez Family Trust Agent: Claudio Ortiz
Planning Area: Del Monte Forest Land Use Plan	Flagged and staked: Yes
Zoning Designation: LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit, with Design Approval (Coastal Zone)]	
CEQA Action: Mitigated Negative Declaration	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Adopt a Mitigated Negative Declaration for the Martinez Family Trust; and
- 2) Approve a Combined Development Permit (PLN110247), 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 Martinez property is a 1.156-acre parcel or approximately 50,355.36 square feet. The lot is located on Sonado Road west of the intersection of Sonado and Midwood Lane, within an area of Pebble Beach zoned Low Density Residential requiring 1.5 acres per unit. The surrounding land use is residential with established single-family residences on neighboring lots.

The Martinez property is located within an eighth of a mile from the Pescadero Watershed, which maintains large open space area of Monterey pine forest. The property owner has proposed a remodel of the existing residence. The proposed project will result in exterior footprint changes of the existing residence and portions of the driveway serving the property, including a new courtyard area and garden walls.

The California Natural Diversity Database (CNDDDB) as identified through the Monterey County Geographical Information System (GIS) indicated the potential for Monterey pine forest and Yadon's piperia habitat. Therefore, due to the potential for biological impacts, a report was required and prepared by Ed Mercurio, dated July 21, 2011. The report identified and confirmed the locations of two sensitive resources that could be affected by the proposed development: Yadon's rein orchids (*Piperia yadonii*) and Hooker's Manzanita a component of maritime chaparral. Because the proposed development will occur within 100 feet of environmentally sensitive habitat, the

County, under the LCP, requires that a Coastal Development Permit be secured for such development. For that reason, mitigations suggested in the Initial study prepared for the Martinez project recommend design changes to the project thereby reducing the potential for impact to a less than significant level. The proposed project complies with County policies and regulations therefore staff recommends the Zoning Administrator adopt the Mitigated Negative Declaration approve the project as designed and conditioned, and adopt a Mitigation monitoring Reporting Plan.

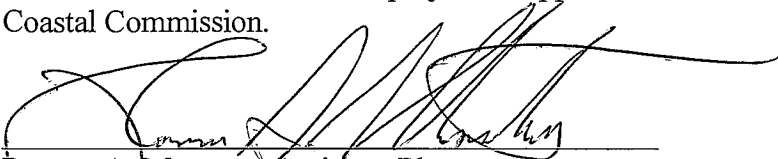
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ California Coastal Commission

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by Water Resources Agency, Pebble Beach Community Service District, and Public Works 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 reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) on October 6, 2011. The LUAC recommended approval of the project by a vote of 6-0 (**Exhibit E**).

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



Ramon A. Montano, Assistant Planner
(831) 755-5169, montanor@co.monterey.ca.us
March 21, 2012

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Service District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Delinda Robinson, Senior Planner, Ramon A. Montano, Assistant Planner, Project Planner; Mariano Martinez, Owner; Claudio Ortiz, Agent; Planning File PLN110247; LandWatch; Open Monterey Project.

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
1. Conditions of Approval
2. Site Plan, Floor Plan, and Elevations
Exhibit D Initial Study/Mitigated Negative Declaration
Exhibit E Advisory Committee Minutes
Exhibit F Vicinity Map

This report was reviewed by Laura Lawrence, Planning Services Manager

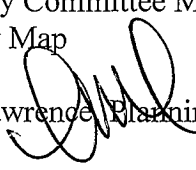


EXHIBIT A

Project Information for PLN110247

Project Information:

Project Name:	MARTINEZ MARIANO JR TR		
Location:	1631 SONADO RD PEBBLE BEACH		
Permit Type:	Combined Development Permit		
Environmental Status:	Mitigated Negative Declaration	Final Action Deadline (884):	4/2/2012
Existing Structures (sf):	5198.3	Coverage Allowed:	17.5%
Proposed Structures (sf):	1118.4	Coverage Proposed:	9.5%
Total Sq. Ft.:	6316.7	Height Allowed:	30'
Tree Removal:	NONE	Height Proposed:	23'
Water Source:	PUBLIC	FAR Allowed:	17.5%
Water Purveyor:	CAL-AM	FAR Proposed:	12.54%
Sewage Disposal (method):	SEWER	Lot Size:	50355.36
Sewer District:	PBCSD	Grading (cubic yds.):	100

Parcel Information:

Primary APN:	008-201-013-000	Seismic Hazard Zone:	III,UNDETERMINED
Applicable Plan:	Del Monte Forest LUP	Erosion Hazard Zone:	Moderate
Advisory Committee:	Del Monte Forest Advisory Committee	Fire Hazard Zone:	Very High
Zoning:	LDR/1.5-D(CZ)	Flood Hazard Zone:	N
Land Use Designation:	Low Density Residential	Archaeological Sensitivity:	moderate
Coastal Zone:	Del Monte Forest	Viewshed:	N
Fire District:	Pebble Beach CSD	Special Setbacks on Parcel:	N

Reports on Project Parcel:

Soils Report #:	N/A
Biological Report #:	LIB110342
Geologic Report #:	N/A
Forest Management Rpt. #:	N/A
Archaeological Report #:	LIB12007
Traffic Report #:	N/A

EXHIBIT B

Martinez Family Trust

Project background and description of work

The project is a Combined Development Permit to allow the addition of 695.8 square feet to a first-story and a 422.6 second-story addition to an existing 4,453 square foot two-story single family dwelling. The project as proposed will reconfigure the existing impervious driveway area, patios, walkways, and decks. The existing patio area shall be converted into larger courtyard area including a new 9 foot tall, 79.5 feet long court yard wall; and a 77 linear feet of new garden walls 4 feet tall, new court yard steps, new fountain and fire pit which will reduce the overall nonconforming impervious coverage from 6,448.6 down to 1,389.1 square feet. However during initial review of the application, the County Geographical Information System indicated that the property was located within biologically sensitive habitat; therefore, a biological report was required. The report identified biologically sensitive habitat within the area of the proposed development. As a result, a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat is required. It was later determined that the sensitive vegetation, Yadon's rein orchid (*Piperia yadonii*), is federally listed as an endangered species and cannot be removed without a permit from the United States Fish and Wildlife Service. To avoid a take permit, the applicant has agreed to redesign the driveway and allow mitigations to avoid and protect sensitive habitat on the site as discussed in the Initial Study prepared for the project. The project will include a design approval for the following materials and color changes to the exterior of the existing residence, new white plaster siding, dark brown stained wood trim doors and windows, steel guard rails and Carmel stone veneer. A minimal amount of grading will be required less than 100 cubic yards of cut and fill.

Second Unit

The application included the conversion of an existing 567 square foot lower level guesthouse into a "attached accessory dwelling unit." The applicant initially requested a caretaker unit however, currently, pursuant to Monterey County Code, Section 20.14.050 (CIP), a guesthouse may be converted to a caretaker unit, subject to a Coastal Development Permit. However, AB1866, the Second Unit Law shall supersede the requirement for a discretionary permit to allow a second unit as long as the unit meets all the provisions of AB1866. Those provisions are similar to the provisions required of a caretaker unit. For those reasons the applicant now request that the unit be permit as an attached accessory dwelling unit as provided under AB1866. The proposed second unit is clearly subordinate and incidental to the main residence and is located in close proximity to the main residence. Staff has confirmed that the attached accessory dwelling unit conforms to all of the zoning and development standards (lot coverage, height, setbacks, design, etc.) of the LDR zoning district. On June 28, 2011, the Board of Supervisors adopted a Resolution of Intent to address the Second Unit Law by amending the Coastal Local Program, subject to the approval of the Coastal Commission. The amendment has not yet been codified. Therefore, subject to Monterey County Code, a Coastal Development Permit is required.

Consistency with Del Monte Forest LUP

The existing residential and the proposed development are consistent with the requirements set forth under:

- Title 20 of the Coastal Implementation Plan Part 1 Sections 20.14.060 Site Development Standards for Low Density Residential;
- Section 20.14.040 Principle use allowed, first single family dwelling per legal lot of record;

- Section 20.44.020 C. A Design Approval was processed through the Land Use Advisory Committee to find the project consistent with the visual integrity and neighborhood character.

Architectural Consistency

The Del Monte Forest Land Use Advisory Committee found the proposed additions to be architecturally consistent and compatible with the main structure and the surrounding neighborhood.

Scenic and Visual Resources

The property is not located in the area identified on the Del Monte Forest Land Use Plan (LUP) Visual Resources Map (Figure 2C of the LUP) and is not visible from Point Lobos or viewing areas from 17 Mile Drive and vista points. The policies of the Del Monte Forest LUP direct that placement and design of new development not injure the visual integrity of the area with regard to the public viewshed. Staff conducted a site visit in October of 2011, to assess the potential viewshed impacts of the project from the Point Lobos State Reserve and 17 Mile Drive and vista points and found the project was not visible from those vantage points.

Water and Marine Resources Development standards The project site is located within the Seal Rock Watershed. The project, as proposed complies with the Water and Marine Resources Development standards. The project as described will not add additional storm-water runoff by increasing existing impervious converge and therefore will not contribute as a point and non-point source of pollution to the Carmel Bay “Areas of Special Biological Significance.” The property currently contains a total of 4,343.5 square feet of existing structural coverage and proposes to increase the building site coverage by 695.8 square feet for a total structural coverage of 4,814.3. Existing impervious coverage consists of 6,448.6 square feet of driveway, patios, and walkways. The proposed project will replace the existing impervious surfaces walkways and driveway with pervious material. This will reduce the impervious area by 5,059.5 square feet to an area of 1,389.1 square feet of impervious coverage. The proposed project is consistent with the Pescadero Watershed building site coverage (Max 5,000 square feet) and impervious coverage (Max 4,000 square feet) limitations.

Site Development Standards

The project is consistent with the following Site Development Standards as required by of the Monterey County Zoning Ordinance (Title 20) Section 20.14.060 for those areas designated Low Density Residential development standards:

- Height Allowed height measured from the average natural grade for a main structure is 30 feet. The proposed structures identified in the project plans will not exceed the existing height of 23 feet.
- Setbacks The existing residence maintains two front setbacks but meets the criteria under the Low Density Residential, site development standards per Section 20.14.060. The required front setback is 30 feet. Currently the existing residence is at 72 feet, from the front property line. The required side setback is 20 feet; the proposed additions on the east side of the residence are at 30 feet, from the property line. All portions of the proposed development are in excess of 20 feet from the rear property line. On the west side, the property maintains a front setback where a side setback would normally apply this is due to the configuration of the property, which is mostly fronted by road. The north west corner, at the rear of the residence, currently extends into the front setback 1.5 feet. The applicant proposes a second story balcony, which would not meet the normal 30-foot setbacks as required. Staff considered exceptions under the code but found that none applied to these circumstances. For that, reason a condition has been

applied to the project requiring the removal of the second story balcony from the plans prior to submitting for a building permit.

- Building Site Coverage The allowed coverage is 17.5%, current site coverage is at 8.8%. The project with improvements shall cover 9.5% therefore the structure complies with the standard for site coverage.

CEQA

Monterey County prepared an Initial Study pursuant to CEQA Guidelines Section 15070. The Initial Study is attached to this report as **(Exhibit F)** and on file in the office of the RMA – Planning Department and is hereby incorporated by reference under File No. PLN110247. All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. The Initial Study identified potentially significant effects relative to Biological Resources. Substantial evidence supports the conclusion that impacts will be less than significant with the following mitigation incorporated for each of the following issues:

- Biology: Mitigation Measures 1 through 4 require:
 - 1) Replacement in the event the Hooker's Manzanita cannot be avoided at a ratio of 3:1 to enhance habitat through replacement in an area under conservation easement for the long term preservation of the Yadon's piperia and Hooker's Manzanita.
 - 2) Incorporation of avoidance and protection measures for Yadon's piperia and Hooker's Manzanita as mitigation to reduce project impact to a less than significant level.
 - 3) To reduce long-term impacts of residentially-related uses within the sensitive habitat, landscaping at the site shall be minimized as much as possible. New landscaping, adjacent to the home and driveway shall be compatible with the identified sensitive species and shall only include native plants in the landscape and restoration plan. Additionally, the landscaping plans shall include removal of invasive species at the site where possible without affecting the sensitive plants.
 - 4) Preservation of habitat area through a Conservation Scenic Easement requirement.

A Scenic Conservation Easement has been incorporated as Mitigation No. 4 to protect the biologically sensitive habitat identified on the Martinez property. The easement ensures that the existing habitat shall remain in perpetuity intact without the potential of further disturbance by future development thereby reducing the potential for significant impact to a less than significant level. Such easements are conveyed to the Del Monte Forest Foundation over those portions of the property where environmentally sensitive habitats, remnant native sand dune habitats, habitats of rare, endangered, and sensitive native plants and animals, and visually prominent areas exist.

Conclusion

The proposed improvements and mitigations were found to be consistent with the County of Monterey's Local Coastal Land Use Plan for the Del Monte Forest Area including the Coastal Implementation Plan requirements. The Land Use Advisory Committee have reviewed the project and found it to be consistent with the existing visual character of the surrounding neighborhood aesthetic of the surrounding forest. Furthermore, the project has been analyzed for potentially significant impacts as a direct result of the development. It has been determined that the project as conditioned will not create any significant impact to the environment of the immediate or surrounding areas of the Del Monte Forest. For these reasons staff is recommending the adoption of the Mitigated Negative Declaration and scenic conservation easement to insure the protection of the identified biological sensitive habitat, and approval of the project with conditions as demonstrated through the Findings and Evidence contained in this report and environmental document.

**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:

Martinez Family Trust (PLN110247)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Adopt a Mitigated Negative Declaration; and
- 2) Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441.6 square foot first story addition, a 254.2 square foot garage addition, and a 422.6 second story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three-car garage; the reconfiguration of an existing driveway and courtyard area reducing the non-conforming impervious coverage from 6,448.6 square feet to 1,389.1 square feet (create a new 5,059.5 square foot pervious driveway and a new 1,812.4 square foot pervious courtyard); a new 9 foot tall, 79.5 feet long courtyard wall; 77 linear feet of new garden walls 4 feet tall; 28 square feet of new courtyard steps with a new fountain and fire pit; 2) a Coastal Development Permit to convert an existing 567 square foot guesthouse into a attached accessory dwelling unit; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence (new white plaster siding dark brown, stained wood trim doors and windows, steel guard rails and Carmel stone veneer); grading is estimated to be less than 100 cubic yards of cut and fill; and
- 3) Adopt a Mitigated Negative Declaration.

[(PLN110247, Martinez Family Trust, 1631 Sonado Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-201-013-000), Coastal Zone)]

The Martinez Family Trust application (PLN110247) came on for public hearing before the Monterey County Zoning Administrator on March 29, 2012. 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;
- the Del Monte Forest Land Use Plan;
- the Monterey County Del Monte Forest Coastal Implementation Plan, Part 5 ; 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.

- b) The property is located at 1631 Sonado Road, Pebble Beach (Assessor's Parcel Number 008-201-013-000), west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit, with Design Approval (Coastal Zone)], which allows single family dwellings. Therefore, the project is an allowed land use for this site subject to a Coastal Administrative Permit for additional development in each case.
- c) The subject property is located within a Design Control district, which provides regulation of the location, size, configuration, materials, and colors of structures and fences. In addition, Section 20.147.070.C.2 of the Del Monte Forest Coastal Implementation Plan requires structures to be subordinate to and blend into the environment. Proposed color and material changes to the exterior of the existing residence (new white plaster siding dark brown, stained wood trim doors and windows, steel guard rails and Carmel stone veneer). The colors and materials are subordinate and blend with the surrounding environment which is consistent with the requirements of the Del Monte Forest Coastal Implementation Plan and as approved by the Del Monte Forest Land Use Advisory Committee.
- d) Second Unit – The application included the conversion of an existing 567 square foot lower level guesthouse into a “attached accessory dwelling unit.” The applicant initially requested a caretaker unit however, currently, pursuant to Monterey County Code, Section 20.14.050 (CIP). A guesthouse may be converted to a caretaker unit, subject to a Coastal Development Permit. However, AB1866, the Second Unit Law shall supersede the requirement for a discretionary permit to allow a second unit as long as the unit meets all the provisions of AB1866. Those provisions are similar to the provisions required of a caretaker unit. For those reasons the applicant now request that the unit be permit as an attached accessory dwelling unit as provided under AB1866. The proposed second unit is clearly subordinate and incidental to the main residence and is located in close proximity to the main residence. Staff has confirmed that the attached accessory dwelling unit conforms to all of the zoning and development standards (lot coverage, height, setbacks, design, etc.) of the LDR zoning district. On June 28,

2011, the Board of Supervisors adopted a Resolution of Intent to address the Second Unit Law by amending the Coastal Local Program, subject to the approval of the Coastal Commission. The amendment has not yet been codified. Therefore, subject to Monterey County Code, a Coastal Development Permit is required.

- e) The project is consistent with the site development standards for Low Density Residential site development standards per Section 20.14.060:
- Height Allowed height measured from the average natural grade for a main structure is 30 feet. The proposed structures identified in the project plans will not exceed the existing height of 23 feet.
 - Setbacks The existing residence maintains two front setbacks but meets the criteria under the Low Density Residential, site development standards per Section 20.14.060. The required front setback is 30 feet. Currently the existing residence is at 72 feet, from the front property line. The required side setback is 20 feet; the proposed additions on the east side of the residence are at 30 feet, from the property line. All portions of the proposed development are in excess of 20 feet from the rear property line. On the west side, the property maintains a front setback where a side setback would normally apply this is due to the configuration of the property, which is mostly fronted by road. The north west corner, at the rear of the residence, currently extends into the front setback 1.5 feet. The applicant proposes a second story balcony, which would not meet the normal 30-foot setbacks as required. Staff considered exceptions under the code but found that none applied to these circumstances. For that, reason a condition has been applied to the project requiring the removal of the second story balcony from the plans prior to submitting for a building permit.
 - Building Site Coverage The allowed coverage is 17.5%, current site coverage is at 8.8%. The project with improvements shall cover 9.5% therefore the structure complies with the standard for site coverage.
 - Pescadero Watershed The property currently contains a total of 4,343.5 square feet of existing structural coverage and proposes to increase the building site coverage by 695.8 square feet for a total structural coverage of 4,814.3. Existing impervious coverage consists of 6,448.6 square feet of driveway, patios, and walkways. The proposed project will replace the existing impervious surfaces walkways and driveway with pervious material. This will reduce the impervious area by 5,059.5 square feet to an area of 1,389.1 square feet of impervious coverage. The proposed project is consistent with the Pescadero Watershed building site coverage (Max 5,000 square feet) and impervious coverage (Max 4,000 square feet) limitations.
- f) The subject property is located within the Pescadero Watershed, which drains into the Carmel Bay Area of Special Biological Significance. To insure that the water quality draining into this area is maintained, Section 20.147.030.A.1.b of the Del Monte Forest Coastal

Implementation Plan requires that the maximum structural coverage be limited to 5,000 square feet and the maximum impervious surface coverage limited to 4,000 square feet. The existing structures and impervious surface on the subject property post project will not exceed the maximum allowed. (See Finding No. 7)

- g) Because the proposed project includes a Design Approval subject to the review of the Zoning Administrator, it is subject to the requirements contained in the Board of Supervisor's Resolution No. 08-338. Therefore, the project was referred to the October 6, 2011 Del Monte Forest Land Use Advisory Committee (LUAC). The LUAC supported the project as proposed with a vote of 6 to 0; with one member absent and one abstention. The following concerns were raised at the LUAC meeting: Off site, parking and roof materials not listed. Staff's response is that no off site, parking will be approved with this application and roofing materials were listed on the materials list in the design approval application as "to match existing wood shingle."
- h) The project planner conducted a site inspection on October 20, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- i) 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 PLN110247.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health, Water Resources Agency, and the California Coastal Commission. 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, and Biological Resources. Pursuant to the policies of the Del Monte Forest Land Use Plan, archaeological and biological reports were required to be submitted by the applicant. Technical reports by outside consultants indicated that there are no physical or environmental constraints regarding cultural resources, however, the biological report indicated the potential for impact to sensitive biological resources. For that reason, an Initial Study was prepared for the project to address the potential for significant impact to identified biological resources. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - "Biological Report" (LIB110342) prepared by Ed Mercurio Biological Consultant, Salinas Ca, dated July 21, 2011).
 - "Preliminary Cultural Resources Reconnaissance of APN 008-201-013-000" (LIB120078) prepared by Lynne Mounday Archaeologist, Salinas, Ca, dated June 22, 2011.
 - c) The Draft Mitigated Negative Declaration ("MND") for PLN110247 was prepared in accordance with CEQA and circulated for public

review from February 27, 2012 through March 27, 2012. Mitigations were incorporated into the conditions of approval to address impacts (See Exhibit D of the March 29, 2012 staff report).

- d) Staff conducted a site inspection on October 20, 2011 to verify that the site is suitable for this use.
- e) 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 PLN110247.

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 RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health, Water Resources Agency, and the California Coastal Commission. 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 no additional infrastructure or improvements to utilities will be required for the proposed development. The project is served by Pebble Beach Community Services District (PBCSD) which includes sewer, waste disposal, and fire protective services through the PBCSD, and the water purveyor is Cal Am.
 - c) Preceding findings and supporting evidence for PLN110247.

4. **FINDING:** **NO VIOLATIONS** - The subject property complies with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County 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 20, 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 PLN110247.

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

- analysis of the County.
- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN110247).
 - c) The Initial Study identified a single potentially significant effect, from the initial design of the project. However, mitigations which the applicant has agreed to have been incorporated into the project that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
 - d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and Reporting Plan have been prepared in accordance with Monterey County regulations, are designed to ensure compliance during project implementation, and are hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" as a condition of project approval.
 - e) The Draft Mitigated Negative Declaration ("MND") for PLN110247 was prepared in accordance with CEQA and circulated for public review from February 27, 2012 through March 27, 2012 (State Clearing House #: 2012021056).
 - f) Issues that were analyzed in the Mitigated Negative Declaration include: Aesthetics, Biological Resources, Greenhouse Gas Emissions, Cultural Resources, Land Use Planning, and Mandatory Findings of Significance.
 - g) The California Natural Diversity Database (CNDDDB), as identified through the Monterey County Geographical Information System (GIS), indicated the potential for Monterey pine forest and Yadon's piperia habitat. Therefore, due to the potential for biological impacts, a report was required and prepared by Ed Mercurio, dated July 21, 2011.
 - h) The report identified and confirmed the locations of two sensitive resources; that could be affected by the proposed development: Yadon's rein orchids (*Piperia yadonii*), and Hooker's Manzanita, a component of maritime chaparral. Because the proposed development will occur within 100 feet of environmentally sensitive habitat, the Del Monte Forest Land Use Plan requires that a Coastal Development Permit be secured for such development. Mitigation measures have been incorporated into the conditions of approval because of the design change suggested in the Initial study.
 - i) Evidence that has been received and considered includes: the application, technical studies/reports (*see Finding 2/Site Suitability*), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in the RMA-Planning Department (PLN110247) and are hereby incorporated herein by

- reference.
- j) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game (DFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. No sensitive animal species or evidence of their presence was found on the Martinez property as indicated in the biological report prepared by Ed Mercurio, project biologist. State Department of Fish and Game reviewed the MND and may determine that the project will have effect on fish and wildlife resources and recommend additional necessary conditions to protect biological resources in this area. Therefore, subsequent to the DFG determination the project may be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).
 - k) The County has not received comments as of the release of this report. However, the comment period will not close until March 27, 2012 any comments received after that date will be discussed at the hearing scheduled for March 29, 2012.
 - l) The Initial Study identified potentially significant effects relative to Biological Resources. Substantial evidence supports the conclusion that impacts will be less than significant with the following mitigation incorporated. The following is a summary of the mitigation measures one through four:
 - 1) Replacement is required in the event the Hooker's Manzanita cannot be avoided. Replacement will be at a ratio of 3:1 to enhance existing habitat in an area under conservation easement to promote the long term preservation of the Yadon's piperia and Hooker's Manzanita.
 - 2) Reduce construction related impacts to sensitive species outside the footprint of the proposed additions. The incorporation of avoidance and protection measures as mitigation will reduce project impact to a less than significant level on isolated outcroppings of sensitive plant species identified outside or adjacent to the proposed improvements.
 - 3) To reduce long-term impacts of residentially-related uses within the sensitive habitat, landscaping at the site shall be minimized as much as possible. New landscaping, adjacent to the home and driveway shall be compatible with the identified sensitive species and shall only include native plants in the landscape and restoration plan. Additionally, the landscaping plans shall include removal of invasive species at the site where possible without affecting the sensitive plants.
 - 4) Preservation of habitat will be achieved through a Conservation Scenic Easement requirement.
 - m) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and

other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

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 as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 15 the Recreational Facilities Map and Figure 16, the Shoreline Access Map of the Del Monte Forest Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application plans, and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110247.
 - e) The project planner conducted a site inspection on October 20, 2011.
 - f) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.030 of the Monterey County Coastal Implementation Plan can be demonstrated.

7. **FINDING: WATER AND MARINE RESOURCES DEVELOPMENT STANDARDS (PESCADERO WATERSHEDS)** – The project limits structural and impervious surface coverage in order to reduce runoff within the Pescadero Watershed and some smaller unnamed watersheds (Seal Rock Creek, and Sawmill Gulch Watersheds) that drain into the Carmel Bay Area of Special Biological Significance (ASBS). The project as proposed will not exceed the limits structural coverage 5,000 square feet and impervious coverage 4,000 square feet Pursuant to Section 20.147.030.A.1.b of the Coastal Implementation Plan Part 5.

- EVIDENCE:**
- a) The property is located within the ASBS currently contains a total of 4,343.5 square feet of existing structural coverage.
 - b) The proposed project would increase existing total building site coverage by 695.8 square feet for a total structural coverage of 4,814.3.
 - c) Existing impervious coverage consists of 6,448.6 square feet of driveway, patios, and walkways. The proposed project will replace the existing impervious surfaces walkways and driveway with pervious material. This will reduce the impervious area by 5,059.5 square feet to an area of 1,389.1 square feet of impervious coverage.
 - 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 PLN110247.

8. **FINDING: WILDFIRE PROTECTION STANDARDS IN STATE RESPONSIBILITY AREAS** – The subject project, as conditioned,

will ensure standardized basic emergency access and fire protection pursuant to Section 4290 of the Public Resource Code.

- EVIDENCE:**
- a) The proposed project is within the Monterey County State Responsibility Area and is in a High fire hazard zone.
 - b) The structure has direct emergency access from Sonado Road. The driveway access to the house is simple and direct to the proposed residential unit.
 - c) The proposed additions have been conditioned by the Pebble Beach Community Services District (Fire) to require Class A roof construction, automatic fire sprinklers, a key box for Fire access on the gate, and to meet the defensible space requirements within 100 feet around the structure.
 - d) Condition number 9 requiring the applicant to record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions as per section(s) of the Coastal Implementation Plan and per the standards for development of residential property."
 - e) 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 PLN110273.

9. **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.A of the Monterey County Zoning Ordinance allows an appeal to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Section 20 .86.080 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the subject property is located between the sea and the first through public road.

DECISION

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

- A. Adopt a Mitigated Negative Declaration;
- B. Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441.6 square foot first story addition, a 254.2 square foot garage addition, and a 422.6 second story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three-car garage; the reconfiguration of an existing driveway and courtyard area reducing the non-conforming impervious coverage from 6,448.6 square feet to 1,389.1 square feet (create a new 5,059.5 square foot pervious driveway and a new 1,812.4 square foot pervious courtyard); a new 9 foot tall, 79.5 feet long courtyard wall; 77 linear feet of new garden walls 4 feet tall; 28 square feet of new courtyard steps with a new fountain and fire pit; 2) a Coastal Development Permit to convert an existing 567 square foot guesthouse into a attached accessory dwelling unit; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence (new white plaster siding dark brown,

- stained wood trim doors and windows, steel guard rails and Carmel stone veneer); grading is estimated to be less than 100 cubic yards of cut and fill; and
- C. Adopt a Mitigated Negative Declaration in general conformance with the attached sketch and subject to the conditions both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 29th day of March 2012.

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE MONTEREY COUNTY BOARD OF SUPERVISORS AND THE CALIFORNIA COASTAL COMMISSION.

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

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

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

NOTES

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

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

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

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

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN110247

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441.6 square foot first story addition, a 254.2 square foot garage addition, and a 422.6 second story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three-car garage; the reconfiguration of an existing driveway and courtyard area reducing the non-conforming impervious coverage from 6,448.6 square feet to 1,389.1 square feet (create a new 5,059.5 square foot pervious driveway and a new 1,812.4 square foot pervious courtyard); a new 9 foot tall, 79.5 feet long courtyard wall; 77 linear feet of new garden walls 4 feet tall; 28 square feet of new courtyard steps with a new fountain and fire pit; 2) a Coastal Development Permit to convert an existing 567 square foot guesthouse into a attached accessory dwelling unit; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence (new white plaster siding dark brown, stained wood trim doors and windows, steel guard rails and Carmel stone veneer); grading is estimated to be less than 100 cubic yards of cut and fill., 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)

Compliance or Monitoring Action to be Performed: 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

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 008-201-013-000 on March 29, 2012". The permit was granted subject to 21 conditions of approval including 4 mitigation measures and 10 monitoring actions, which shall 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)

Compliance or Monitoring Action to be Performed: 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(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis. Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

5. PD006 - MITIGATION MONITORING

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: 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.

6. PD016 - NOTICE OF REPORT

Responsible Department: Planning Department

Condition/ Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
-"A Biological Report" (LIB110342) prepared by Ed Mercurio Biological Consultant, Salinas Ca, dated July 21, 2011).
-"Preliminary Cultural Resources Reconnaissance" of APN 008-201-013-000 (LIB120078) prepared by Lynne Mounday Archeologist, Salinas, Ca, dated June 22, 2011.
and is on file in the Monterey County RMA - Planning Department. All development shall be in accordance with these reports."
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to the RMA - Planning Department.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning Department.

7. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/ Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on March 29, 2015 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

Compliance or Monitoring Action to be Performed: 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.

8. PD022(B) - EASEMENT-DMF CONSERVATION & SCENIC

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

A conservation and scenic easement shall be conveyed to the Del Monte Forest Foundation over those portions of the property where environmentally sensitive habitats, remnant native sand dune habitats, habitats of rare, endangered and sensitive native plants and animals, and visually prominent areas exist. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Foundation. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to the Director of the RMA - Planning Department for review and approval prior to issuance of grading and building permits.

**Compliance or
Monitoring
Action to be Performed:**

Prior to final/parcel map or prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the Del Monte Forest Foundation for review and approval.

Prior to final/parcel map or prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the RMA - Planning Department for review and approval.

Prior to final/parcel map, prior to the issuance of grading and building permits, or commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to the RMA-Planning Department.

9. PD021 - DEED RESTRICTION-FIRE HAZARD

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions as per section(s) of the Coastal Implementation Plan and per the standards for development of residential property."
(RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Director of RMA-Planning Department for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the Director of the RMA-Planning Department.

10. PDSP001 - SETBACK REQUIREMENT (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to the issuance of a building permit the Applicant/Owner shall submit revised plans to the RMA-Planning Department for review and approval showing that all portions of the structure conform to the required setbacks.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a building permit, Applicant/Owner to submit revised plans to RMA-Planning Department for review and approval.

11. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. (Public Works Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to DPW.

12. WRSP1 - WATER AVAILABILITY CERTIFICATION (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permits, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us

13. FIRE007 - DRIVEWAYS

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Pebble Beach Community Services District)

**Compliance or
Monitoring
Action to be Performed:**

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.

14. FIRE008 - GATES

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Pebble Beach Community Services District)

**Compliance or
Monitoring
Action to be Performed:**

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.

15. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.

16. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.

17. FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of building permit, the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.

18. MITIGATION MEASURE 1

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM#1 In the event the removal of the Hooker's manzanita cannot be avoided, replacement of Hooker's Manzanita shall be completed within the Conservation and Scenic Easement area at a 3:1 ratio in order to enhance the existing habitat value within the Conservation and Scenic Easement.

Compliance or Monitoring Action to be Performed: Monitoring Action #1A
Monitoring inspections on the Martinez Family Trust Property shall be done by a qualified biologist once within two weeks of the transplantation of Hooker's or shaggy-bark manzanita and once within the three months following the recordation of the conservation and scenic easement, and once per year, in the spring season, for the following five years. Each year during the five year period, a qualified biologist will submit a report to the Director of Planning verifying the condition of the newly planted manzanita and shall submit a replanting plan and schedule with success criteria to replace any plants fail to survive the first year of the five year monitoring period.

Yadon's rein orchid. Of the approximately 50 Yadon's piperia plants identified, 3 are within the footprint of the proposed driveway for a total proposed removal of 3 plants. Figure 1 (Site Plan) and Figure 2 (Flagged Yadon's rein orchids) illustrate the distribution of identified locations of piperia at the site. The distribution is such that development as proposed cannot be provided without impacting some plants. As a legal lot of record zoned for residential use, some inherent right to reasonable development must be presumed however in this case the structure and driveway already exists, and the proposed driveway changes could be altered to avoid the removal of the federally-protected Yadon's piperia. The County requested that the Applicant redesign the driveway alignment in order to avoid the disturbance or removal (take) of a federally-listed species. Figures 3 and 4 show the re-aligned driveway to avoid the Yadon's piperia. Therefore, the project is consistent with the LUP policies for the preservation and protection of environmentally sensitive habitat.

19. MITIGATION MEASURE 2

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

MM #2 -Some Yadon's rein orchids, Hooker's manzanitas, and Shaggy-barked manzanitas are located outside of the footprints of the new home additions, new courtyard and new driveway, but are close to where development will take place and require protection from impacts. Therefore, to minimize construction-related impacts to sensitive species at the site, the locations of Yadon's rein orchids (Yadon's piperia), Hooker's Manzanita, and Shaggy-barked manzanitas shall remain flagged during the course of construction. Temporary orange construction fencing shall be placed around the plants in the construction areas to avoid construction-related impacts to trees and sensitive plants at the subject property. Prior to commencement of construction, all construction project manager and sub-contractors shall be instructed on the importance of the fencing and avoiding impacts to the sensitive plants on site. Storage and staging areas for construction shall be on already paved or cleared land and shall not be in or close to any areas of natural habitat, especially natural habitat marked by orange construction fencing.

All healthy native trees and shrubs on the property shall be protected from all impacts that may occur before, during and after construction. This includes protection from direct damage to the branches and roots of the plants, deposition, or removal of soil around the plants, and compaction of soil around the plants through vehicle use. Care shall be taken to make sure that the soil levels within driplines and especially around the trunks of native trees and shrubs are not altered and to make sure that drainage slopes away from trunks. These plants should be flagged, if necessary, during the installation of the home additions, new courtyard, and new driveway to make their locations obvious.

**Compliance or
Monitoring
Action to be Performed:**

Monitoring Action #2A - Prior to the issuance of grading or building permits, the applicant shall submit evidence to the Resource Management Agency (RMA) - Planning Department for review and approval that the plant species locations are flagged and that temporary orange construction fencing has been installed that clearly identifies access, construction, staging, and building footprint areas.

Monitoring Action #2B - Prior to the issuance of grading or building permits, the applicant shall submit a statement to the RMA-Planning Department for review and approval from the appropriate construction project manager demonstrating that they have been informed of the purpose and trained on the importance of avoiding the sensitive plant species on site.

Monitoring Action #2C - Prior to final of the building permits, the applicant shall submit photos of the protective fencing on the property to the RMA - Planning Department for review and approval after construction to document that plant and tree protection has been successful or if follow-up remediation or additional permits are required.

20. MITIGATION MEASURE 3

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

MM#3 - To reduce long-term impacts of residentially-related uses within the sensitive habitat, landscaping at the site shall be minimized as much as possible. New landscaping adjacent to the home and driveway shall be compatible with the identified sensitive species and shall use only include native plants. Additionally, the landscaping plans shall include removal of invasive species at the site where possible without affecting the sensitive plants. Most of the property, other than the landscaped area around the home, shall remain in its current natural state. Restoration plantings shall be composed of native plants of local origin. It is recommended that other plantings on the property, including garden areas near the home, if desired, shall also be composed primarily of native plants of local origin. A native seed mix from stock of local origin shall be used to restore impacted native understory and ground cover as well as for erosion control. Many suitable plants for drought-tolerant landscaping in our local area are listed on pamphlets and websites available from the Monterey County Resource Management Agency, the Monterey Peninsula Water Management District and other agencies as well as native plant nurseries.

Less than one third of branches shall be removed from any native tree or shrub that may need to be trimmed. Less than one third of area under the dripline of any native tree or shrub should be paved. There should be no pavement closer than four feet from the trunks of trees unless permeable pavement is used in these areas and surface roots are deep enough to allow paving without their extensive removal.

Invasive exotic plants shall, as much as possible, be removed from the property. Invasive exotics observed to be on the property on my survey are: Acacia (*Acacia longifolia*.), silver wattle (*Acacia dealbata*), French broom (*Genista monspessulana*) and pampas grass (*Cortaderia jubata*) and related plants, Hottentot fig, sea fig or "ice plant" (*Carpobrotus* sp.), certain kinds of Eucalyptus such as blue gum (*Eucalyptus globulus*), certain kinds of Acacias, such as the wattles, and ground covers, such as periwinkle (*Vinca* sp.), and capeweed (*Arctotheca calendula*). These plants and others like them can quickly spread through local natural habitats and seriously degrade them.

**Compliance or
Monitoring
Action to be Performed:**

Monitoring Action #3A - Prior to the issuance of grading or building permits, the applicant shall submit landscape plans to a qualified biologist for review and approval in order to verify that the plans coordinate with the recommendations made in the project's biological report. The applicant shall submit the landscape plans, the biologist's concurrence with the plan, and the contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Biological Survey and the tree replacement planting as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, -I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf, and low-flow, water conserving irrigation fixtures.

Monitoring Action #3B - Prior to issuance of Building Permits, the Owner/Applicant shall submit one (1) set landscape plans of approved by the RMA - Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed -Residential Water Release Form and Water Permit Application- to the Monterey County Water Resources Agency for review and approval.

Monitoring Action #3C - Prior to issuance of Building Permits, the Owner/Applicant shall submit the RMA - Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed - "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval. Prior to issuance of Building Permits, the Owner/Applicant shall submit an approved water permit from the MPWMD to the RMA - Building Permit

Monitoring Action #3D - Prior to Occupancy, the Owner/Applicant shall install the landscaping or submit a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate to the Monterey County RMA - Planning Department.

Monitoring Action #3E - On an on-going basis, the Owner/Applicant shall maintain all landscaped areas and fences in a litter-free, weed-free, healthy, growing condition.

21. MITIGATION MEASURE 4

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

MM#4 - The area of the property containing the vast majority of the Yadon's rein orchids (approximately 50 were observed), as well as many Hooker's manzanitas, Shaggy-barked manzanitas, Monterey pines and Coast live oaks, will be dedicated in a conservation and scenic easement in order to permanently protect the population of Yadon's rein orchids and other sensitive species, native species and their habitat on the property (see site plan Attachment No. 2). This 5,458.5 square foot area will serve as mitigation to offset previously-stated impacts. Therefore, a Conservation and Scenic Easement shall be conveyed to the Del Monte Forest Foundation over those portions of the property where habitats of rare endangered and sensitive native plants exist. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Foundation. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to the Director of the RMA - Planning Department for review and approval prior to issuance of grading and building permits.

**Compliance or
Monitoring
Action to be Performed:**

Monitoring Action #4A - Prior to the issuance of grading or building permits, the applicant shall submit the Conservation and Scenic Easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the RMA - Planning Department for review and approval. The applicant shall also submit a signed and notarized Subordination Agreement, if applicable. The easement shall be submitted to the Board of Supervisors for acceptance and shall be recorded before the building permit is finalized.

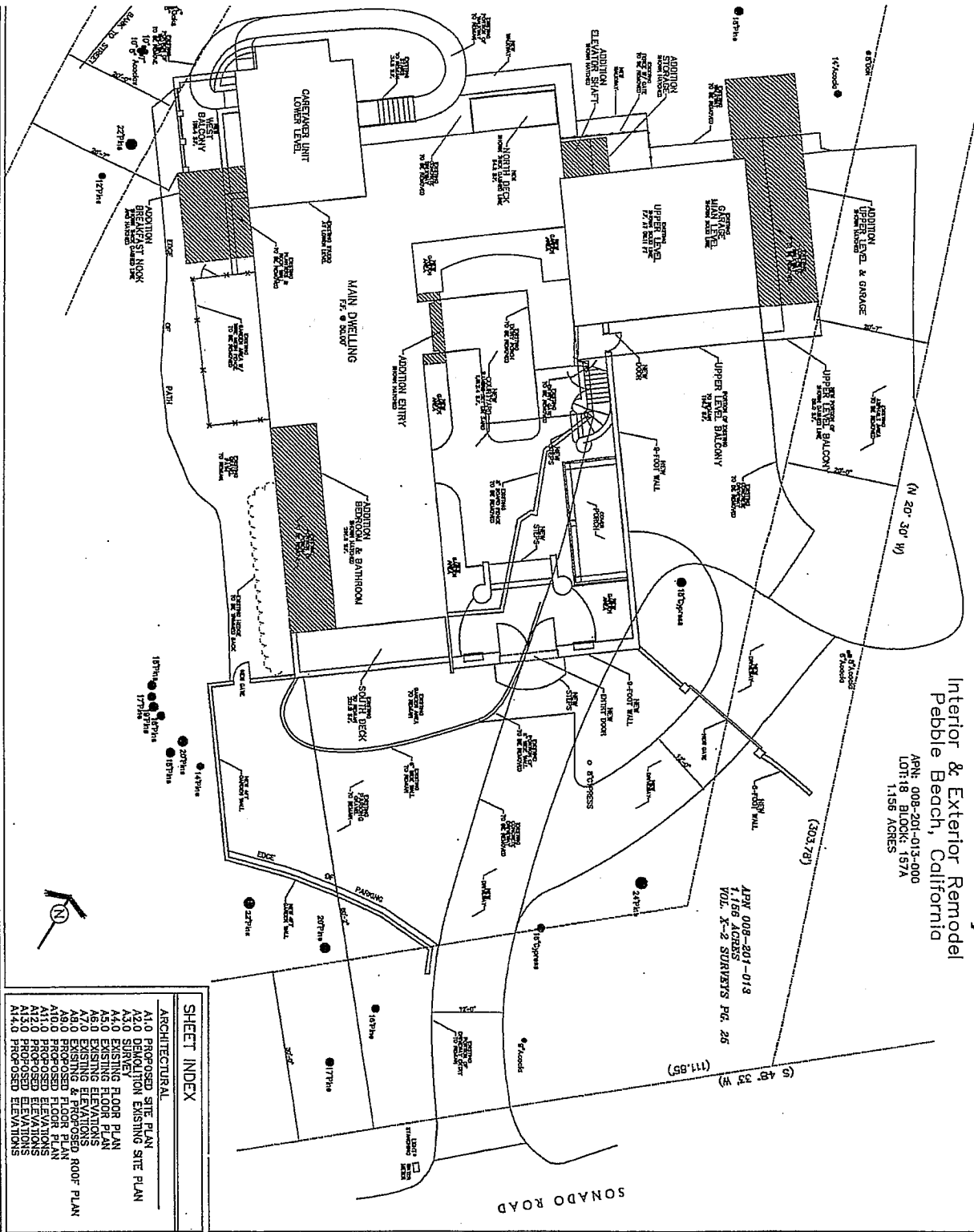
EXHIBIT C2
Martinez Family Trust (PLN110247)
SITE PLAN, FLOOR PLAN, AND ELEVATIONS

Martinez Family Trust

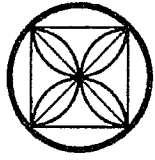
Interior & Exterior Remodel
Pebble Beach, California

APN: 008-201-013-000
LOT: 18 BLOCK: 157A
1.156 ACRES

APN 008-201-013-018
1.156 ACRES
VOL. X-2 SURVEYS PG. 26



SHEET INDEX	
A1.0	PROPOSED SITE PLAN
A2.0	DEMOLITION EXISTING SITE PLAN
A3.0	SURVEY
A4.0	EXISTING FLOOR PLAN
A5.0	EXISTING FLOOR PLAN
A6.0	EXISTING ELEVATIONS
A7.0	EXISTING ELEVATIONS
A8.0	EXISTING & PROPOSED ROOF PLAN
A9.0	PROPOSED FLOOR PLAN
A10.0	PROPOSED FLOOR PLAN
A11.0	PROPOSED ELEVATIONS
A12.0	PROPOSED ELEVATIONS
A13.0	PROPOSED ELEVATIONS
A14.0	PROPOSED ELEVATIONS



C.O.D.G.

PROJECT DATA

LOT SIZE (156 AC): 50,133.34 SQ FT (0.00 X
APN: 008-201-013-000
Address: 1631 SONADO ROAD
LOT IN BLOCK: 157A

FLOOR AREA	SQ FT
FOR ALLOWED	6,822.2
1734S	
EXISTING	3,080.0 SF
UPPER LEVEL	744.3 SF
ATTACHED GARAGE	6,822.2 SF
STORAGE/LOBBY	6,822.2 SF
TOTAL EXISTING FLOOR AREA	13,168.7 SF

PROPOSED	SQ FT
UPPER LEVEL	1,080.0 SF
UPPER LEVEL	441.6 SF
UPPER LEVEL	422.3 SF
UPPER LEVEL	744.3 SF
ATTACHED GARAGE (ADDITION)	6,822.2 SF
UPPER LEVEL	6,822.2 SF
UPPER LEVEL	6,822.2 SF
UPPER LEVEL	6,822.2 SF
UPPER LEVEL	6,822.2 SF
TOTAL PROPOSED FLOOR AREA	23,784.8 SF

SITE COVERAGE	SQ FT
BUILDING FOOTPRINT ALLOWED	5,000.0 SF
BUILDING FOOTPRINT EXISTING	4,541.5 SF
BUILDING FOOTPRINT PROPOSED	4,814.3 SF
LANDSCAPE COVERAGE ALLOWED	4,000.0 SF
LANDSCAPE COVERAGE EXISTING	6,448.5 SF
LANDSCAPE COVERAGE PROPOSED	1,588.5 SF
EXISTING	5,254.4 SF
PROPOSED	4,000.0 SF
UPPER LEVEL	314.5 SF
UPPER LEVEL	221.8 SF
UPPER LEVEL	183.3 SF
UPPER LEVEL	183.3 SF
UPPER LEVEL	183.3 SF
UPPER LEVEL	183.3 SF
TOTAL EXISTING AREA COVERAGE	6,448.5 SF
TOTAL PROPOSED AREA COVERAGE	7,228 SF

PROPOSED	SQ FT
WALKWAYS	479.2 SF
REAR STAIRS	314.5 SF
NORTH DECK	183.3 SF
UPPER LEVEL BALCONY	284.4 SF
CONCRETE PAD	120.0 SF
TOTAL PROPOSED AREA COVERAGE	1,381.5 SF
EXISTING PERMANENT COVERAGE	1,819.9 SF
CLIENT PARKING	1,217.9 SF
TOTAL EXISTING PERM. COVERAGE	2.8K

PROPOSED PERMANENT COVERAGE	SQ FT
EXISTING PERMANENT COVERAGE	1,819.9 SF
CLIENT PARKING	1,217.9 SF
TOTAL EXISTING PERM. COVERAGE	2.8K

OWNER	DATE
MARTINEZ FAMILY TRUST	11/01
3301 GILLEN AVE	08/31/11
HIGHLAND PARK, TX 75205	
(513) 928-9458	

DATE	REVISION
11/01	
08/31/11	
1	

PROPOSED SITE PLAN

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

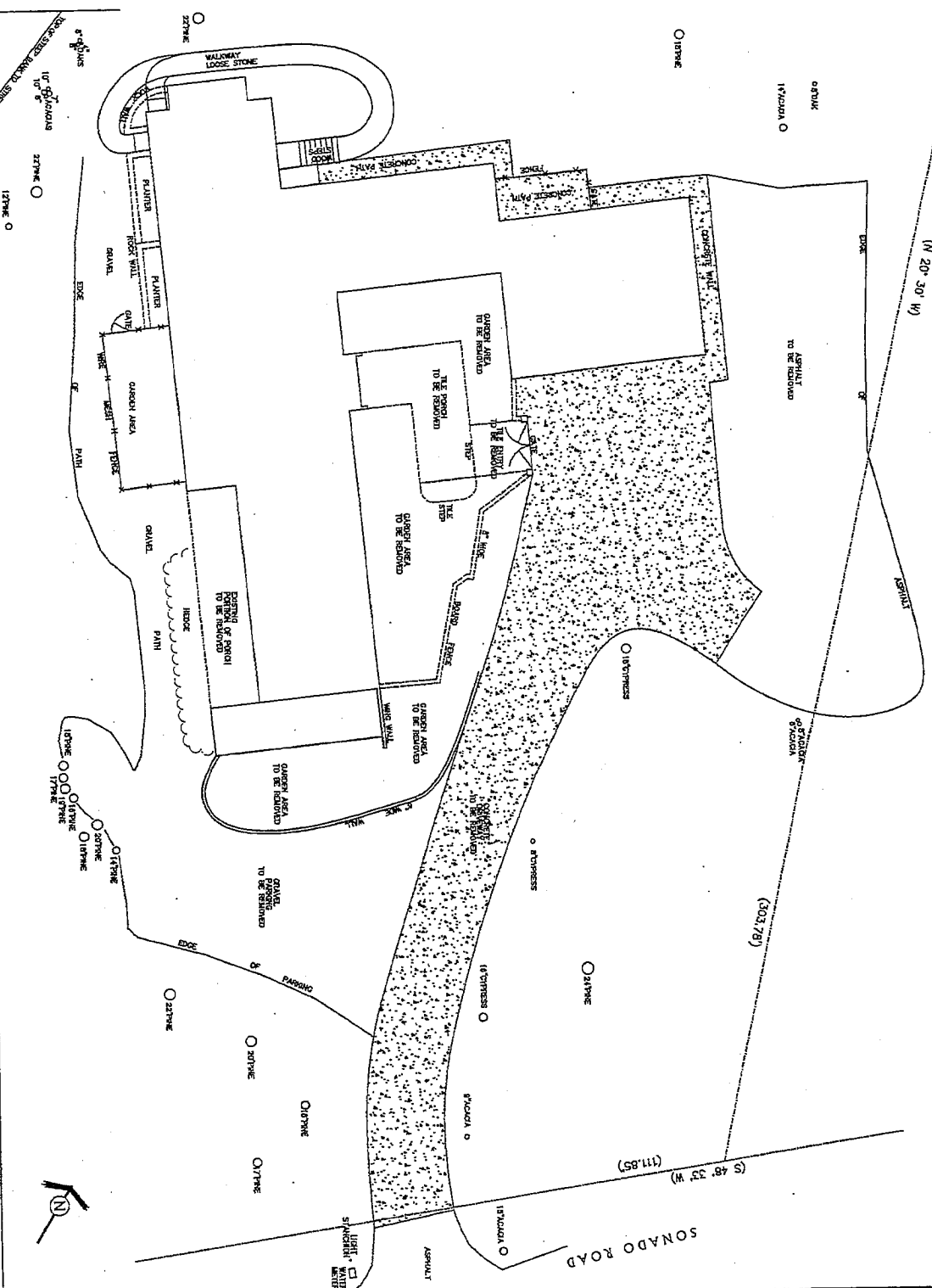
Martinez Family Trust

1631 Sonado Road, Pebble Beach, California

CLAUDIO ORTIZ DESIGN GROUP INC.

10750 E. BOLLINGER and 10TH P.O. BOX 3775
COSTA MESA, CALIFORNIA, CA 92626
949-445-4645 FAX 949-445-4644

APN: 008-201-013-000
 LOT: 18 BLOCK: 157A



DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBAUPD RULE 439)

1. The contractor shall submit to the building department a copy of the demolition permit application and the following information:

a. A copy of the demolition permit application and the following information:

b. A copy of the demolition permit application and the following information:

c. A copy of the demolition permit application and the following information:

d. A copy of the demolition permit application and the following information:

e. A copy of the demolition permit application and the following information:

f. A copy of the demolition permit application and the following information:

g. A copy of the demolition permit application and the following information:

h. A copy of the demolition permit application and the following information:

i. A copy of the demolition permit application and the following information:

j. A copy of the demolition permit application and the following information:

k. A copy of the demolition permit application and the following information:

l. A copy of the demolition permit application and the following information:

m. A copy of the demolition permit application and the following information:

n. A copy of the demolition permit application and the following information:

o. A copy of the demolition permit application and the following information:

p. A copy of the demolition permit application and the following information:

q. A copy of the demolition permit application and the following information:

r. A copy of the demolition permit application and the following information:

s. A copy of the demolition permit application and the following information:

t. A copy of the demolition permit application and the following information:

u. A copy of the demolition permit application and the following information:

v. A copy of the demolition permit application and the following information:

w. A copy of the demolition permit application and the following information:

x. A copy of the demolition permit application and the following information:

y. A copy of the demolition permit application and the following information:

z. A copy of the demolition permit application and the following information:

Legend

- TO BE DEMOLISHED
- ⊗ EXISTING TREES
- TO BE REMOVED TREES

2

DATE: 05/24/11

PROJECT: 11-01

SCALE: 1" = 1/8"

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/24/11	ISSUED FOR PERMITS

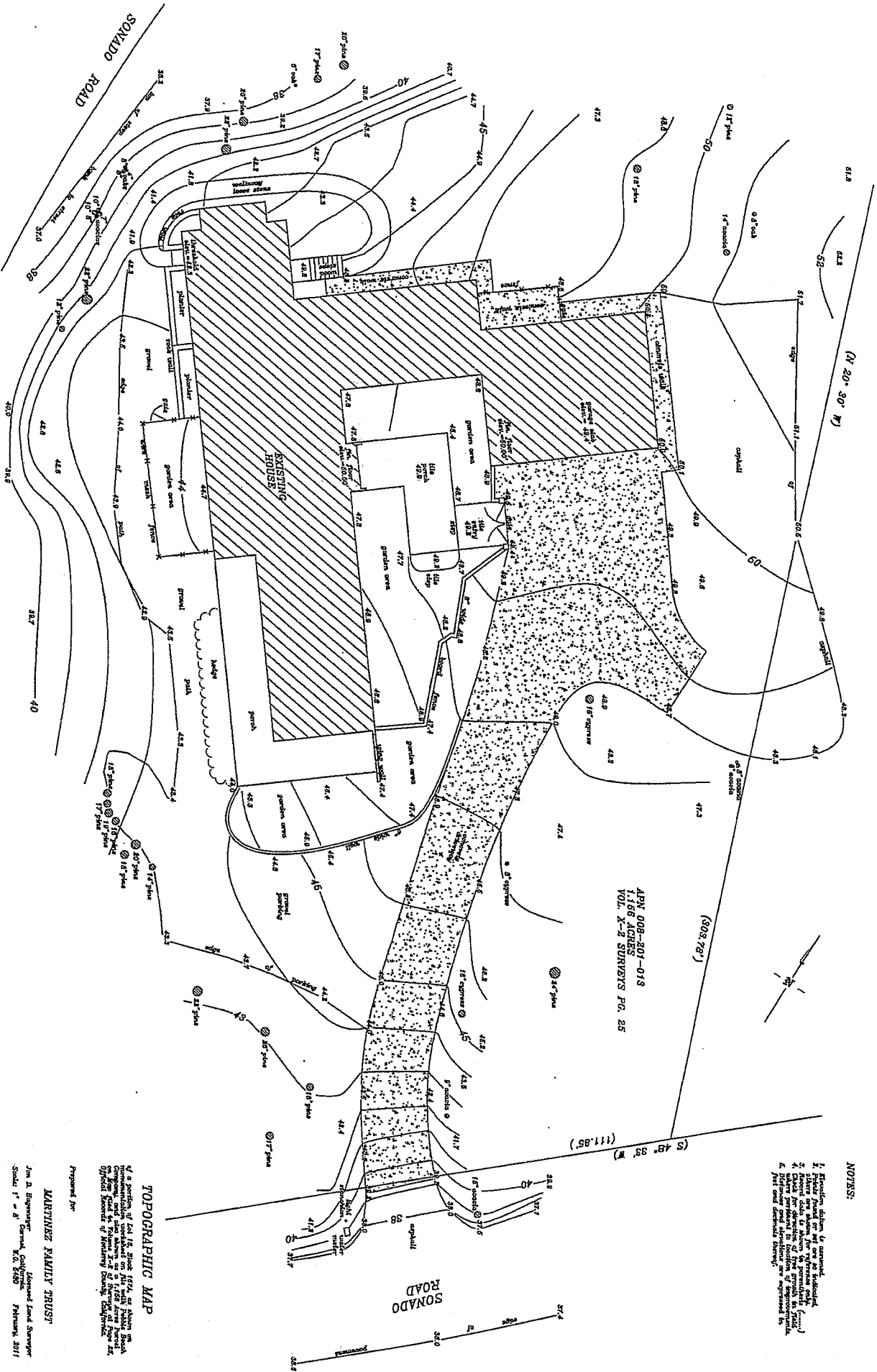
Martinez Family Trust

1631 Sonado Road, Pebble Beach, California

CLAUDIO ORTIZ DESIGN GROUP INC.

7470 Wilshire Blvd., Suite 1000, Beverly Hills, CA 90245

Phone: 310-274-1144 Fax: 310-274-1144



NOTES:

1. Elevation shown by contour.
2. Elevation shown on set as indicated.
3. Elevation shown for reference only.
4. Elevation shown for reference only.
5. Elevation shown for reference only.
6. Elevation shown for reference only.
7. Elevation shown for reference only.
8. Elevation shown for reference only.
9. Elevation shown for reference only.
10. Elevation shown for reference only.

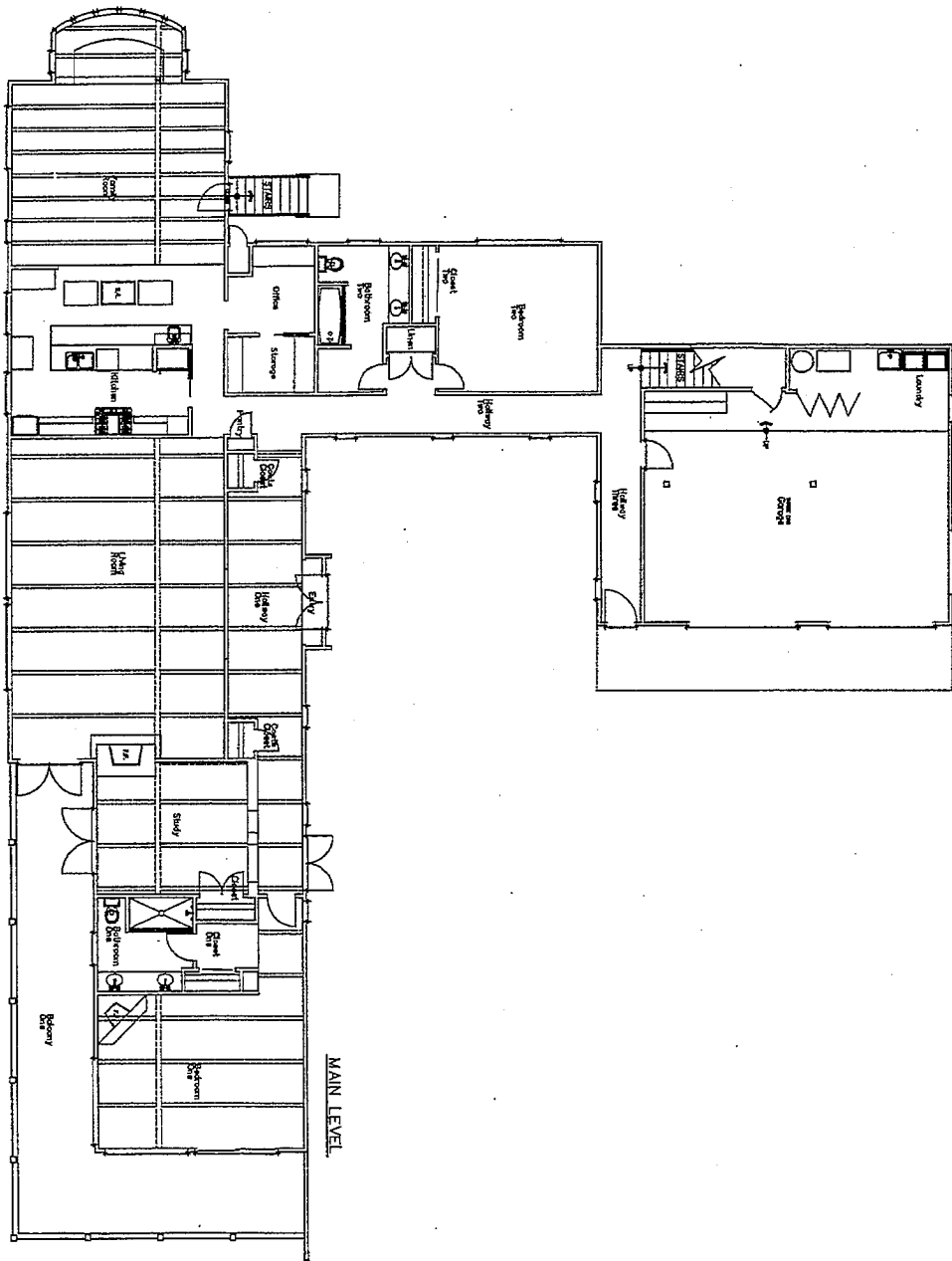
TOPOGRAPHIC MAP

This map is a reproduction of the original map on file with the County Clerk's Office, Mendocino County, California, and is not to be used for any other purpose without the written consent of the County Clerk's Office.

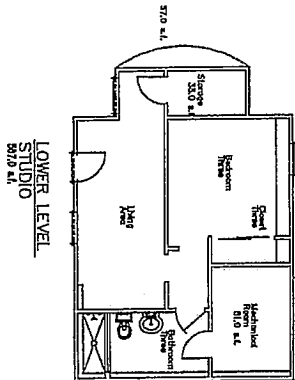
Proposed by

MARTINEZ FAMILY TRUST

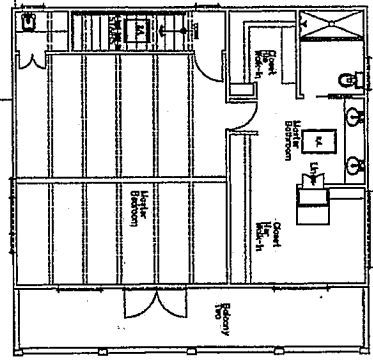
Jim D. Engstrom, Licensed Land Surveyor
Central Coast
Mendocino County, California
Mendocino, 2011



4	11-01	DATE 03/24/11	DRAWN LAND	CHECKED LAND	APPROVED LAND	PROJECT WEST HILL	Martinez Family Trust 1631 Sonado Road, Pebble Beach, California		 CLAUDIO ORTIZ DESIGN GROUP INC. <small>3 1/4 ON. DOLAND and 5TH P.O. BOX 3775 Carmel-by-the-Sea, CA 95021 831-923-1144 831-923-4544 Cell Fax</small>
							EXISTING FLOOR PLAN <small>SCALE: 1" = 3/16"</small>		



LOWER LEVEL
STUDIO
5710 S.L.



UPPER LEVEL

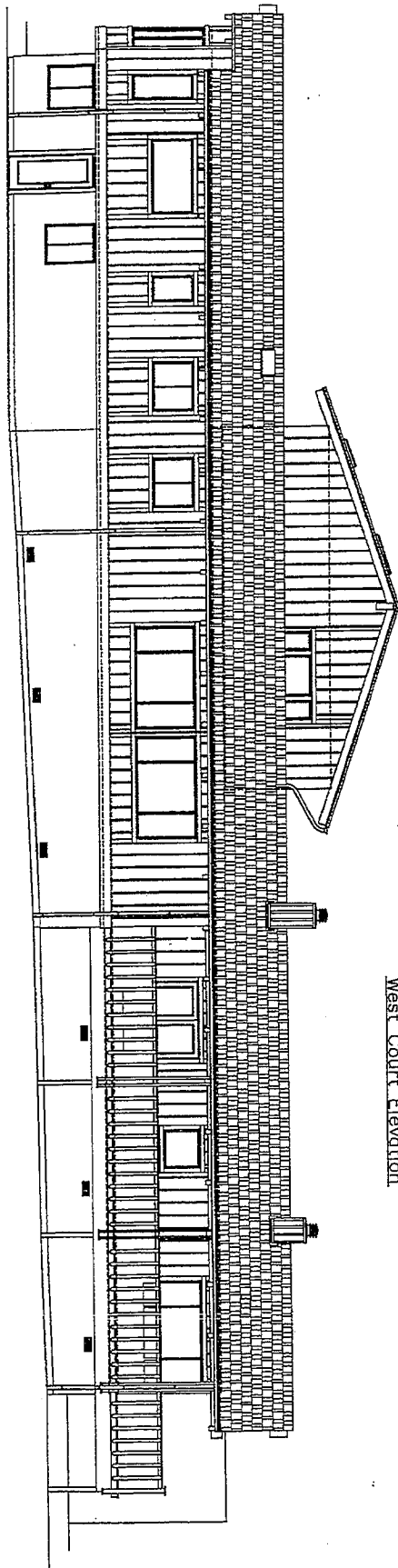


5	DATE	11-01	REVISION	05/24/11	DATE	11-01	REVISION	05/24/11	DATE	11-01	REVISION	05/24/11
---	------	-------	----------	----------	------	-------	----------	----------	------	-------	----------	----------

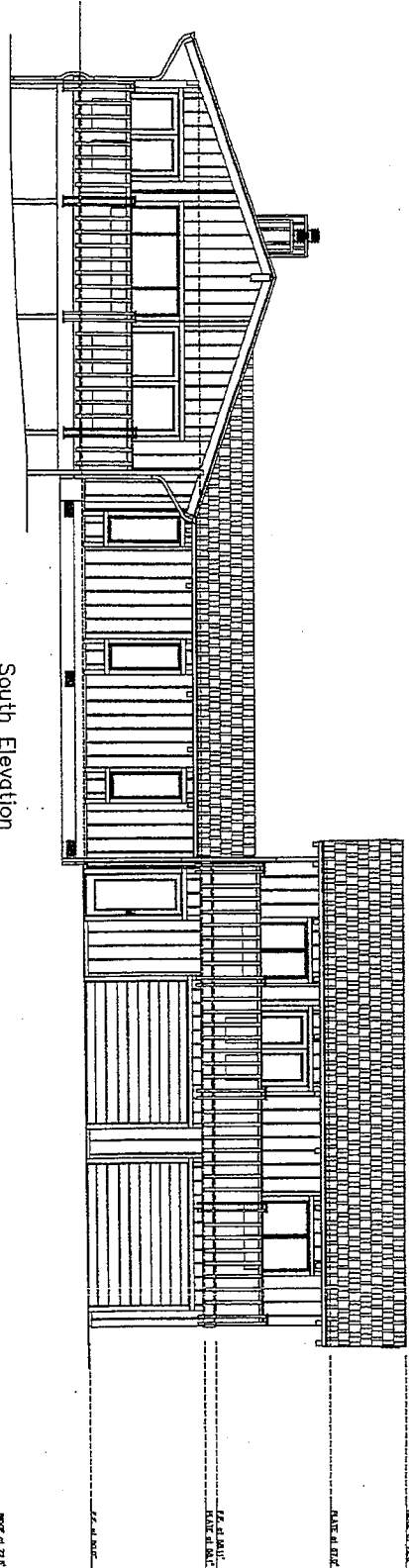
EXISTING FLOOR PLANS
Martinez Family Trust
 1631 Sonado Road, Pebble Beach, California

CLAUDIO ORTIZ DESIGN GROUP INC.
 3740 W. COLLEGE and 5TH, P.O. BOX 9775
 COSTA MESA, CALIFORNIA, CA 92626
 949-441-1148 949-441-1148
 FAX 949-441-1148

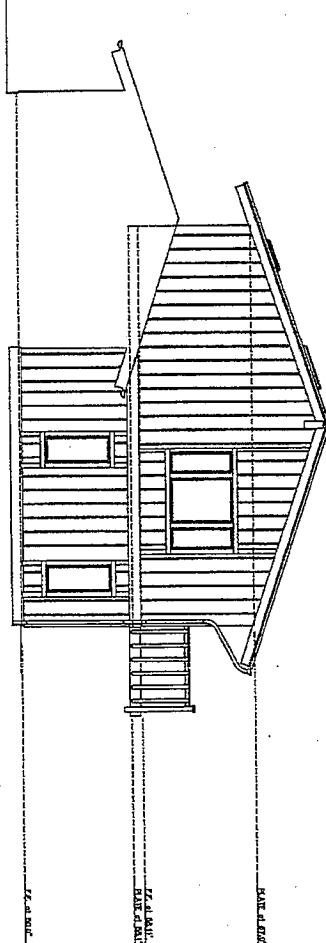
West Elevation



South Elevation



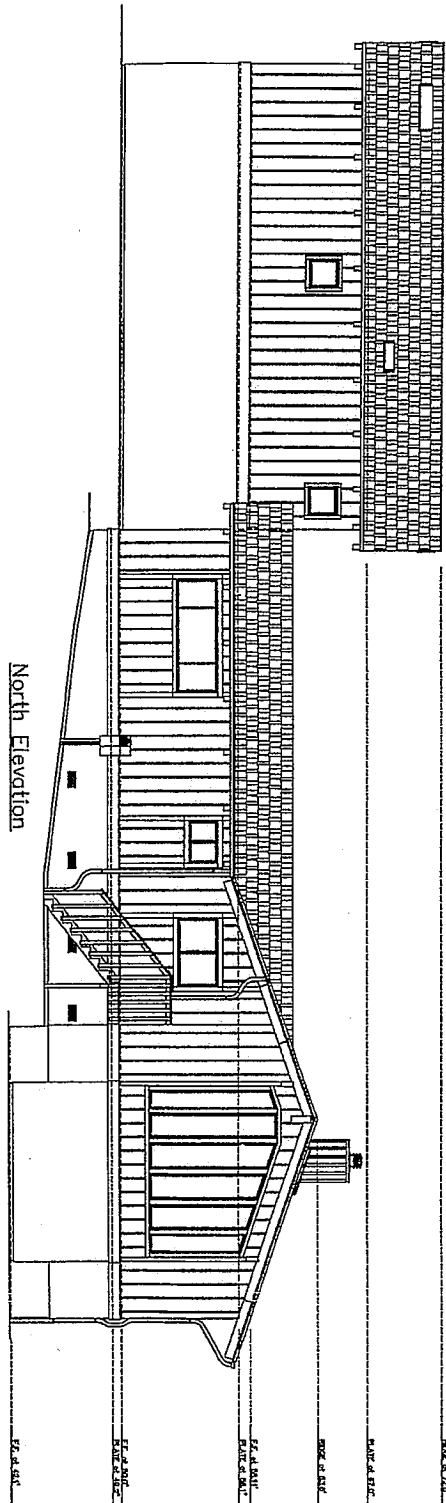
West Court Elevation



9	DATE	05/24/11
	SCALE	1/4" = 1'-0"
	PROJECT	EXISTING ELEVATIONS

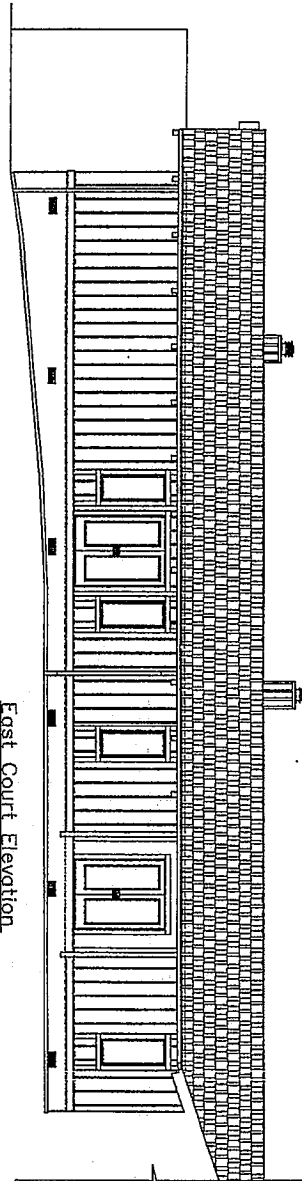
Martinez Family Trust
 1631 Sonado Road, Pebble Beach, California

CLAUDIO ORTIZ
 DESIGN GROUP INC.
 3747 Via Delicias and 37th St., Suite 3775
 Carmel-by-the-Sea, CA 95021
 831-628-4148 831-628-4444
 Fax



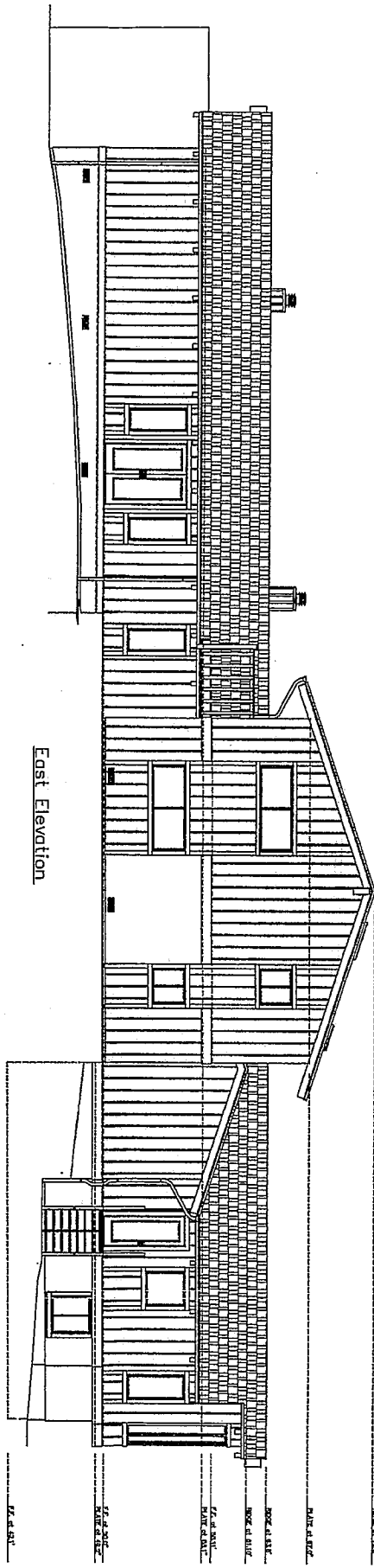
North Elevation

DATE: 05/24/11
 SCALE: 1" = 1/4"
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]



East Court Elevation

DATE: 05/24/11
 SCALE: 1" = 1/4"
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]



East Elevation

DATE: 05/24/11
 SCALE: 1" = 1/4"
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]

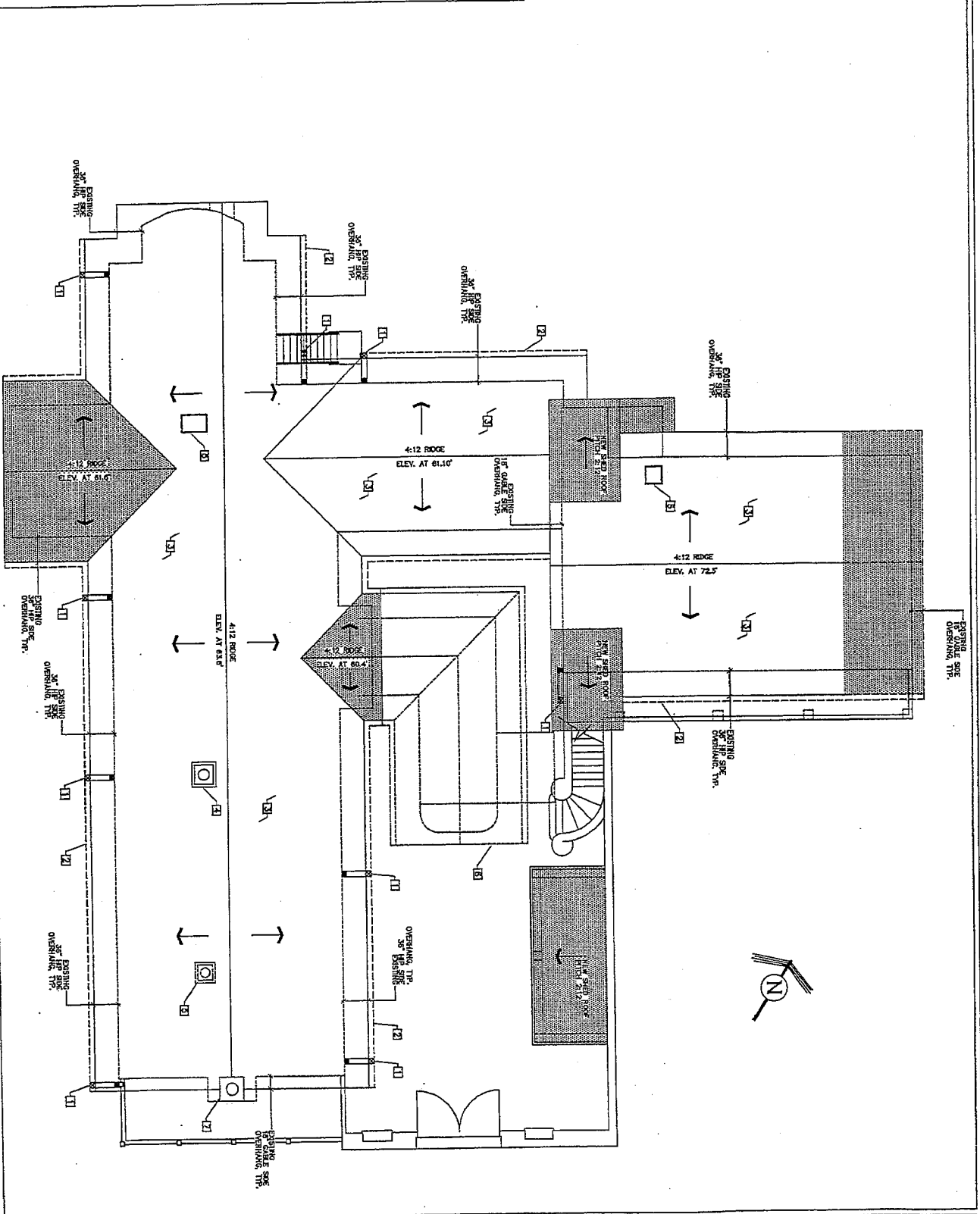
SHEET TITLE:
EXISTING ELEVATIONS
 SCALE: 1" = 1/4"
 PROJECT NO: 05/24/11
 DATE: 05/24/11
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]

Martinez Family Trust
 1631 Sonoda Road, Pebble Beach, California



CLAUDIO ORTIZ
DESIGN GROUP INC.
 2700 CO. COLONES and 8TH FLD. BOX 3775
 Central Valley Station, CA 95021
 831-522-4144 831-522-4044
 FAX

SHEET NO: **7**
 TOTAL SHEETS: 11-01



GENERAL NOTES

- See plan for roof slopes.
- Installation of roof system to be in accordance with manufacturer's instructions.
- Structural steel framing to be in accordance with AISC 1359.
- Roof structure shall be designed and constructed per UBC 1603.2. If the roof structure is not designed and constructed per UBC 1603.2, the contractor shall provide a stamped and signed structural engineer's seal and professional stamp indicating the roof structure meets the requirements of UBC 1603.2.
- All roof components and fasteners shall be installed in accordance with manufacturer's instructions.
- Roof components shall be installed in accordance with manufacturer's instructions.
- Roof components shall be installed in accordance with manufacturer's instructions.
- Roof components shall be installed in accordance with manufacturer's instructions.
- Roof components shall be installed in accordance with manufacturer's instructions.
- Roof components shall be installed in accordance with manufacturer's instructions.
- Roof components shall be installed in accordance with manufacturer's instructions.
- Roof components shall be installed in accordance with manufacturer's instructions.
- Roof components shall be installed in accordance with manufacturer's instructions.
- Roof components shall be installed in accordance with manufacturer's instructions.
- Roof components shall be installed in accordance with manufacturer's instructions.
- Roof components shall be installed in accordance with manufacturer's instructions.
- Roof components shall be installed in accordance with manufacturer's instructions.

KEY NOTES

- (1) EXISTING ROOF
- (2) EXISTING OVERSHANG, TYP.
- (3) EXISTING OVERSHANG, TYP.
- (4) EXISTING OVERSHANG, TYP.
- (5) EXISTING OVERSHANG, TYP.
- (6) EXISTING OVERSHANG, TYP.
- (7) EXISTING OVERSHANG, TYP.
- (8) EXISTING OVERSHANG, TYP.
- (9) EXISTING OVERSHANG, TYP.
- (10) EXISTING OVERSHANG, TYP.
- (11) EXISTING OVERSHANG, TYP.
- (12) EXISTING OVERSHANG, TYP.
- (13) EXISTING OVERSHANG, TYP.
- (14) EXISTING OVERSHANG, TYP.
- (15) EXISTING OVERSHANG, TYP.
- (16) EXISTING OVERSHANG, TYP.
- (17) EXISTING OVERSHANG, TYP.
- (18) EXISTING OVERSHANG, TYP.
- (19) EXISTING OVERSHANG, TYP.
- (20) EXISTING OVERSHANG, TYP.

LEGEND

SYMBOL	DESCRIPTION
(1)	EXISTING ROOF
(2)	EXISTING OVERSHANG, TYP.
(3)	EXISTING OVERSHANG, TYP.
(4)	EXISTING OVERSHANG, TYP.
(5)	EXISTING OVERSHANG, TYP.
(6)	EXISTING OVERSHANG, TYP.
(7)	EXISTING OVERSHANG, TYP.
(8)	EXISTING OVERSHANG, TYP.
(9)	EXISTING OVERSHANG, TYP.
(10)	EXISTING OVERSHANG, TYP.
(11)	EXISTING OVERSHANG, TYP.
(12)	EXISTING OVERSHANG, TYP.
(13)	EXISTING OVERSHANG, TYP.
(14)	EXISTING OVERSHANG, TYP.
(15)	EXISTING OVERSHANG, TYP.
(16)	EXISTING OVERSHANG, TYP.
(17)	EXISTING OVERSHANG, TYP.
(18)	EXISTING OVERSHANG, TYP.
(19)	EXISTING OVERSHANG, TYP.
(20)	EXISTING OVERSHANG, TYP.

PROJECT TITLE:
EXISTING & PROPOSED ROOF PLAN
SCALE: P. = 3/8"

DATE: 05/24/11

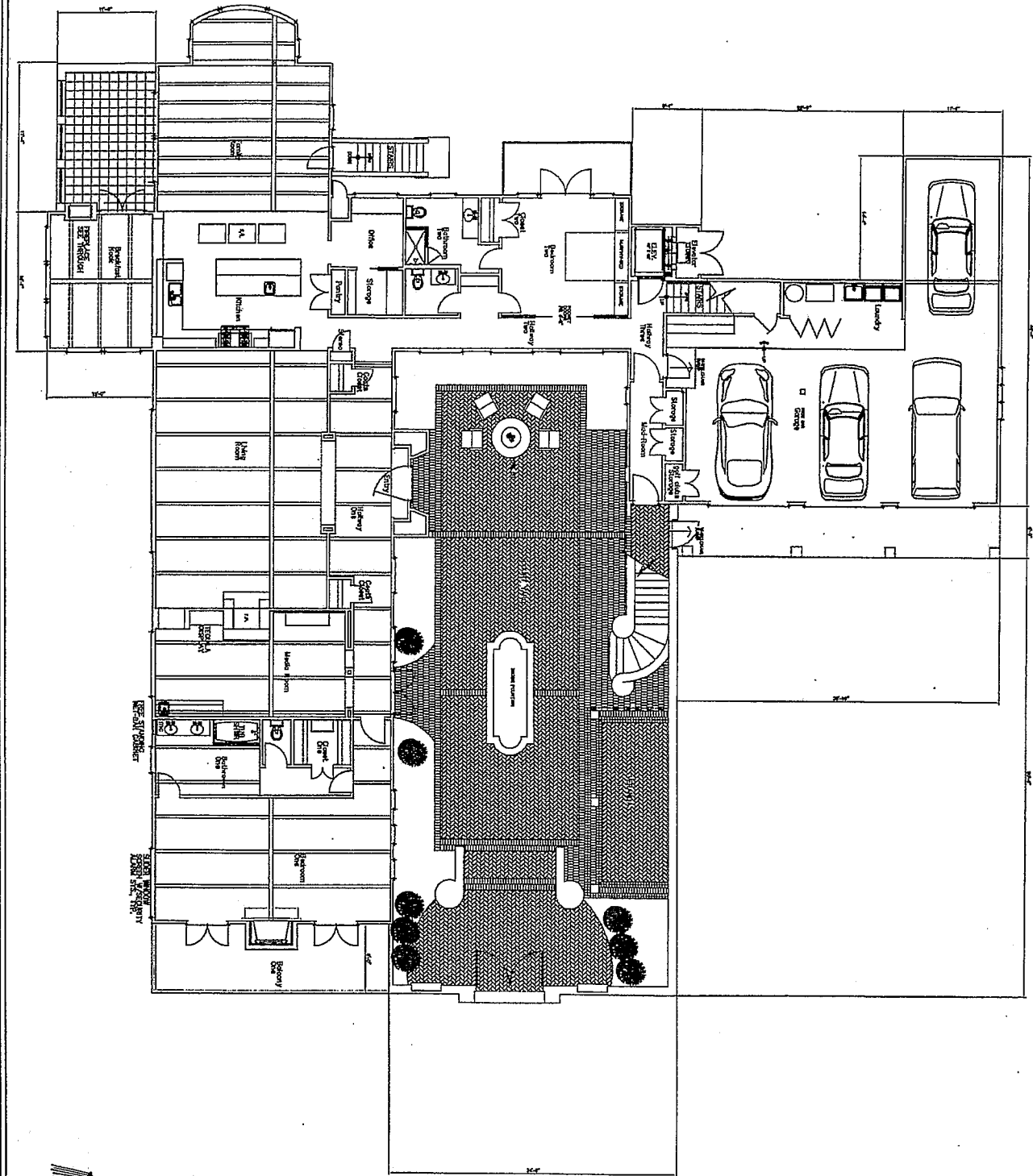
REVISION:

NO.	DATE	BY	DESCRIPTION
1			ISSUED FOR PERMIT
2			REVISION

Martinez Family Trust

1631 Sonado Road, Pebble Beach, California

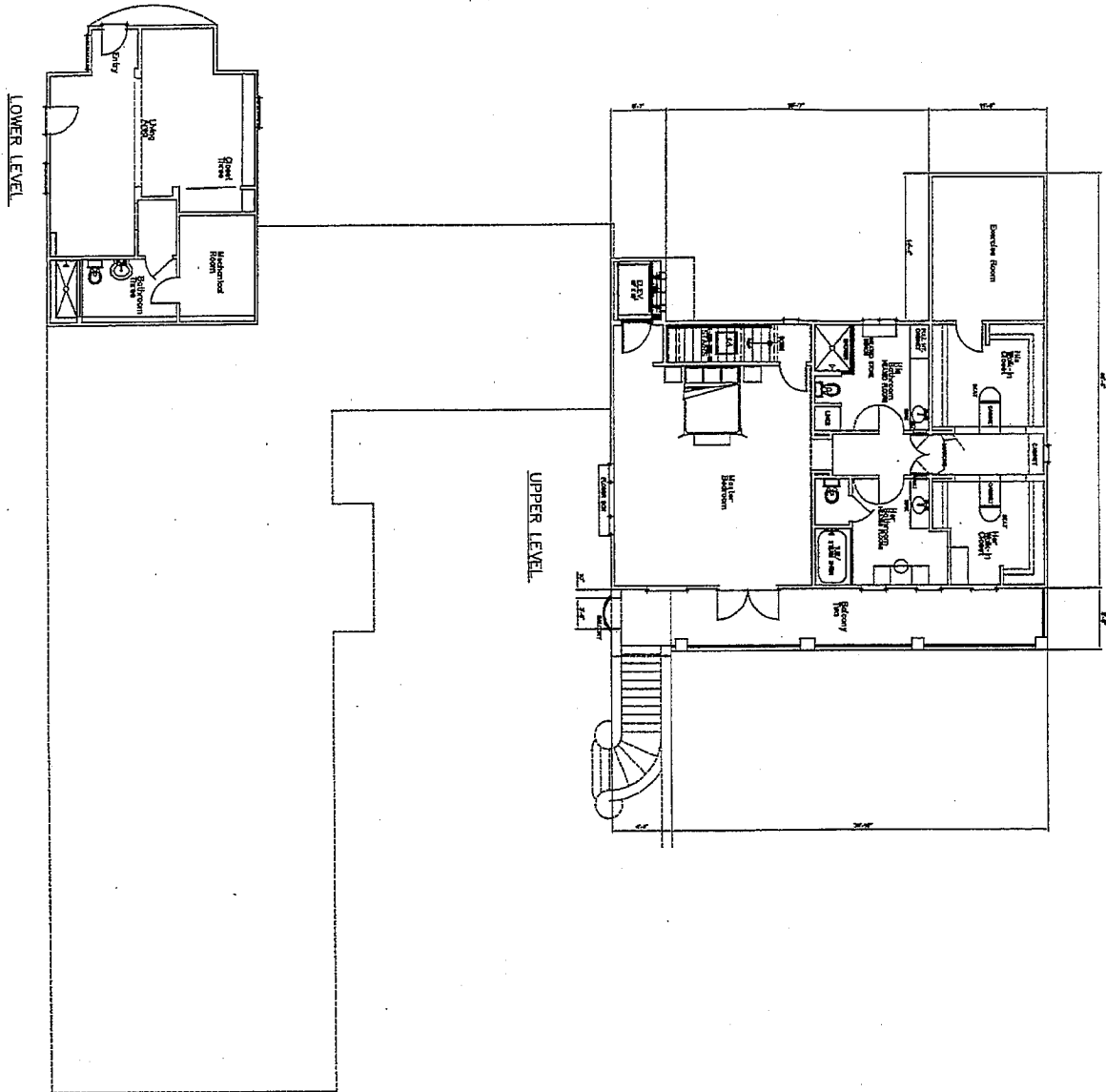
CLAUDIO ORTIZ
DESIGN GROUP INC.
2700 DE BONO RD. #201
SAN JOSE, CA 95128
TEL: 408-434-8844
FAX: 408-434-8844



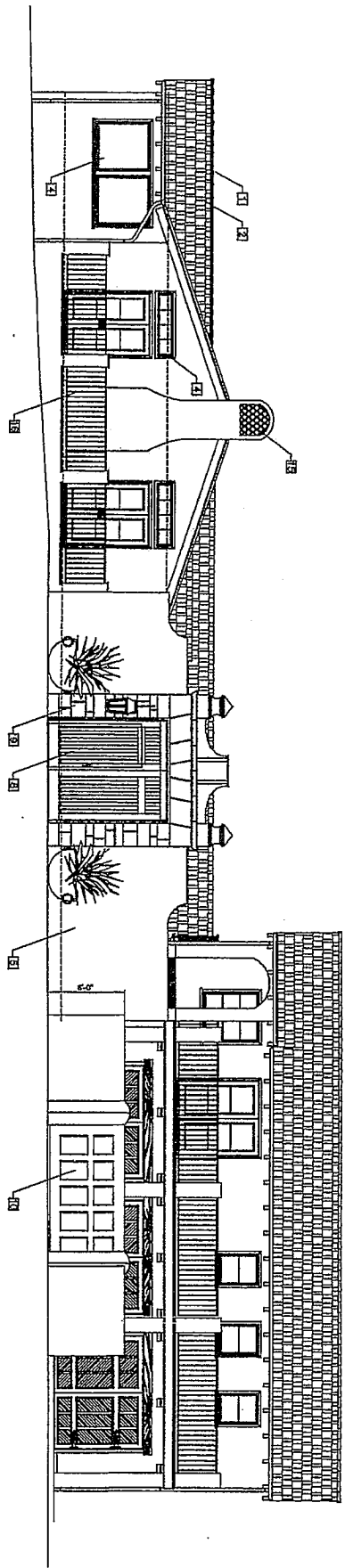
6	DATE	06/28/11
	11-01	
REVISION	DATE	BY
1		
2		
3		

PROPOSED FLOOR PLAN
Martinez Family Trust
 1631 Sonado Road, Pebble Beach, California
 SCALE: 1" = 3/8"

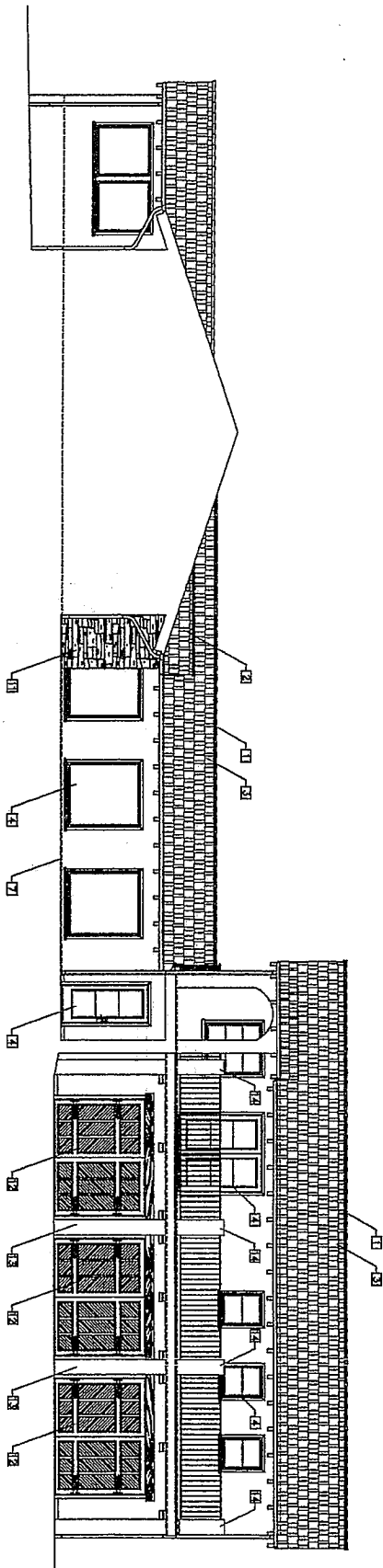
CLAUDIO ORTIZ DESIGN GROUP INC.
 57th St. DOWNTOWN and 8TH FLD. BOX 3770
 CARMEL-By-the-SEA, CA 95021
 831-424-4444 831-424-4544
 509pc F01



10	DATE	06/27/11	PROJECT NO. 11-01 DATE 06/27/11	SHEET TITLE: PROPOSED FLOOR PLANS <small>SCALE: 1" = 3/16"</small>	Martinez Family Trust 1631 Sonado Road, Pebble Beach, California	 CLAUDIO ORTIZ DESIGN GROUP INC. <small>3740 Via SOLORZANO and 25th FLD. SUITE 0773 Carmel-by-the-Sea, CA 93021 831-428-4149 831-428-4044 Office Fax</small>
	SCALE	11-01				



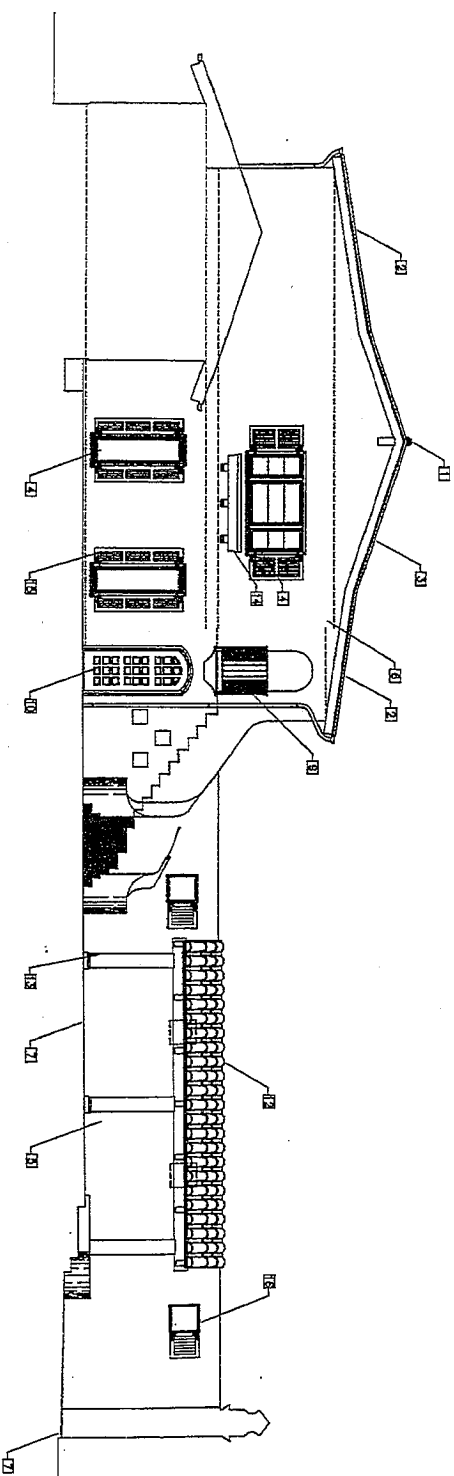
South Elevation
From Gate



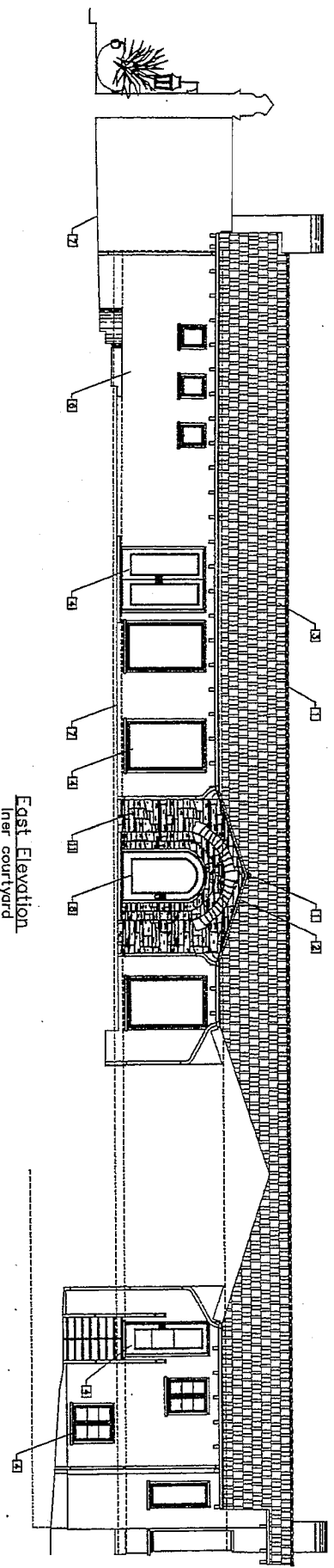
South Elevation
With No Courtyard Wall

- KEY NOTES:**
- 1 NEW WOOD SHED
 - 2 NEW WOOD SHED SLAB TO
 - 3 NEW WOOD SHED ROOF
 - 4 NEW WOOD SHED ROOF TRUSS
 - 5 COLOR FLUORO
 - 6 PAINT WOOD SHED
 - 7 NEW WOOD SHED TRIM
 - 8 NEW WOOD SHED TRIM
 - 9 NEW WOOD SHED TRIM
 - 10 NEW WOOD SHED TRIM
 - 11 COLOR FLUORO
 - 12 NEW WOOD SHED TRIM
 - 13 NEW WOOD SHED TRIM
 - 14 NEW WOOD SHED TRIM
 - 15 NEW WOOD SHED TRIM

<p>DATE: 06/25/11</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>DESIGNED: [Signature]</p> <p>PROJECT: [Signature]</p>	<p>SHEET TITLE:</p> <p>PROPOSED ELEVATIONS</p> <p>SCALE: 1/4" = 1'-0"</p>	<p>Martinez Family Trust</p> <p>1631 Sonada Road, Pebble Beach, California</p>	 <p>CLAUDIO ORTIZ DESIGN GROUP INC.</p> <p>9740 E. DELWOODS and 20th P.O. BOX 3775 Camarillo, CA 93021 805-488-4148 805-488-4044 Fax</p>
---	--	---	--



West Elevation
Iner courtyard



East Elevation
Iner courtyard

KEY NOTES:

- 1] new, masonry wall
- 2] new, masonry wall
- 3] new, masonry wall
- 4] new, masonry wall
- 5] new, masonry wall
- 6] new, masonry wall
- 7] new, masonry wall
- 8] new, masonry wall
- 9] new, masonry wall
- 10] new, masonry wall
- 11] new, masonry wall
- 12] new, masonry wall
- 13] new, masonry wall
- 14] new, masonry wall
- 15] new, masonry wall
- 16] new, masonry wall
- 17] new, masonry wall
- 18] new, masonry wall

12

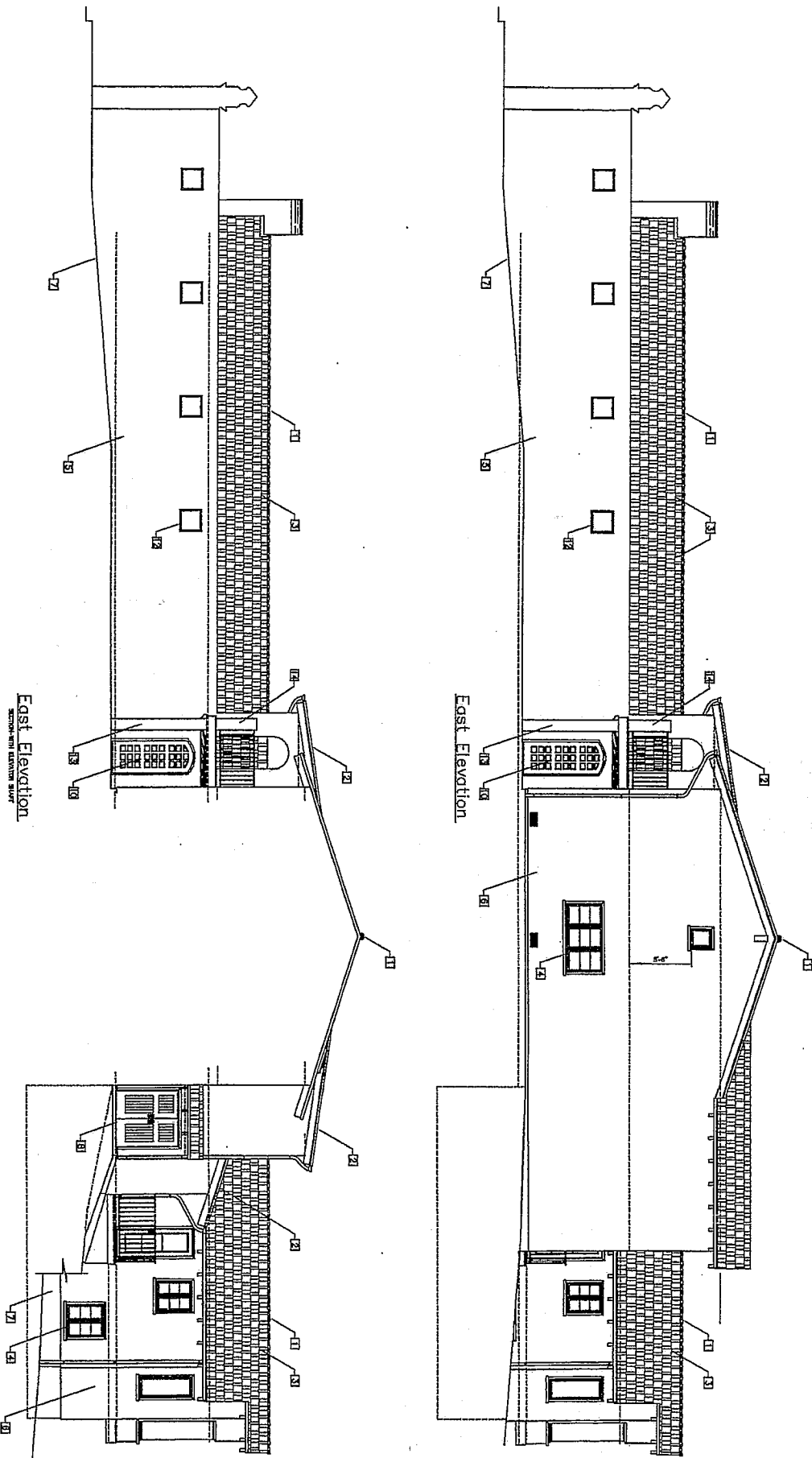
DATE: 06/28/11
 11-01

PROPOSED ELEVATION
 SCALE: 1" = 1/2"

Martinez Family Trust
 1631 Sonado Road, Pebble Beach, California



CLAUDIO ORTIZ
 DESIGN GROUP INC.
 5700 W. DOLANES and 5TH P.O. BOX 3775
 Carmel-by-the-Sea, CA 93921
 415-755-4148 415-755-4144
 Office Fax

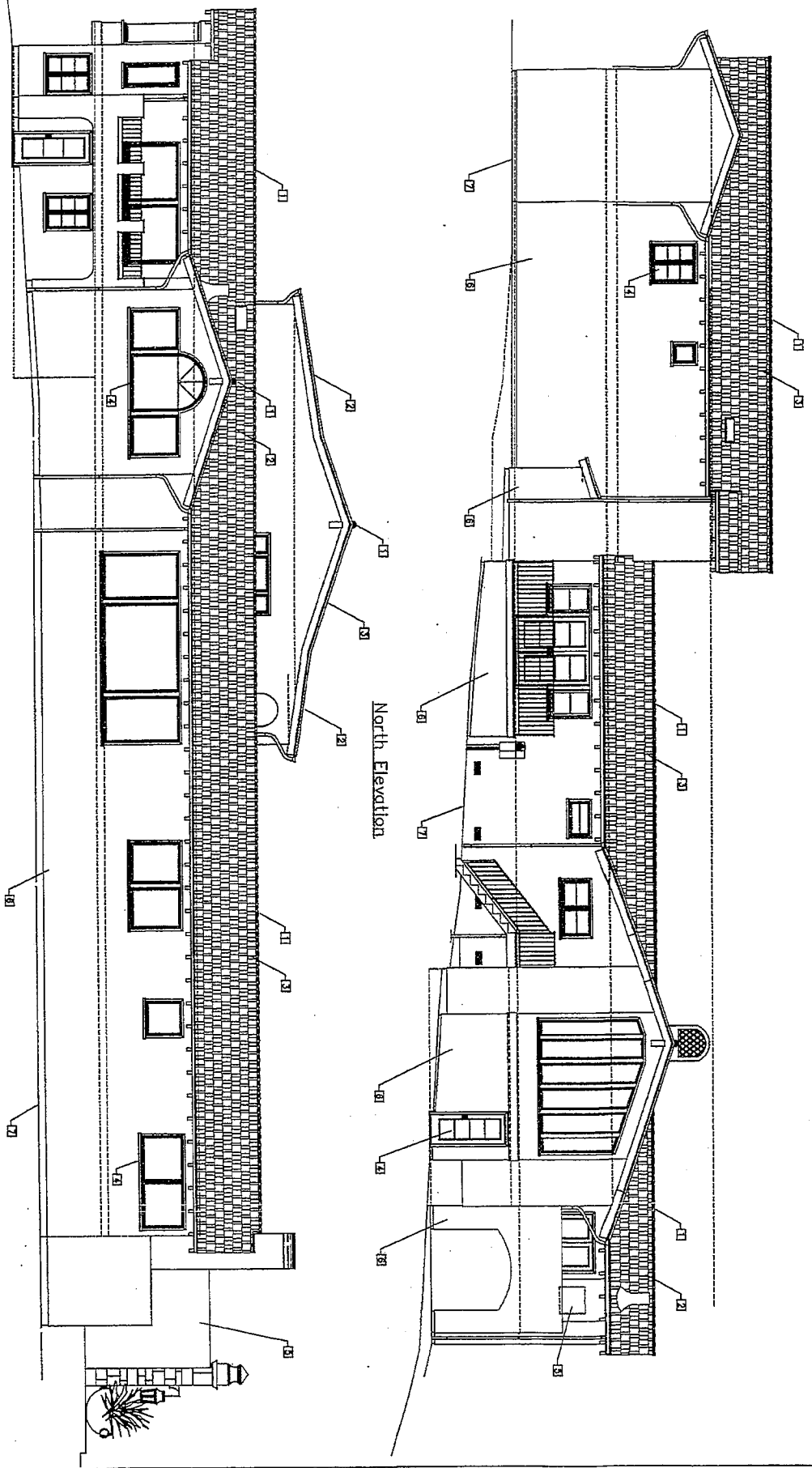


East Elevation
SECTION WITH ELEVATION SLANT

East Elevation

- KEY NOTES:**
- 1) SET A FLOOR DASH
 - 2) REMOVE WALL AND SLAB TO
 - 3) NEW BRICK
 - 4) NEW BRICK
 - 5) NEW BRICK
 - 6) NEW BRICK
 - 7) NEW BRICK
 - 8) NEW BRICK
 - 9) NEW BRICK
 - 10) NEW BRICK
 - 11) NEW BRICK
 - 12) NEW BRICK
 - 13) NEW BRICK
 - 14) NEW BRICK
 - 15) NEW BRICK

13 <small>SHEET</small>	11-01 <small>DATE</small>	06/28/11 <small>DATE</small>	 <small>INDICATES</small> <small>INDICATES</small>	 <small>INDICATES</small> <small>INDICATES</small>	<small>SHEET TITLE</small> PROPOSED ELEVATION <small>SCALE: 1" = 1/2"</small>	Martinez Family Trust 1631 Sonoda Road, Pebble Beach, California	 CLAUDIO ORTIZ DESIGN GROUP INC. <small>3778 W. 10th Street, Suite 100, San Diego, CA 92161</small> <small>619-594-1110 619-594-4544</small> <small>www.claudioortiz.com</small>
-----------------------------------	-------------------------------------	--	--	--	--	--	---



West Elevation

North Elevation

- KEY NOTES:
- 1] 1/2" thick brick
 - 2] 1/2" thick brick
 - 3] 1/2" thick brick
 - 4] 1/2" thick brick
 - 5] 1/2" thick brick
 - 6] 1/2" thick brick
 - 7] 1/2" thick brick
 - 8] 1/2" thick brick

SHEET TITLE: PROPOSED ELEVATION
 DATE: 06/28/11
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 06/28/11
 PROJECT NO: 11-01
 SHEET NO: 14

Martinez Family Trust
 1631 Sonoda Road, Pebble Beach, California


CLAUDIO ORTIZ DESIGN GROUP INC.
 2748 6th Street, Suite 100, San Diego, CA 92101
 619-594-4142 619-594-4044
 FAX: 619-594-4044

EXHIBIT D
Martinez Family Trust (PLN110247)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

County of Monterey
 State of California
MITIGATED NEGATIVE DECLARATION

FILED
FEB 24 2012
 STEPHEN L. VAGNINI
 MONTEREY COUNTY CLERK
 DEPUTY

Project Title:	Martinez Family Trust
File Number:	PLN110247
Owner:	Martinez Family Trust
Project Location:	1631 Sonado Road Pebble Beach
Primary APN:	Assessor's Parcel Number 008-201-013-000
Project Planner:	Ramon Montano
Permit Type:	Combined Development Permit
Project Description:	The project is a Combined Development Permit consisting of: 1) A Coastal Administrative Permit to allow the addition of 695.8 square feet to a first-story and a 422.6 second-story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three car garage; the reconfiguration of an existing driveway and court yard area reducing the nonconforming impervious coverage from 6,448.6 down to 1,389.1 square feet including the reconfiguration impervious driveway 5,059.5 square feet into pervious areas combined with existing areas equals 8,106.7 square feet; including a new 9 foot tall, 79.5 feet long court yard wall; and a 77 linear feet of new garden walls 4 feet tall; 28 square feet of new court yard steps with a new fountain and fire pit; 2) A Coastal Development Permit to convert an existing 567 square foot guest house into a attached accessory dwelling unit; 3) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence, new white plaster siding, dark brown stained wood trim doors and windows, steel guard rails and Carmel stone veneer; grading is estimated to less than 100 cubic yards of cut and fill. The property is located at 1631 Sonado Road, Pebble Beach (Assessor's Parcel Number 008-201-013-000), west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan, Coastal Zone.

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

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

Decision Making Body:	Monterey County Zoning Administrator
Responsible Agency:	County of Monterey
Review Period Begins:	February 27, 2012
Review Period Ends:	March 27, 2012

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

MONTEREY COUNTY

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



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

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combine development permit (Martinez Family Trust, File Number PLN110247) at location 1631 Sonado Road Pebble Beach (Assessor's Parcel Number 008-201-013-000) west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan Coastal Zone. (see description below). The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2nd Floor, Salinas, California, Prunedale Branch library, John Steinbeck Public Library, and Gabilan Public Library. The Standard Subdivision Committee will consider this proposal at a meeting on March 29, 2012 at 1:30 p.m. in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. The proposal will be referred to the Planning Commission at a date to be determined after September 24, 2009. All Written comments on this Negative Declaration will be accepted from February 27, 2012 to March 27 2012. Comments can also be made during the public hearing.

Project Description:

Application for a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441.6 square foot first story addition, a 254.2 square foot garage addition, and a 422.6 second story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three-car garage; the reconfiguration of an existing driveway and courtyard area reducing the non-conforming impervious coverage from 6,448.6 square feet to 1,389.1 square feet (create a new 5,059.5 square foot pervious driveway and a new 1,812.4 square foot pervious courtyard); a new 9 foot tall, 79.5 feet long courtyard wall; 77 linear feet of new garden walls 4 feet tall; 28 square feet of new courtyard steps with a new fountain and fire pit 2) a Coastal Development Permit to convert an existing 567 square foot guesthouse into a attached Caretaker's unit; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence (new white plaster siding dark brown, stained wood trim doors and windows, steel guard rails and Carmel stone veneer); grading is estimated to be less than 100 cubic yards of cut and fill. The property is located at 1631 Sonado Road, Pebble Beach (Assessor's Parcel Number 008-201-013-000), west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan, Coastal Zone.

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

County of Monterey
Resource Management Agency – Planning Department
Attn: Ramon A. Montano, Assistant Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901

Page 2

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

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

COMMENTS: _____

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

CEQAcomments@co.monterey.ca.us.

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

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Department to confirm that the entire document was received.

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

DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
2. County Clerk's Office
3. Monterey Bay Unified Air Pollution Control District
4. Monterey County Water Resources Agency
5. Monterey County Public Works Department
6. Monterey County Parks Department
7. Monterey County Division of Environmental Health
8. Libraries (Prunedale Branch Library, John Steinbeck Public Library, Gabilan Public Library)
9. Martinez Family Trust, Owner
10. Claudio Ortiz Design Group Inc, Agent
11. California Department of Fish and Game (Central Region 4)
12. United States Fish and Wildlife Service
13. Open Monterey Project (Molly Erickson)
14. Monterey County Land Watch (Amy White)
15. Carpenters Union (nedv@nccrc.org and ehipolito@nccrc.org)
16. Monterey/Santa Cruz Counties Building & Construction Trades Council (office@mscbctc.com)
17. Property Owners within 300 feet (Notice of Intent only)

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

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

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Martinez Family Trust

File No.: PLN110247

Project Location: 1631 Sonado Road Pebble Beach

Name of Property Owner: Martinez Family Trust

Name of Applicant: Claudio Ortiz

Assessor's Parcel Number(s): 008-201-013-000

Area of Property: 50,355.36 square feet

General Plan Designation: Low Density residential 1 to 5 acres per unit

Zoning District: LDR/1.5-D (CZ)

Low Density residential 1 to 5 acres per unit with a Design Control Overlay (in the Coastal Zone)

Lead Agency: Monterey County

Prepared By: Ramon A. Montano

Date Prepared: February 9, 2012

Contact Person: Ramon A. Montano

Phone Number: (831) 755-5169

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project: The project is a Combined Development Permit consisting of: 1) A Coastal Administrative Permit to allow the addition of 695.8 square feet to a first-story and a 422.6 second-story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three car garage; the reconfiguration of an existing driveway and court yard area reducing the nonconforming impervious coverage from 6,448.6 down to 1,389.1 square feet including the reconfiguration impervious driveway 5,059.5 square feet into pervious areas combined with existing areas equals 8,106.7 square feet; including a new 9 foot tall, 79.5 feet long court yard wall; and a 77 linear feet of new garden walls 4 feet tall; 28 square feet of new court yard steps with a new fountain and fire pit; 2) A Coastal Development Permit to convert an existing 567 square foot guest house into a attached accessory dwelling unit; 3) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence, new white plaster siding, dark brown stained wood trim doors and windows, steel guard rails and Carmel stone veneer; grading is estimated to less than 100 cubic yards of cut and fill. The property is located at 1631 Sonado Road Pebble Beach (Assessor's Parcel Number 008-201-013-000) west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan Coastal Zone.

The purpose of this document is to analyze a single specific impact of the proposed development, which may affect sensitive habitat. The County under the LCP requires that a Coastal Development Permit be secured for such development that the impact be minimized or avoided in order to preserve environmentally sensitive habitat as prescribed in the policies of the Del Monte Forest Land Use Plan

The specific portion of the proposed development that will affect sensitive habitat is the proposed redirection of the existing driveway, and the potential for impact to the sensitive habitat identified near the existing driveway.

B. Surrounding Land Uses and Environmental Setting: The Martinez property is a 1.156 acre parcel or approximately 50,355.36 square feet. The lot is located on Sonado Road (Assessor's Parcel Number 008-201-013-000) west of the intersection of Sonado and Midwood Lane, within an area of Pebble Beach less densely populated by contiguous residential lots. Surrounding land use is residential with established single-family residences on neighboring lots. Currently the surrounding lots maintain residences; all the surrounding properties contain large Monterey pines and mature coast live oaks. The Martinez property contains an understory of herbaceous non-natives that have naturalized to the site. The topography of the site is sloped on the north and northwesterly portions of the property, which maintains a belt of vegetation in a horseshoe shape around the existing residence. The southerly portions of the property are more gently graduated slopes until they reach the perimeter of the property then sharply drops down to the road. Sensitive habitat Hooker's Manzanita and the majority of the Yadon's piperia were observed on the subject lot. Approximately 50 plants were identified on the property largely concentrated within a 5,500 square foot area, starting mid way on the northwesterly side of the property on to the rear. The Del Monte Forest Land Use Plan (LUP) requires a Coastal Development Permit for development within 100 feet of sensitive habitat; additionally such projects are subject to the policies requiring the protection, preservation of habitat from further impact resulting from the currently proposed development and for the long-term preservation of

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	<input checked="" type="checkbox"/>	Air Quality Mgmt. Plan	<input checked="" type="checkbox"/>
Specific Plan	<input type="checkbox"/>	Airport Land Use Plans	<input type="checkbox"/>
Water Quality Control Plan	<input type="checkbox"/>	Local Coastal Program-LUP	<input checked="" type="checkbox"/>

General Plan / Local Coastal Program - LUP

The proposal was reviewed for consistency with the Del Monte Forest Land Use Plan (LUP) and the Coastal Implementation Parts 1 & 5. The property is located with the low-density residential Land use designation, which allows 1.5 acres per unit and is suitable for the proposed use. The only policy area in the General Plan that is not addressed by the LUP is the Noise Hazards. The project is consistent with the General Plan Policies, as explained below in Section IV. A.5. Potential Impacts were identified for Aesthetics due to the potential visibility from Point Lobos or Carmel State Beach; Greenhouse Gas Emissions due to minor construction related emissions; Biological Resources due to impacts from the proposed development to Yadon's piperia plants (IX. 8); Cultural Resources due to the project being located in a high archaeological sensitivity zone (IX. 3); and Land Use and Planning relative to compliance with the Local Coastal Program Policies. The project was found to be consistent with other development standards provided in the Local Coastal Program (LCP). The project will not conflict with any habitat conservation plan or natural community conservation plan, as none are applicable to the project site (Source: IX. 3, 7). **CONSISTENT**

Air Quality Management Plan

Consistency with the Air Quality Management Plan is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). It is not an indication of project-specific impacts, which are evaluated according to the Air District's adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact. Consistency of a residential project is determined by comparing the project population at the year of project completion with the population forecast for the appropriate five year increment that is listed in the AQMP. If the population increase resulting from the project would not cause the estimated cumulative population to exceed the relevant forecast, the project would be consistent with the population forecasts in the AQMP (Source: IX. 5).

The Association of Monterey Bay Area Governments (AMBAG), the 2008 Population, Housing Unit, and Employment Forecasts adopted by the AMBAG Board of Directors, are the forecasts used for this consistency determination. The proposed project includes additions to an existing single family dwelling. The proposed addition will not exceed the population forecasts of the 2008 AQMP and would not result in substantial population changes. Therefore, the project is consistent with the 2008 regional forecasts and the Air Quality Management Plan (Source: IX. 5). **CONSISTENT**

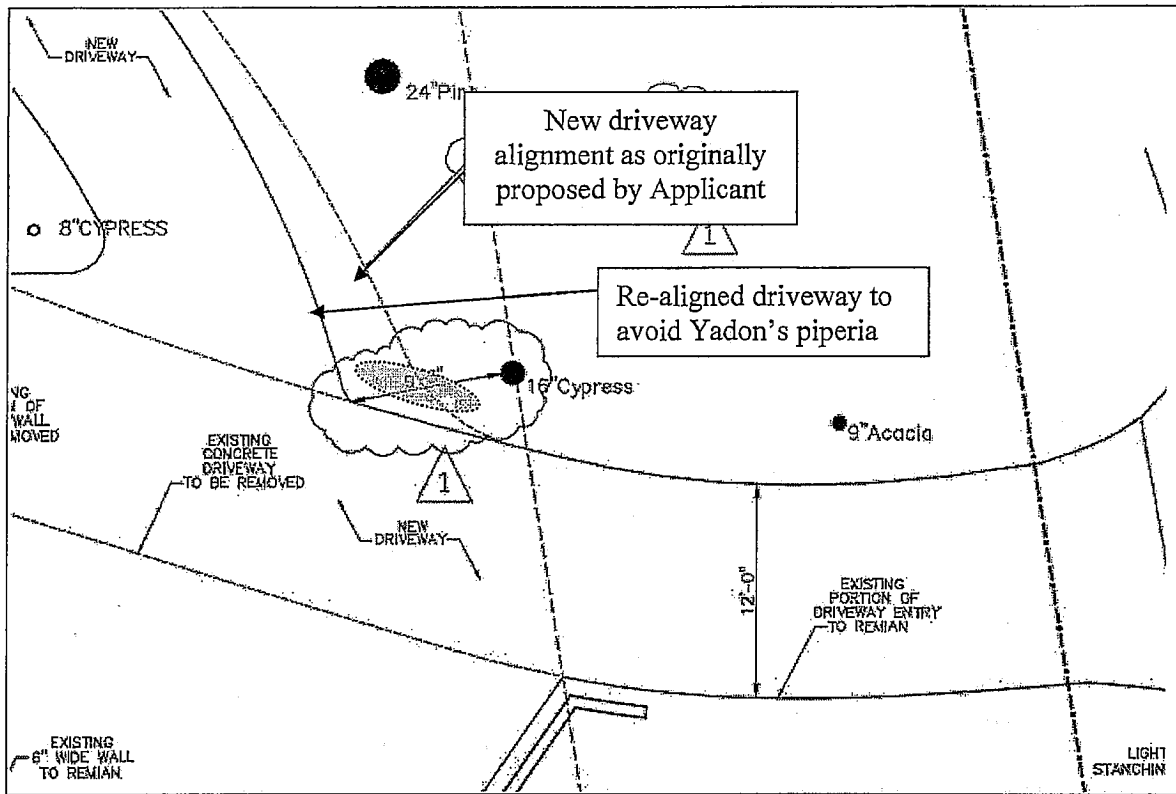


Fig. 3 Close up view of Proposed Site Plan with revisions to driveway

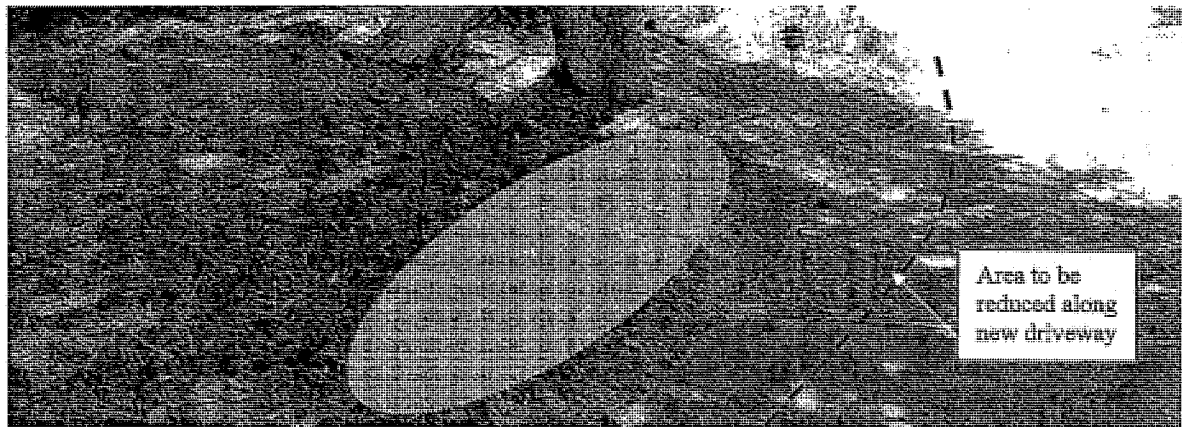
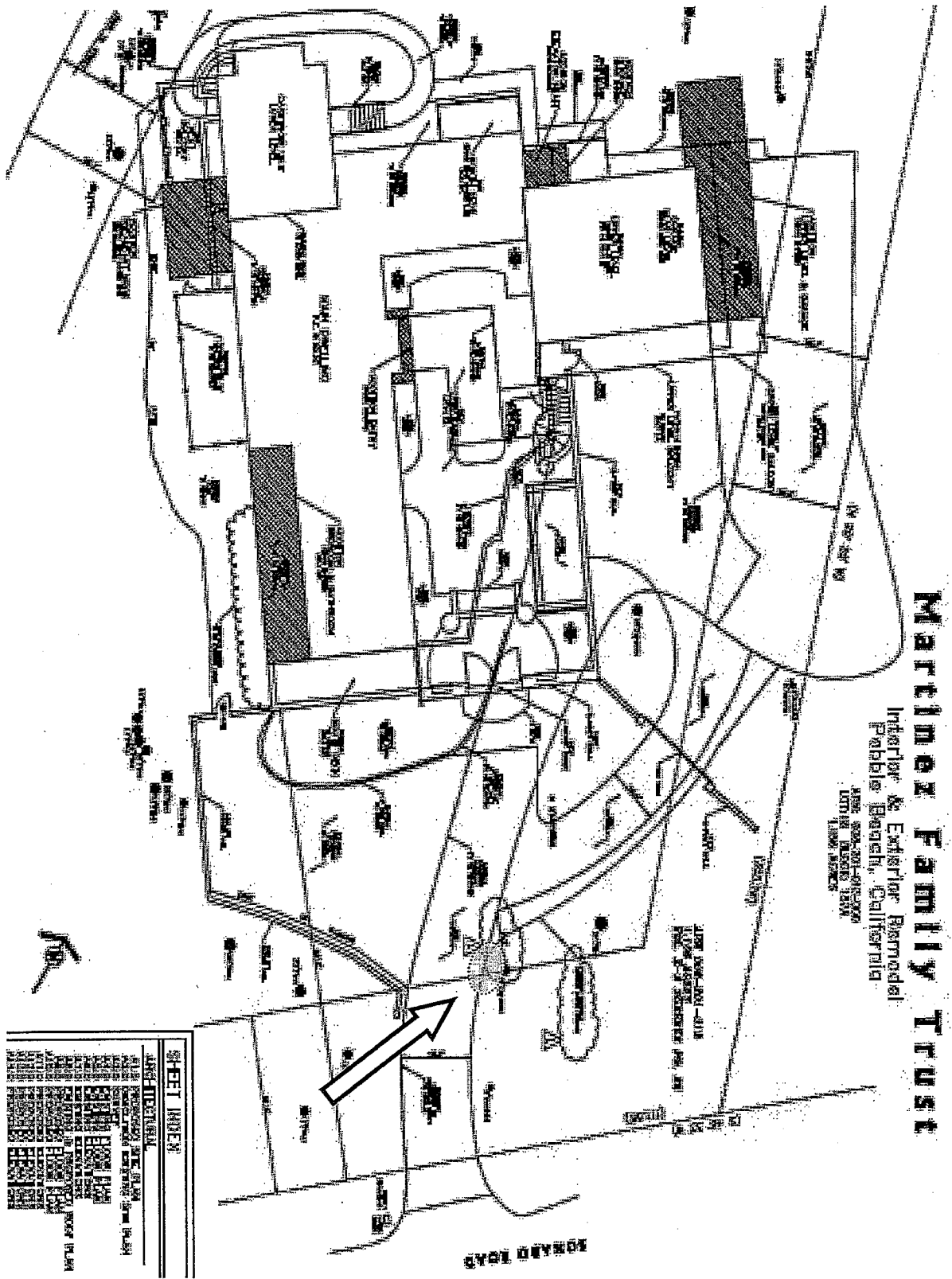


Figure 4 – Highlighted are Yadon’s rein orchids, 3 plants identified.



MARTINEZ FAMILY TRUST

Interior & Exterior Remodel
 Pablos Bagan, California
 AREA: 500-201-015000
 LOT: 1000-0001-0100
 1,000 SQ. FT.

SHEET INDEX	
NO.	DESCRIPTION
1	GENERAL NOTES
2	FOUNDATION
3	FLOOR PLAN
4	CEILING PLAN
5	MECHANICAL PLAN
6	ELECTRICAL PLAN
7	PLUMBING PLAN
8	PAINT PLAN
9	EXTERIOR FINISH PLAN
10	LANDSCAPE PLAN
11	SECTION 1
12	SECTION 2
13	SECTION 3
14	SECTION 4
15	SECTION 5
16	SECTION 6
17	SECTION 7
18	SECTION 8
19	SECTION 9
20	SECTION 10
21	SECTION 11
22	SECTION 12
23	SECTION 13
24	SECTION 14
25	SECTION 15
26	SECTION 16
27	SECTION 17
28	SECTION 18
29	SECTION 19
30	SECTION 20

Fig. 2 Proposed Site Plan with revisions to driveway

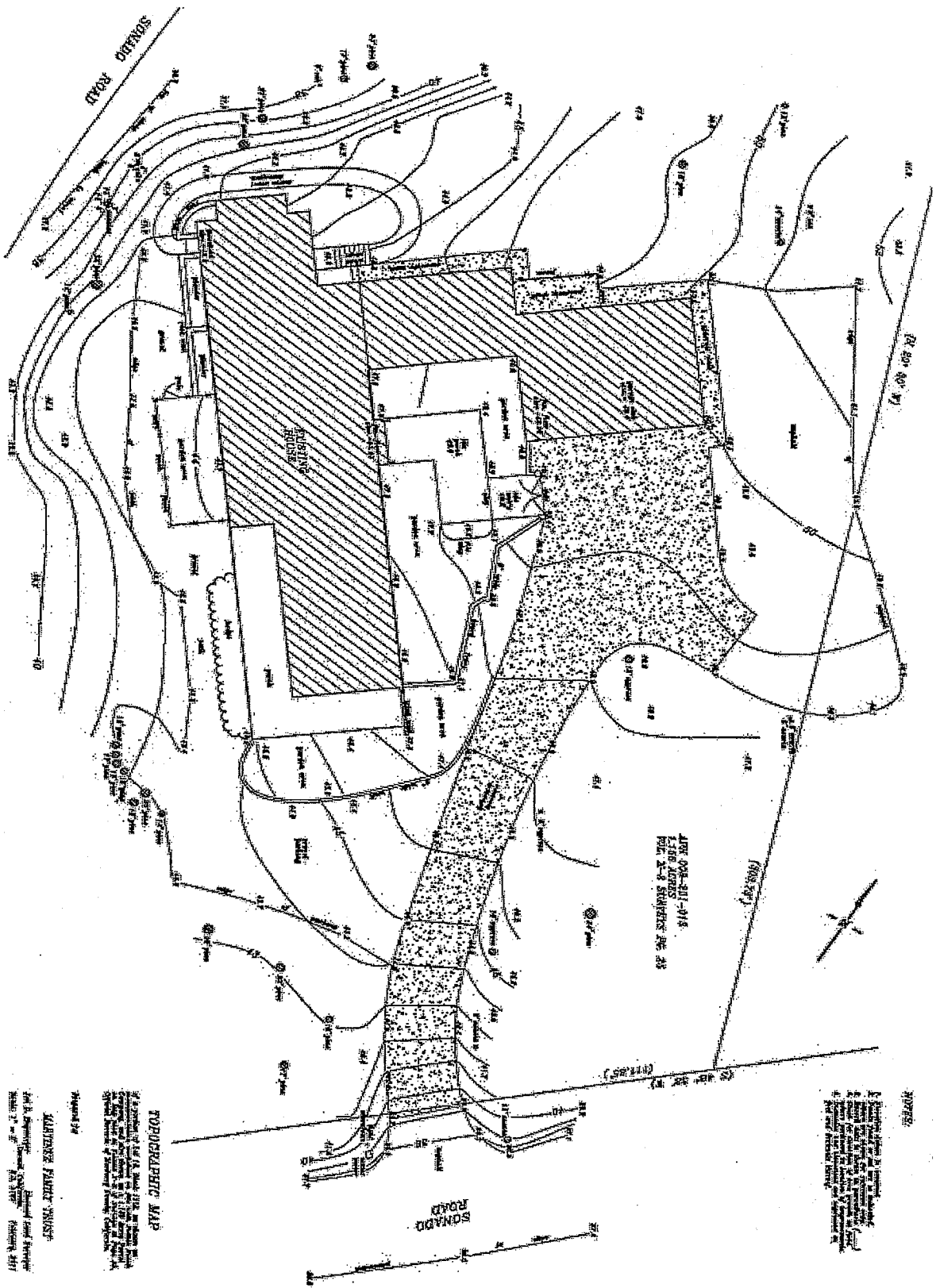
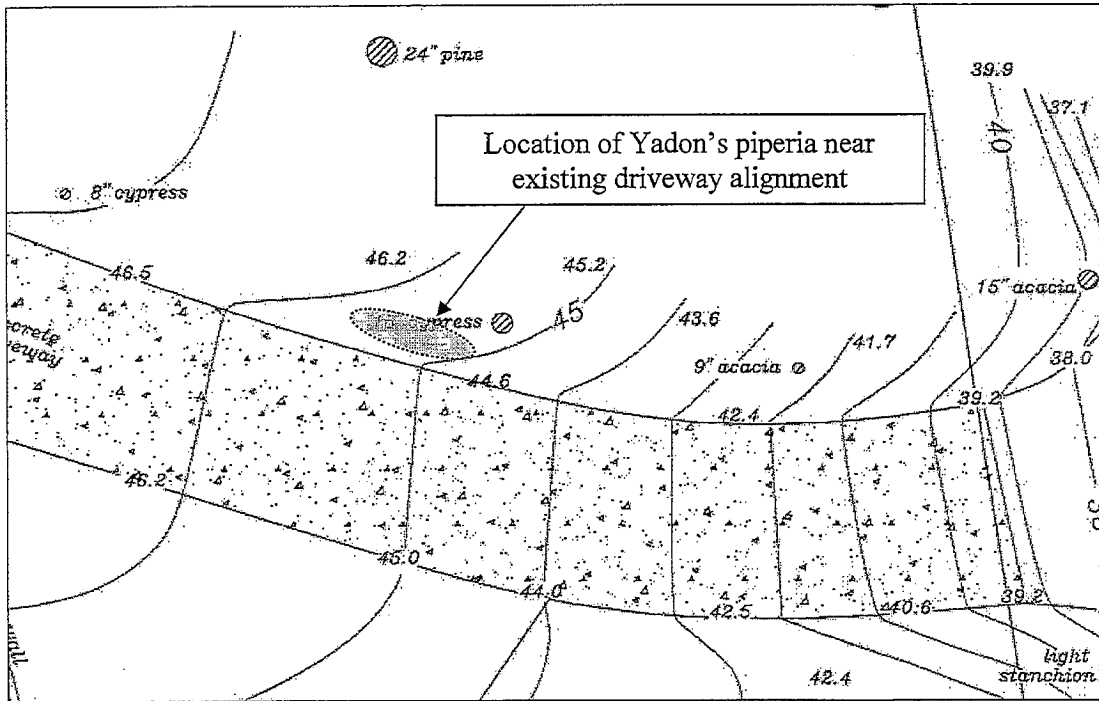


Fig. 1 Existing Site Plan

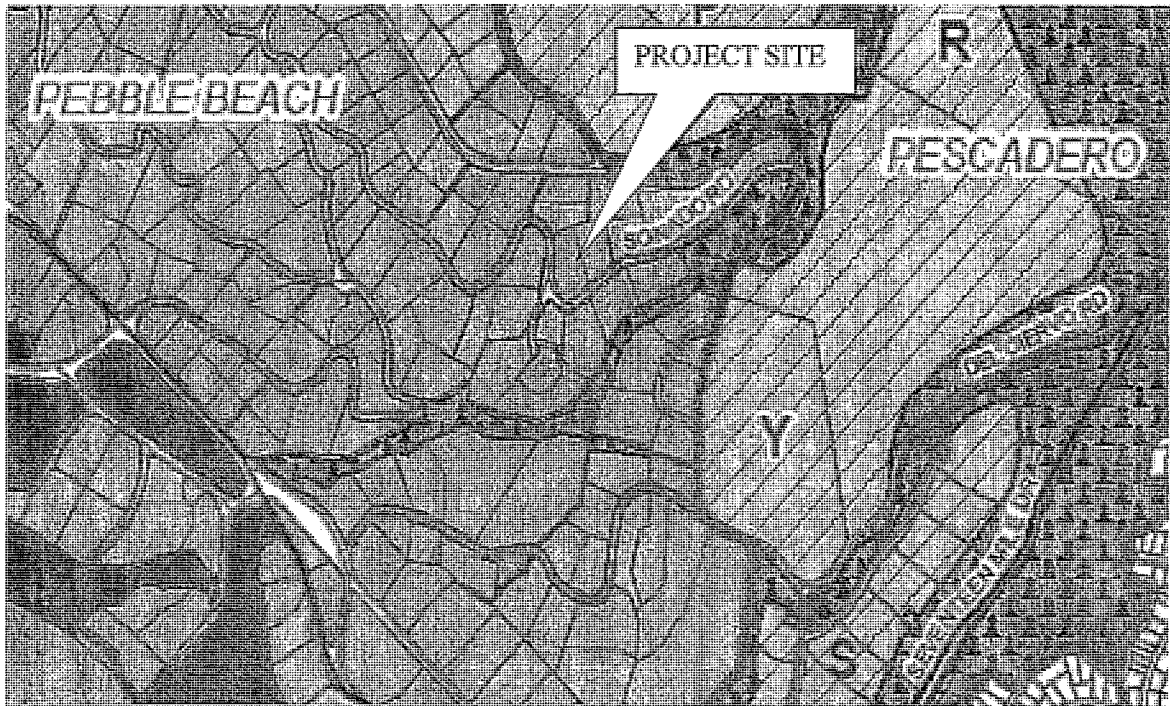


The aerial shows the amount of vegetation surrounding the Martinez residence, the highlighted rectangle and oval identified by the directional arrows approximates the location of the sensitive resources identified in the Biological report. The highlighted area indicates the approximate location of Yadon's piperia along the existing driveway.



the established habitat located on the property. The policies are directed more towards the preservation of sensitive habitat in open space. No direction is given specifically for developed lots of record with existing residences. However, the policies are clear in stating that all land uses public and private shall be subordinate to the protection of such areas. It is not certain of the value of the habitat identified on the Martinez property since there are no open space areas that connect to this property; however, the Piperia has established itself largely in an area not suitable for structures. Therefore, a reasonable mitigation, in conjunction with the avoidance of removal of a minor dislocated plant located along the driveway, would be to place the identified resource within a scenic conservation easement. This would effectively provide for the long term preservation of the identified resource and successfully insure the protection of the habitat from future impact.

C. Other public agencies whose approval is required: Because no endangered species are being disturbed or removed, no “take” permits are required by the US Fish and Wildlife Service. The only other permits that are required are building permits from the Building Services Department.



Del Monte Forest Land Use Plan Map, (above) identifies the area that the Martinez property is located relative to other features in the Del Monte Forest.

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project: The project is a Combined Development Permit consisting of: 1) A Coastal Administrative Permit to allow the addition of 695.8 square feet to a first-story and a 422.6 second-story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three car garage; the reconfiguration of an existing driveway and court yard area reducing the nonconforming impervious coverage from 6,448.6 down to 1,389.1 square feet including the reconfiguration impervious driveway 5,059.5 square feet into pervious areas combined with existing areas equals 8,106.7 square feet; including a new 9 foot tall, 79.5 feet long court yard wall; and a 77 linear feet of new garden walls 4 feet tall; 28 square feet of new court yard steps with a new fountain and fire pit; 2) A Coastal Development Permit to convert an existing 567 square foot guest house into a attached accessory dwelling unit; 3) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence, new white plaster siding, dark brown stained wood trim doors and windows, steel guard rails and Carmel stone veneer; grading is estimated to less than 100 cubic yards of cut and fill. The property is located at 1631 Sonado Road Pebble Beach (Assessor's Parcel Number 008-201-013-000) west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan Coastal Zone.

The purpose of this document is to analyze a single specific impact of the proposed development, which may affect sensitive habitat. The County under the LCP requires that a Coastal Development Permit be secured for such development that the impact be minimized or avoided in order to preserve environmentally sensitive habitat as prescribed in the policies of the Del Monte Forest Land Use Plan

The specific portion of the proposed development that will affect sensitive habitat is the proposed redirection of the existing driveway, and the potential for impact to the sensitive habitat identified near the existing driveway.

B. Surrounding Land Uses and Environmental Setting: The Martinez property is a 1.156 acre parcel or approximately 50,355.36 square feet. The lot is located on Sonado Road (Assessor's Parcel Number 008-201-013-000) west of the intersection of Sonado and Midwood Lane, within an area of Pebble Beach less densely populated by contiguous residential lots. Surrounding land use is residential with established single-family residences on neighboring lots. Currently the surrounding lots maintain residences; all the surrounding properties contain large Monterey pines and mature coast live oaks. The Martinez property contains an understory of herbaceous non-natives that have naturalized to the site. The topography of the site is sloped on the north and northwesterly portions of the property, which maintains a belt of vegetation in a horseshoe shape around the existing residence. The southerly portions of the property are more gently graduated slopes until they reach the perimeter of the property then sharply drop down to the road. Sensitive habitat Hooker's Manzanita and the majority of the Yadon's piperia were observed on the subject lot. Approximately 50 plants were identified on the property largely concentrated within a 5,500 square foot area, starting mid way on the northwesterly side of the property on to the rear. The Del Monte Forest Land Use Plan (LUP) requires a Coastal Development Permit for development within 100 feet of sensitive habitat; additionally such projects are subject to the policies requiring the protection, preservation of habitat from further impact resulting from the currently proposed development and for the long-term preservation of

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

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

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Martinez Family Trust

File No.: PLN110247

Project Location: 1631 Sonado Road Pebble Beach

Name of Property Owner: Martinez Family Trust

Name of Applicant: Claudio Ortiz

Assessor's Parcel Number(s): 008-201-013-000

Area of Property: 50,355.36 square feet

General Plan Designation: Low Density residential 1 to 5 acres per unit

Zoning District: LDR/1.5-D (CZ)

Low Density residential 1 to 5 acres per unit with a Design Control Overlay (in the Coastal Zone)

Lead Agency: Monterey County

Prepared By: Ramon A. Montano

Date Prepared: February 9, 2012

Contact Person: Ramon A. Montano

Phone Number: (831) 755-5169

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

CEQAcomments@co.monterey.ca.us.

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

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at (831) 757-9516. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Department to confirm that the entire document was received.

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

DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
2. County Clerk's Office
3. Monterey Bay Unified Air Pollution Control District
4. Monterey County Water Resources Agency
5. Monterey County Public Works Department
6. Monterey County Parks Department
7. Monterey County Division of Environmental Health
8. Libraries (Prunedale Branch Library, John Steinbeck Public Library, Gabilan Public Library)
9. Martinez Family Trust, Owner
10. Claudio Ortiz Design Group Inc, Agent
11. California Department of Fish and Game (Central Region 4)
12. United States Fish and Wildlife Service
13. Open Monterey Project (Molly Erickson)
14. Monterey County Land Watch (Amy White)
15. Carpenters Union (nedv@nccrc.org and ehipolito@nccrc.org)
16. Monterey/Santa Cruz Counties Building & Construction Trades Council (office@mscbctc.com)
17. Property Owners within 300 feet (Notice of Intent only)

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

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

COMMENTS: _____

MONTEREY COUNTY

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



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

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combine development permit (Martinez Family Trust, File Number PLN110247)) at location 1631 Sonado Road Pebble Beach (Assessor's Parcel Number 008-201-013-000) west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan Coastal Zone. (see description below). The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2nd Floor, Salinas, California, Prunedale Branch library, John Steinbeck Public Library, and Gabilan Public Library. The Standard Subdivision Committee will consider this proposal at a meeting on March 29, 2012 at 1:30 p.m. in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. The proposal will be referred to the Planning Commission at a date to be determined after September 24, 2009. All Written comments on this Negative Declaration will be accepted from February 27, 2012 to March 27 2012. Comments can also be made during the public hearing.

Project Description:

Application for a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441.6 square foot first story addition, a 254.2 square foot garage addition, and a 422.6 second story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three-car garage; the reconfiguration of an existing driveway and courtyard area reducing the non-conforming impervious coverage from 6,448.6 square feet to 1,389.1 square feet (create a new 5,059.5 square foot pervious driveway and a new 1,812.4 square foot pervious courtyard); a new 9 foot tall, 79.5 feet long courtyard wall; 77 linear feet of new garden walls 4 feet tall; 28 square feet of new courtyard steps with a new fountain and fire pit 2) a Coastal Development Permit to convert an existing 567 square foot guesthouse into a attached Caretaker's unit; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence (new white plaster siding dark brown, stained wood trim doors and windows, steel guard rails and Carmel stone veneer); grading is estimated to be less than 100 cubic yards of cut and fill. The property is located at 1631 Sonado Road, Pebble Beach (Assessor's Parcel Number 008-201-013-000), west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan, Coastal Zone.

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

County of Monterey
Resource Management Agency – Planning Department
Attn: Ramon A. Montano, Assistant Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901

County of Monterey
 State of California
MITIGATED NEGATIVE DECLARATION

FILED

FEB 24 2012

STEPHEN L. VAGNINI
 MONTEREY COUNTY CLERK
 DEPUTY

Project Title:	Martinez Family Trust
File Number:	PLN110247
Owner:	Martinez Family Trust
Project Location:	1631 Sonado Road Pebble Beach
Primary APN:	Assessor's Parcel Number 008-201-013-000
Project Planner:	Ramon Montano
Permit Type:	Combined Development Permit
Project Description:	The project is a Combined Development Permit consisting of: 1) A Coastal Administrative Permit to allow the addition of 695.8 square feet to a first-story and a 422.6 second-story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three car garage; the reconfiguration of an existing driveway and court yard area reducing the nonconforming impervious coverage from 6,448.6 down to 1,389.1 square feet including the reconfiguration impervious driveway 5,059.5 square feet into pervious areas combined with existing areas equals 8,106.7 square feet; including a new 9 foot tall, 79.5 feet long court yard wall; and a 77 linear feet of new garden walls 4 feet tall; 28 square feet of new court yard steps with a new fountain and fire pit; 2) A Coastal Development Permit to convert an existing 567 square foot guest house into a attached accessory dwelling unit; 3) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence, new white plaster siding, dark brown stained wood trim doors and windows, steel guard rails and Carmel stone veneer; grading is estimated to less than 100 cubic yards of cut and fill. The property is located at 1631 Sonado Road, Pebble Beach (Assessor's Parcel Number 008-201-013-000), west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan, Coastal Zone.

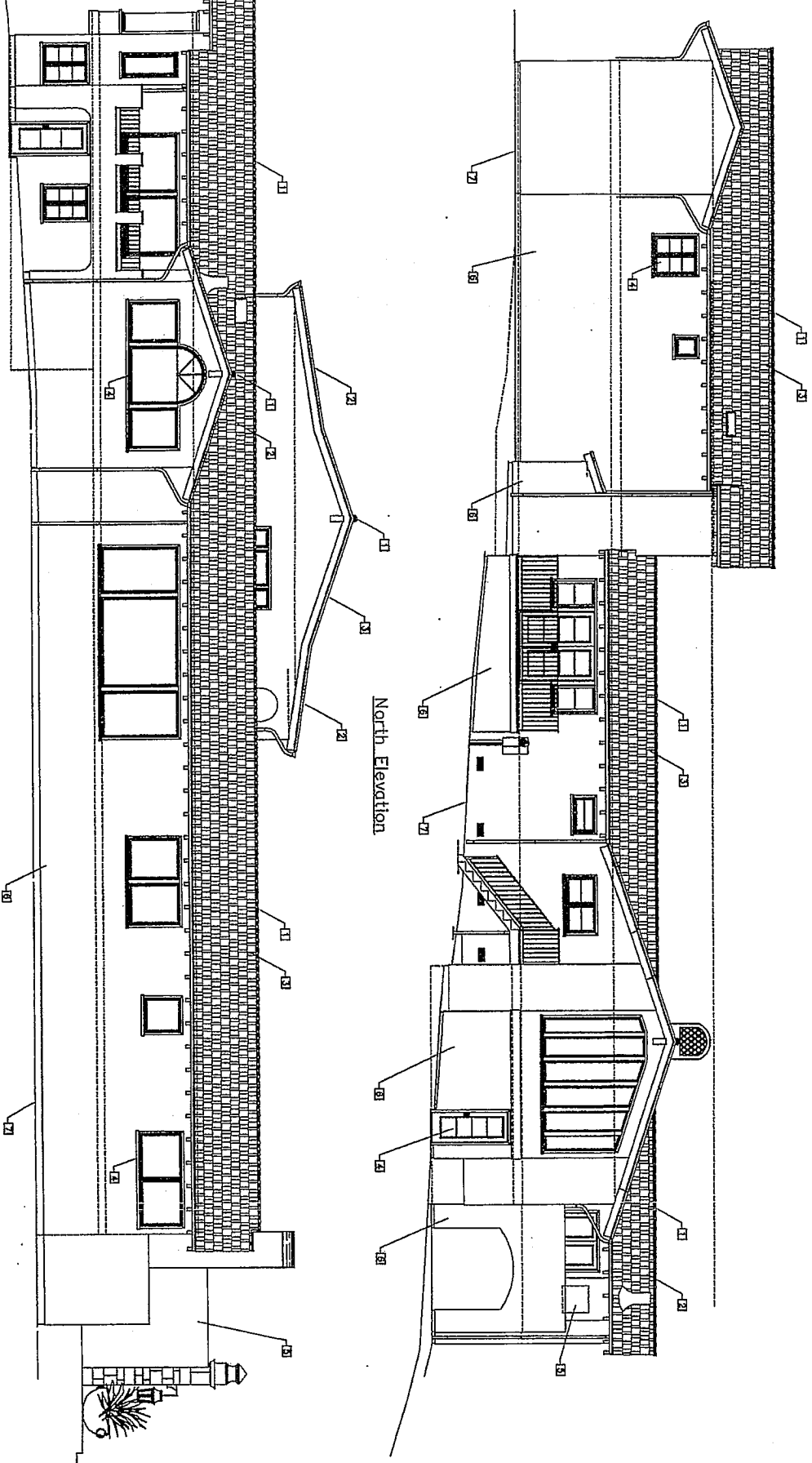
THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

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

Decision Making Body:	Monterey County Zoning Administrator
Responsible Agency:	County of Monterey
Review Period Begins:	February 27, 2012
Review Period Ends:	March 27, 2012

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

EXHIBIT D
Martinez Family Trust (PLN110247)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION



West Elevation

North Elevation

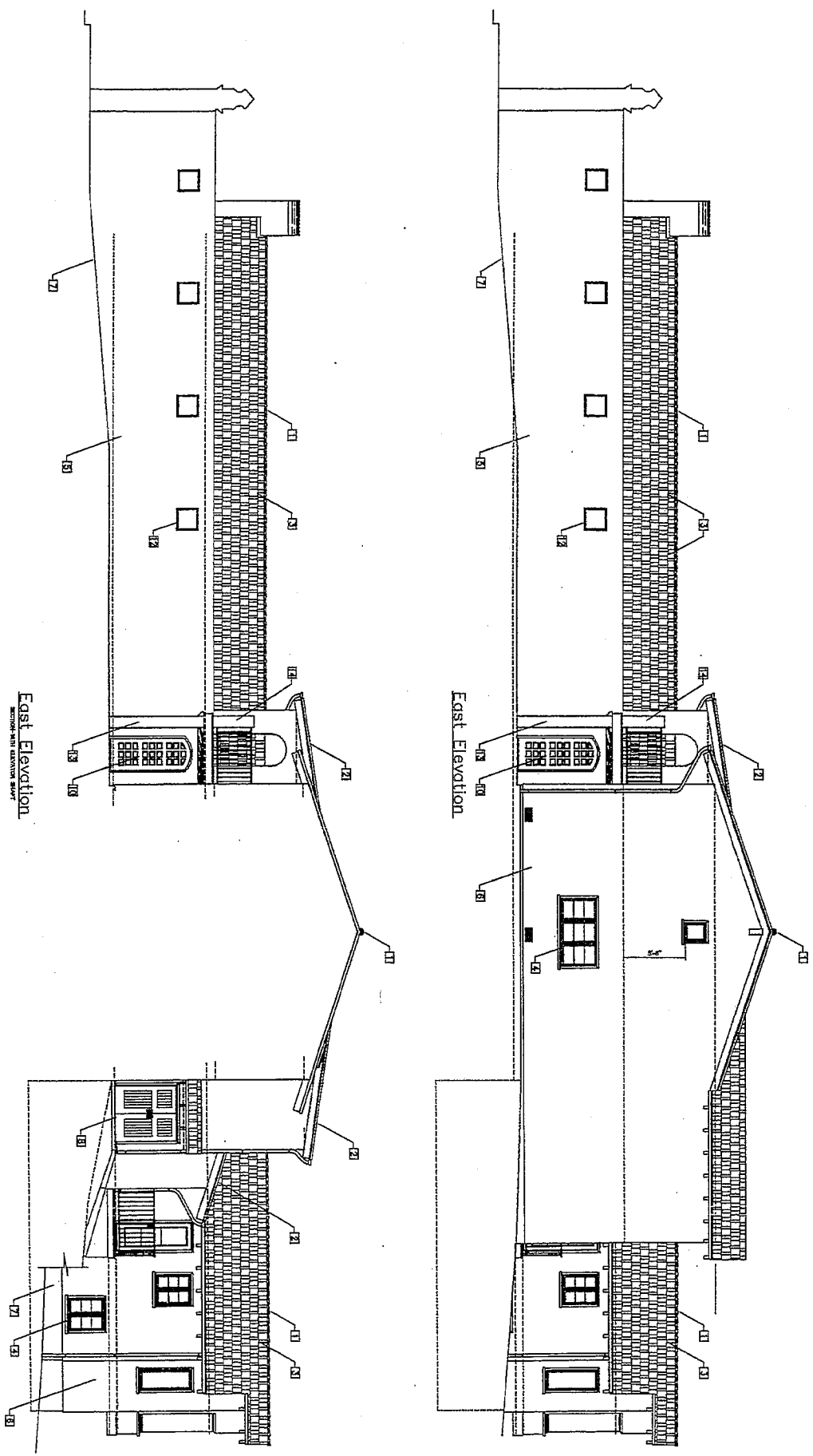
- KEY NOTES:**
- 1) BRICK, FINE-GRAINED SANDLIT
 - 2) BRICK, FINE-GRAINED SANDLIT
 - 3) BRICK, FINE-GRAINED SANDLIT
 - 4) BRICK, FINE-GRAINED SANDLIT
 - 5) BRICK, FINE-GRAINED SANDLIT
 - 6) BRICK, FINE-GRAINED SANDLIT
 - 7) BRICK, FINE-GRAINED SANDLIT
 - 8) BRICK, FINE-GRAINED SANDLIT
 - 9) BRICK, FINE-GRAINED SANDLIT
 - 10) BRICK, FINE-GRAINED SANDLIT
 - 11) BRICK, FINE-GRAINED SANDLIT
 - 12) BRICK, FINE-GRAINED SANDLIT
 - 13) BRICK, FINE-GRAINED SANDLIT
 - 14) BRICK, FINE-GRAINED SANDLIT

DATE: 08/28/11
 TIME: 11:01
 SHEET: 14

PROPOSED ELEVATION
 SCALE: 1/8" = 1'-0"

Martinez Family Trust
 1531 Sonado Road, Pebble Beach, California

CLAUDIO ORTIZ DESIGN GROUP INC.
 9740 Via De La Playa, Suite 200, San Diego, CA 92123
 (619) 444-1148 (619) 426-8544
 FAX: (619) 426-8544



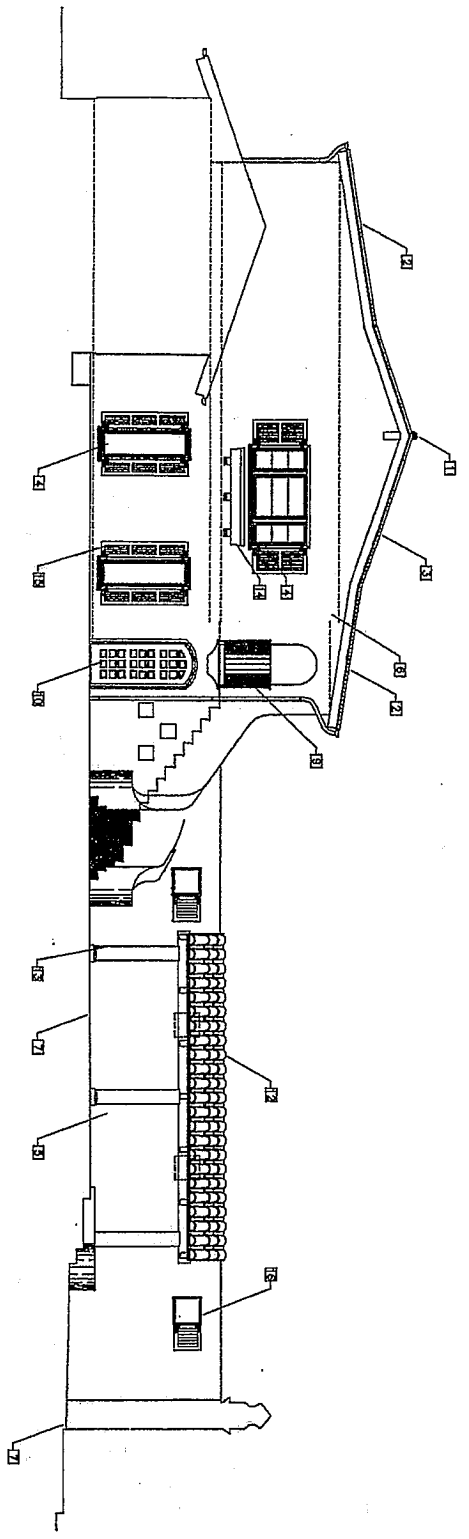
- KEY NOTES:**
- 1 LONG, HORIZONTAL BAND
 - 2 BRICK PATTERN
 - 3 BRICK PATTERN
 - 4 BRICK PATTERN
 - 5 BRICK PATTERN
 - 6 BRICK PATTERN
 - 7 BRICK PATTERN
 - 8 BRICK PATTERN
 - 9 BRICK PATTERN
 - 10 BRICK PATTERN
 - 11 BRICK PATTERN
 - 12 BRICK PATTERN
 - 13 BRICK PATTERN

SHEET NO. 13
 DATE 06/28/11
 SCALE 1/4" = 1'-0"
 PROJECT NO. 11-01

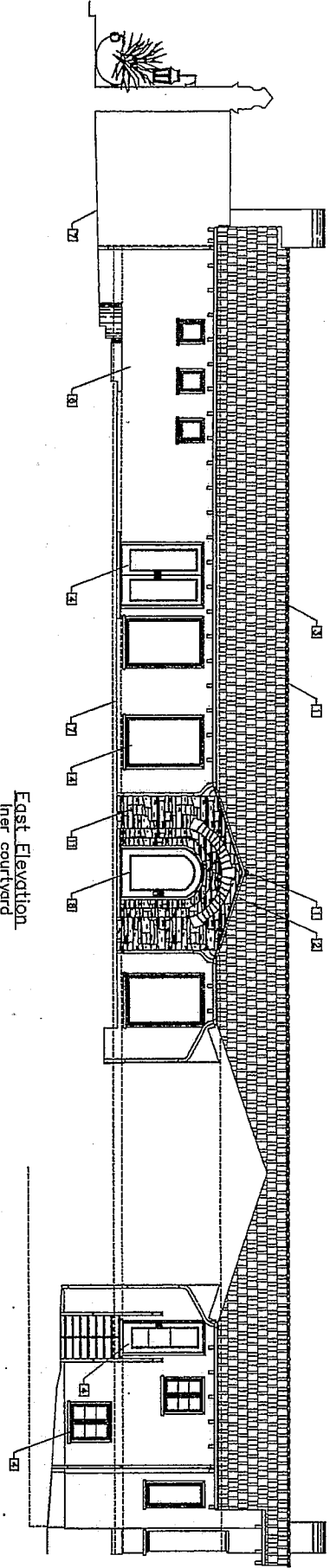
PROPOSED ELEVATION
 SCALE: 1/4" = 1'-0"
 PROJECT NO. 11-01

Martinez Family Trust
 1631 Sonado Road, Pebble Beach, California

CLAUDIO ORTIZ DESIGN GROUP INC.
 5/7 W. COLLEGE and 37th P.O. BOX 2775
 OROVILLE, CALIFORNIA, CA 95965
 531-622-4146 531-622-4544
 Office Fax



West Elevation
Iner courtyard



East Elevation
Iner courtyard

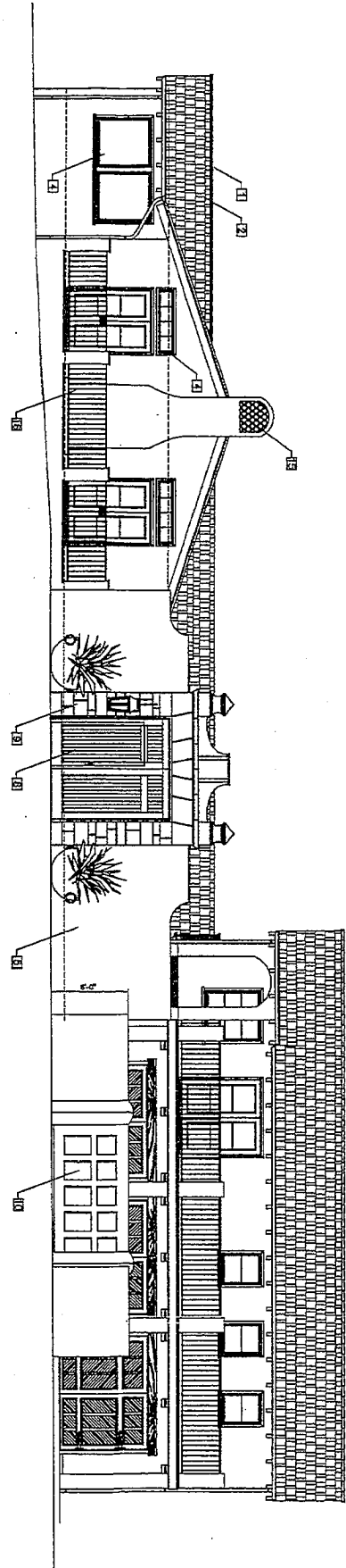
- KEY NOTES:
- 1] 1/2" x 1/2" x 1/2" stone veneer
 - 2] 1/2" x 1/2" x 1/2" stone veneer
 - 3] 1/2" x 1/2" x 1/2" stone veneer
 - 4] 1/2" x 1/2" x 1/2" stone veneer
 - 5] 1/2" x 1/2" x 1/2" stone veneer
 - 6] 1/2" x 1/2" x 1/2" stone veneer
 - 7] 1/2" x 1/2" x 1/2" stone veneer
 - 8] 1/2" x 1/2" x 1/2" stone veneer
 - 9] 1/2" x 1/2" x 1/2" stone veneer
 - 10] 1/2" x 1/2" x 1/2" stone veneer
 - 11] 1/2" x 1/2" x 1/2" stone veneer
 - 12] 1/2" x 1/2" x 1/2" stone veneer
 - 13] 1/2" x 1/2" x 1/2" stone veneer
 - 14] 1/2" x 1/2" x 1/2" stone veneer
 - 15] 1/2" x 1/2" x 1/2" stone veneer
 - 16] 1/2" x 1/2" x 1/2" stone veneer
 - 17] 1/2" x 1/2" x 1/2" stone veneer
 - 18] 1/2" x 1/2" x 1/2" stone veneer
 - 19] 1/2" x 1/2" x 1/2" stone veneer
 - 20] 1/2" x 1/2" x 1/2" stone veneer
 - 21] 1/2" x 1/2" x 1/2" stone veneer

DATE: 06/28/11
 SHEET: 11-01
 12

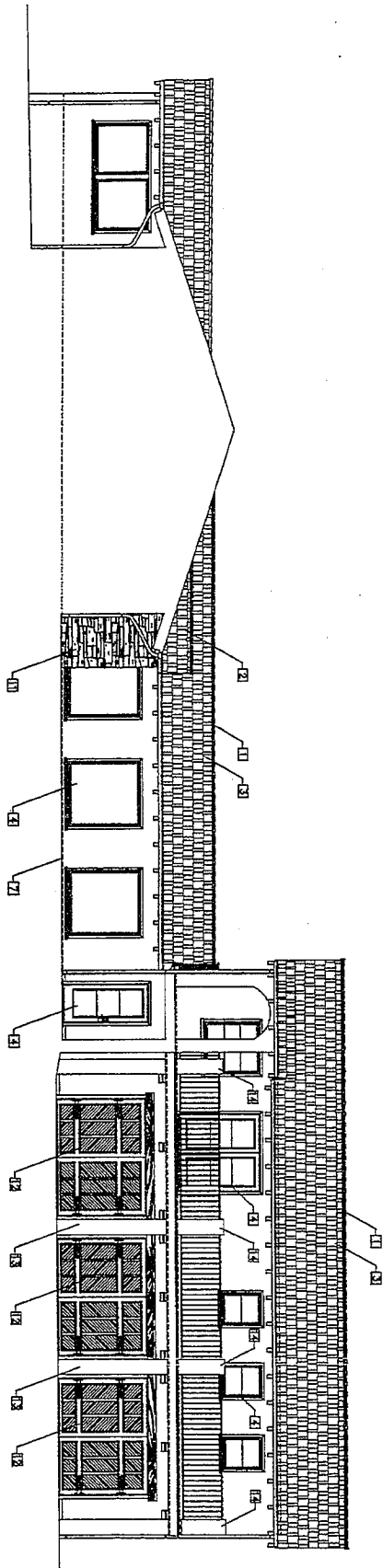
PROPOSED
 ELEVATION
 SCALE: 1/8" = 1'-0"

Martinez Family Trust
 1631 Sonado Road, Pebble Beach, California

CLAUDIO ORTIZ
 DESIGN GROUP INC.
 5780 So. DOLANS and 5TH P.O. BOX 3775
 Carmel-by-the-Sea, CA 95021
 831-226-4146 831-466-6444
 Office Fax



South Elevation
Front Elevation



South Elevation
With No Courtyard Wall

KEY NOTES:

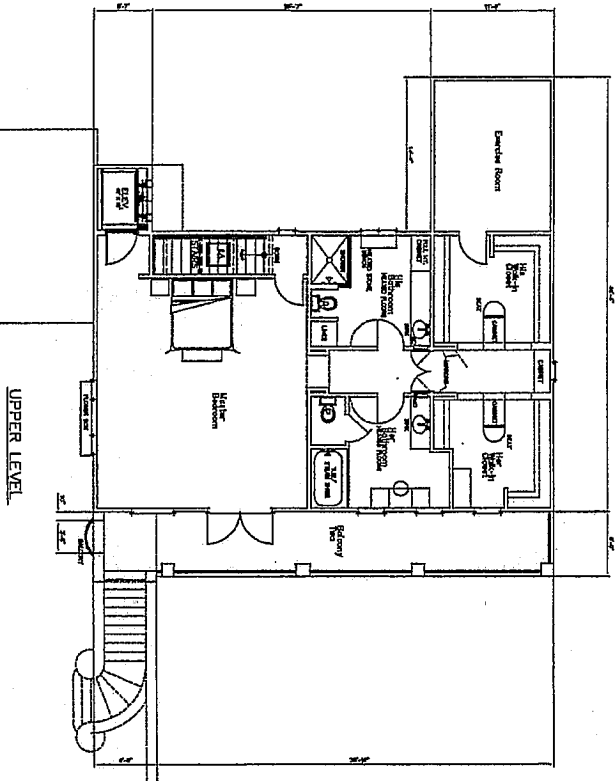
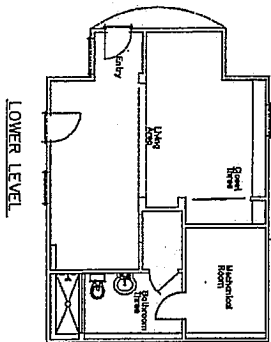
- 1) NEW BRICKWORK
- 2) NEW BRICKWORK
- 3) NEW BRICKWORK
- 4) NEW BRICKWORK
- 5) NEW BRICKWORK
- 6) NEW BRICKWORK
- 7) NEW BRICKWORK
- 8) NEW BRICKWORK
- 9) NEW BRICKWORK
- 10) NEW BRICKWORK
- 11) NEW BRICKWORK
- 12) NEW BRICKWORK
- 13) NEW BRICKWORK
- 14) NEW BRICKWORK
- 15) NEW BRICKWORK

DATE: 06/25/11
 TIME: 11:01
 SHEET: 11

PROJECT TITLE:
 PROPOSED
 ELEVATIONS
 SCALE: 1/4" = 1'-0"

Martinez Family Trust
 1531 Sanado Road, Pebble Beach, California

CLAUDIO ORTIZ
 DESIGN GROUP INC.
 9780 W. BUCKLEY AND 27TH P.O. BOX 3775
 CERRITOS, CALIFORNIA, CA 94528
 TEL: 925-4148 FAX: 925-4044
 WWW: CORTIZ.COM



10

DATE: 06/27/11

11-01

06/27/11

11-01

06/27/11

11-01

06/27/11

11-01

06/27/11

11-01

06/27/11

11-01

06/27/11

11-01

06/27/11

11-01

06/27/11

11-01

06/27/11

11-01

06/27/11

11-01

06/27/11

11-01

06/27/11

11-01

06/27/11

11-01

06/27/11

11-01

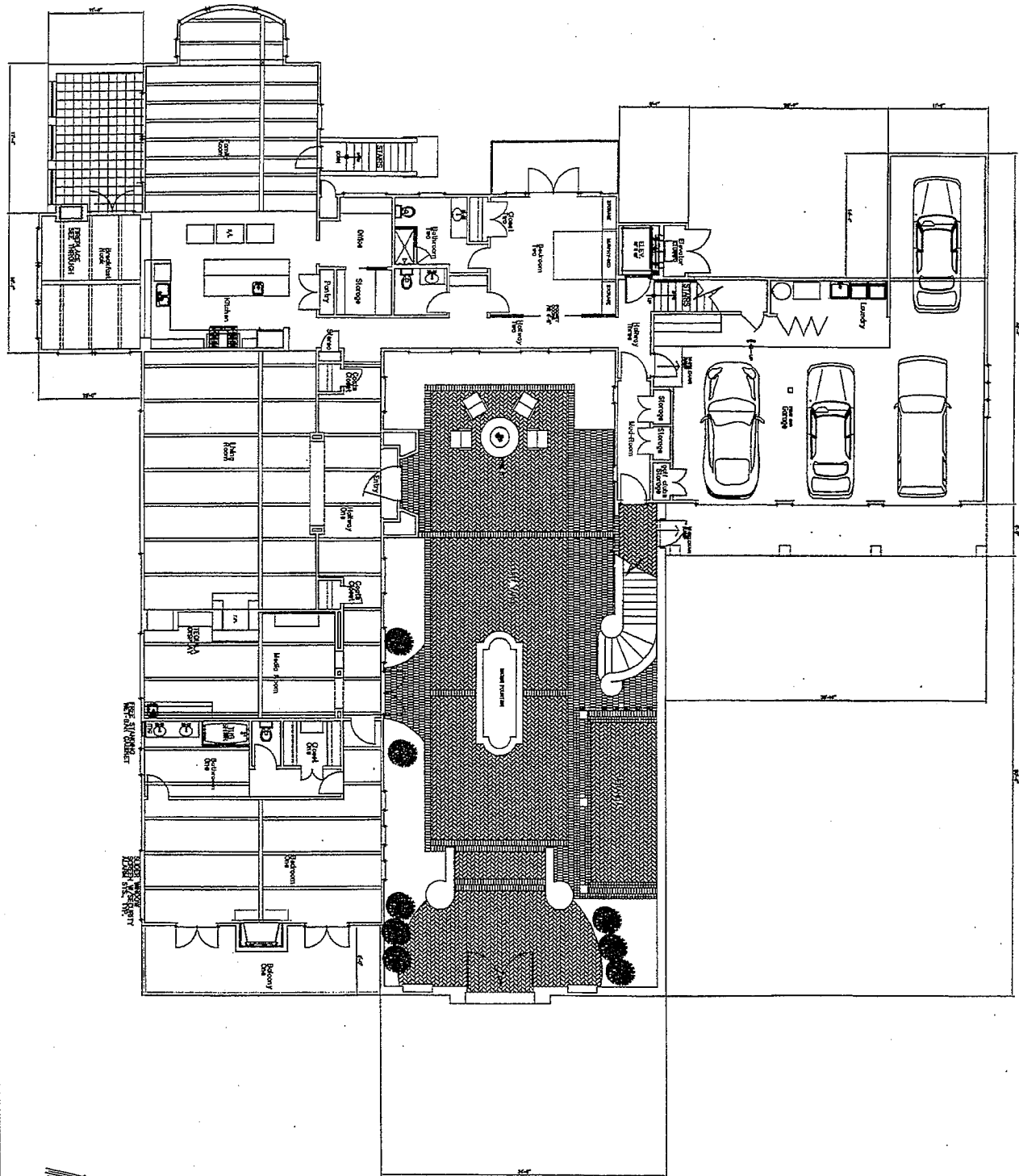
PROPOSED FLOOR PLANS

Martinez Family Trust

1631 Sonado Road, Pebble Beach, California



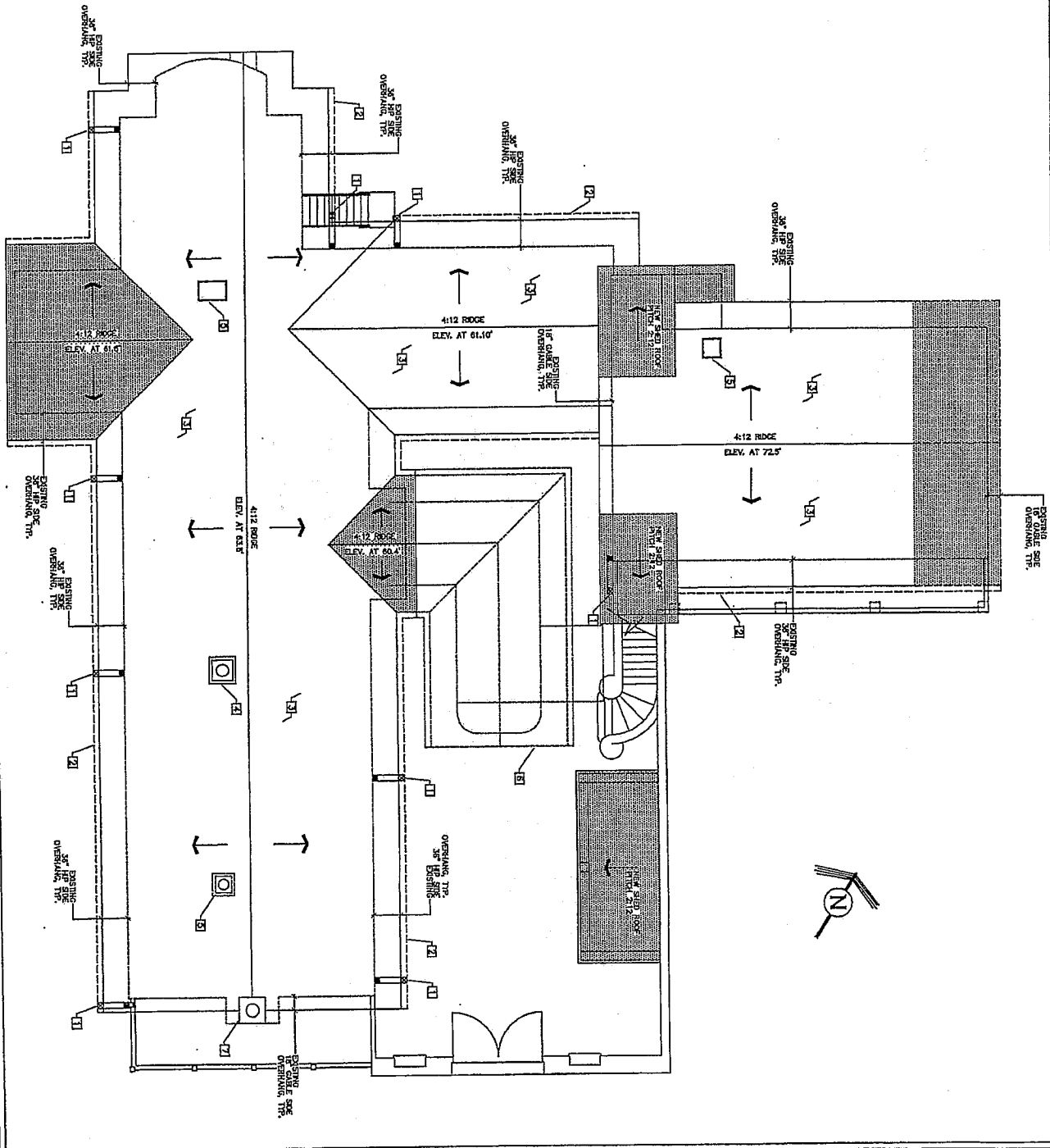
CLAUDIO ORTIZ DESIGN GROUP INC.
 3400 COLLEGE RD. STE. 1000
 SAN JOSE, CA 95128
 408-444-1168 FAX: 408-444-1169



SHEET	DATE	DRAWN BY	CHECKED BY	PROJECT	PROJECT NO.	DATE	SCALE
				9	11-01	06/28/11	AS SHOWN

PROPOSED FLOOR PLAN
Martinez Family Trust
 1631 Sonoda Road, Pebble Beach, California
 SCALE: 1" = 3/8"


CLAUDIO ORTIZ DESIGN GROUP INC.
 3/4 W. W. BOLTON and ST. PAUL RD. SUITE 3775
 CARMEL BY THE SEA, CA 95021
 831-628-4444 831-628-4544
 Fax:



GENERAL NOTES

1. See plan for roof edges.
2. Installation of roofing shall be in accordance with manufacturer's instructions.
3. Existing roof shall be removed and replaced with new roofing.
4. Existing roof shall be removed and replaced with new roofing.
5. At roof eave and top of the parapet, the roof shall be finished with a metal cap or other suitable finish.
6. At roof eave and top of the parapet, the roof shall be finished with a metal cap or other suitable finish.
7. At roof eave and top of the parapet, the roof shall be finished with a metal cap or other suitable finish.
8. At roof eave and top of the parapet, the roof shall be finished with a metal cap or other suitable finish.
9. At roof eave and top of the parapet, the roof shall be finished with a metal cap or other suitable finish.
10. At roof eave and top of the parapet, the roof shall be finished with a metal cap or other suitable finish.
11. At roof eave and top of the parapet, the roof shall be finished with a metal cap or other suitable finish.

KEY NOTES

- [1] (1) DOWN ROOF
- [2] (2) UP ROOF
- [3] (3) DOWN W/ 2\"/>
- [4] (4) WOOD SHEDD ROOF
- [5] (5) CHIMNEY
- [6] (6) CHIMNEY TO BE REMOVED
- [7] (7) OTHER POOR ROOF TO BE REMOVED
- [8] (8) CHIMNEY

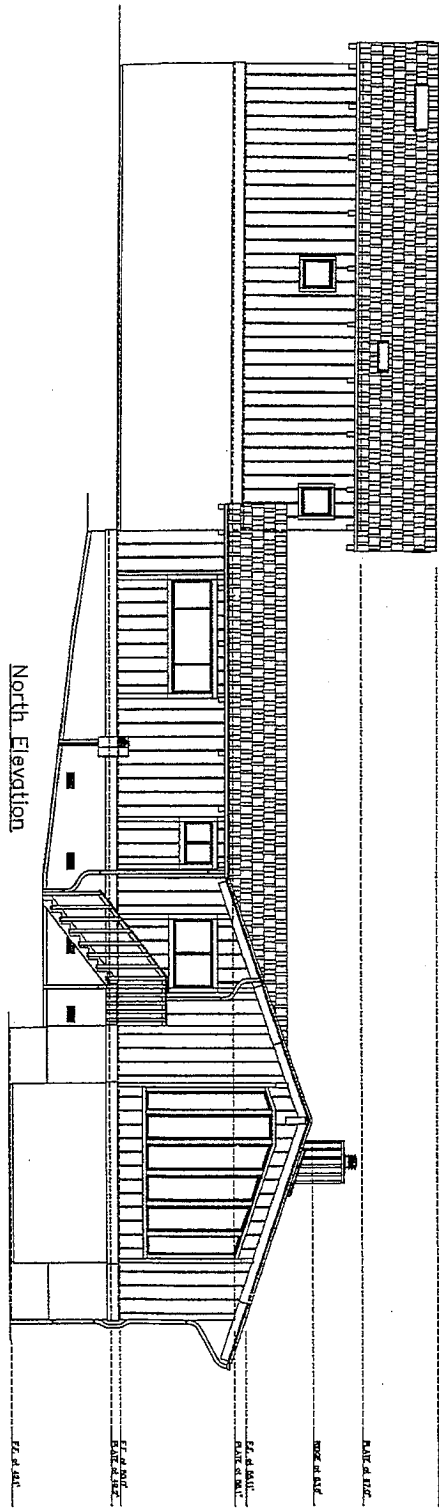
LEGEND

[Symbol]	OUTLINE
[Symbol]	EXISTING ROOF
[Symbol]	PROPOSED ROOF
[Symbol]	ROOF LINE
[Symbol]	CHIMNEY
[Symbol]	CHIMNEY TO BE REMOVED

8
 DATE: 05/24/11
 SHEET: 11-01
 PROJECT: MARTINEZ FAMILY TRUST
 CLIENT: CLAUDIO ORTIZ DESIGN GROUP INC.

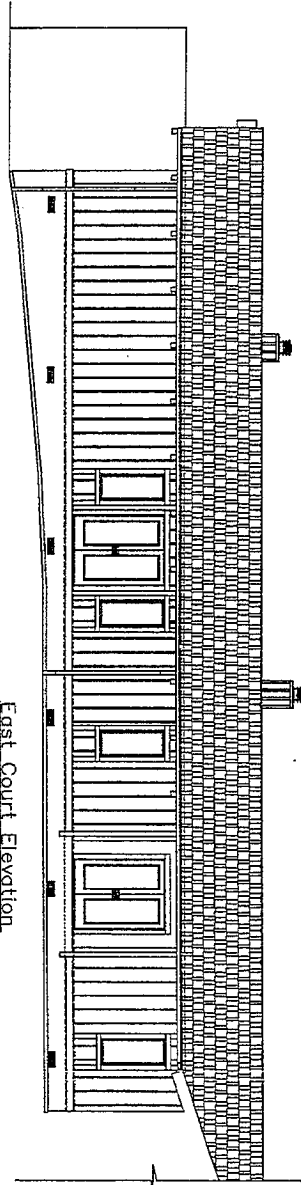
EXISTING & PROPOSED ROOF PLAN
Martinez Family Trust
 1631 Sonado Road, Pebble Beach, California

CLAUDIO ORTIZ DESIGN GROUP INC.
 5/4100 S. DOLAN BLVD. SUITE 200, SAN JOSE, CA 95128
 TEL: 408-255-8888 FAX: 408-255-8889
 WWW: WWW.CLAUDIOORTIZ.COM



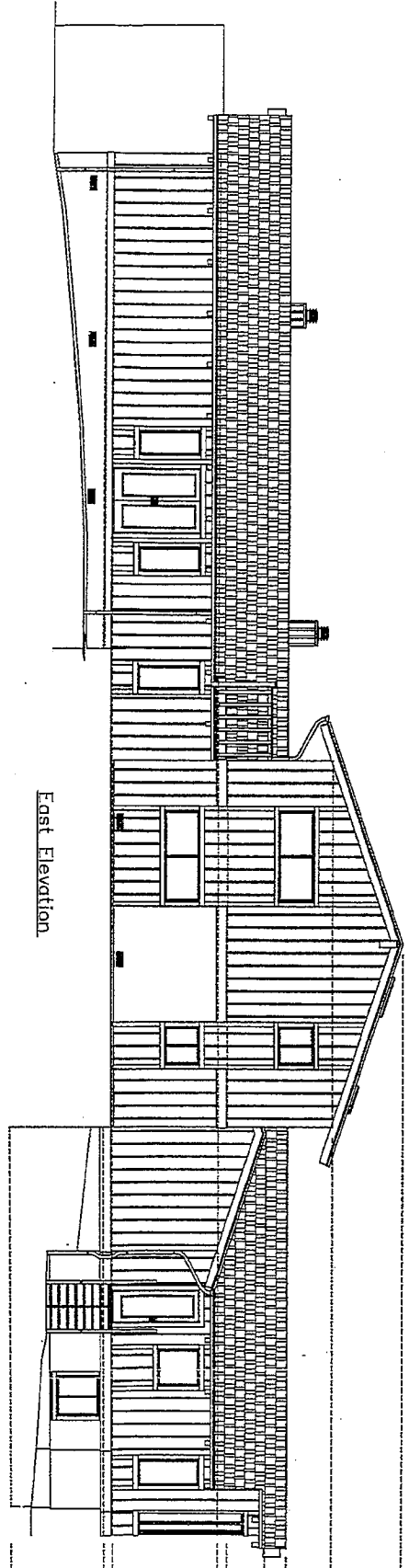
North Elevation

FIN. OF SILL
 FIN. OF SOFT
 FIN. OF FINISH
 FIN. OF SILL
 FIN. OF SOFT
 FIN. OF FINISH
 FIN. OF SILL
 FIN. OF SOFT
 FIN. OF FINISH



East Court Elevation

FIN. OF SILL
 FIN. OF SOFT
 FIN. OF FINISH



East Elevation

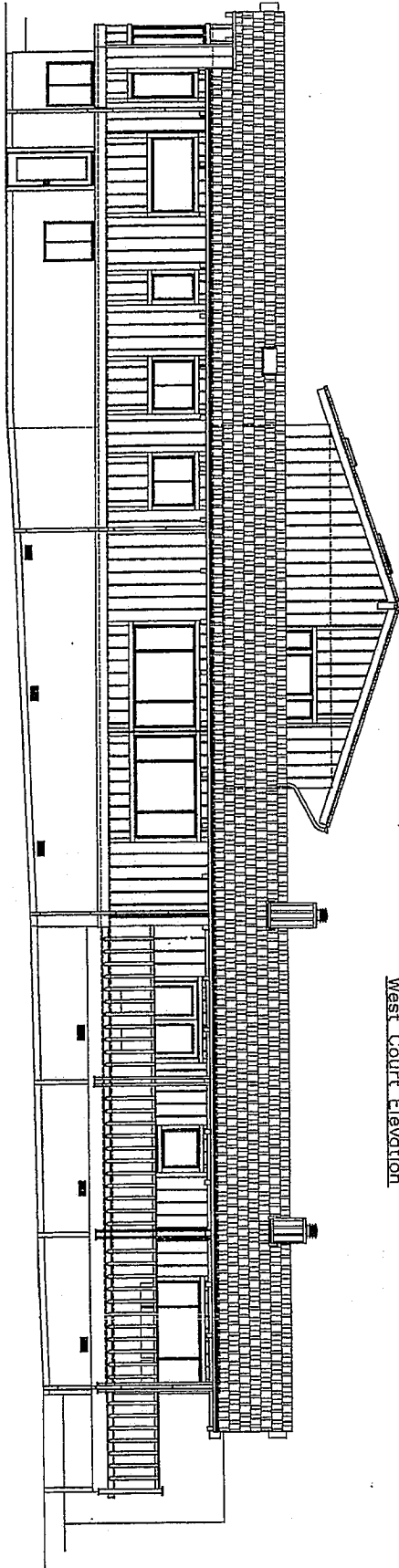
FIN. OF SILL
 FIN. OF SOFT
 FIN. OF FINISH
 FIN. OF SILL
 FIN. OF SOFT
 FIN. OF FINISH
 FIN. OF SILL
 FIN. OF SOFT
 FIN. OF FINISH

SHEET TITLE	REVISION	DATE	BY	SCALE: 1" = 1/2"
	REVISION	DATE	BY	
EXISTING ELEVATIONS	REVISION	DATE	BY	
	REVISION	DATE	BY	
DATE	05/24/11			
NO. OF SHEETS	11-01			
SHEET NO.	7			

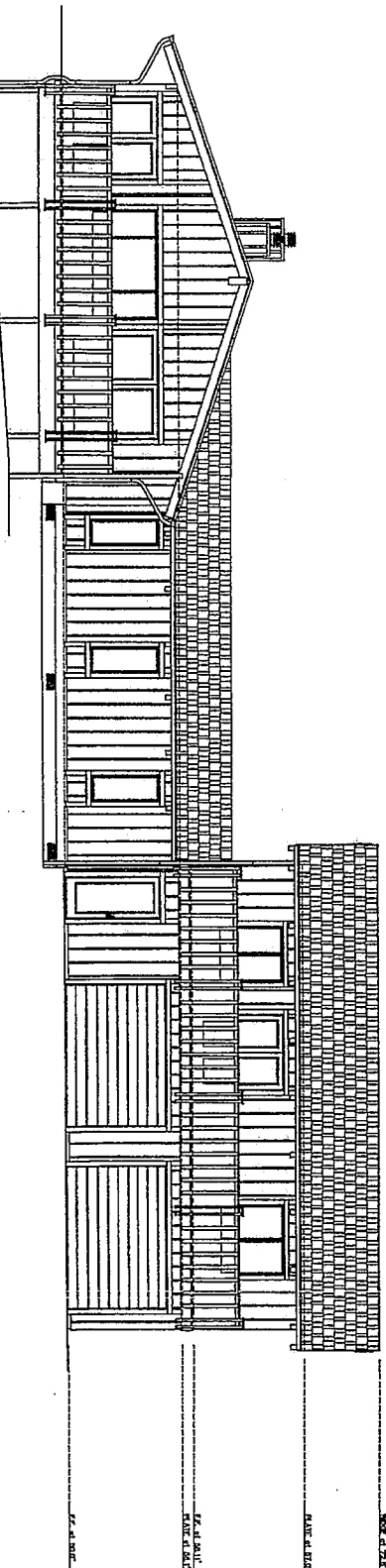
Martinez Family Trust
 1631 Sonado Road, Pebble Beach, California

CLAUDIO ORTIZ DESIGN GROUP INC.
 5700 W. 94th Street, Suite 200, Los Angeles, CA 90045
 310-552-4146 Office 310-552-4544 Fax

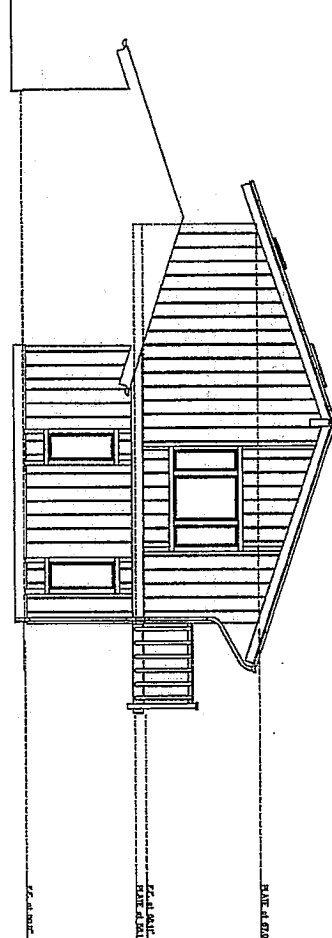
West Elevation



South Elevation



West Court Elevation



6

DATE: 05/24/11

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

EXISTING ELEVATIONS

Martinez Family Trust

1631 Sonado Road, Pebble Beach, California



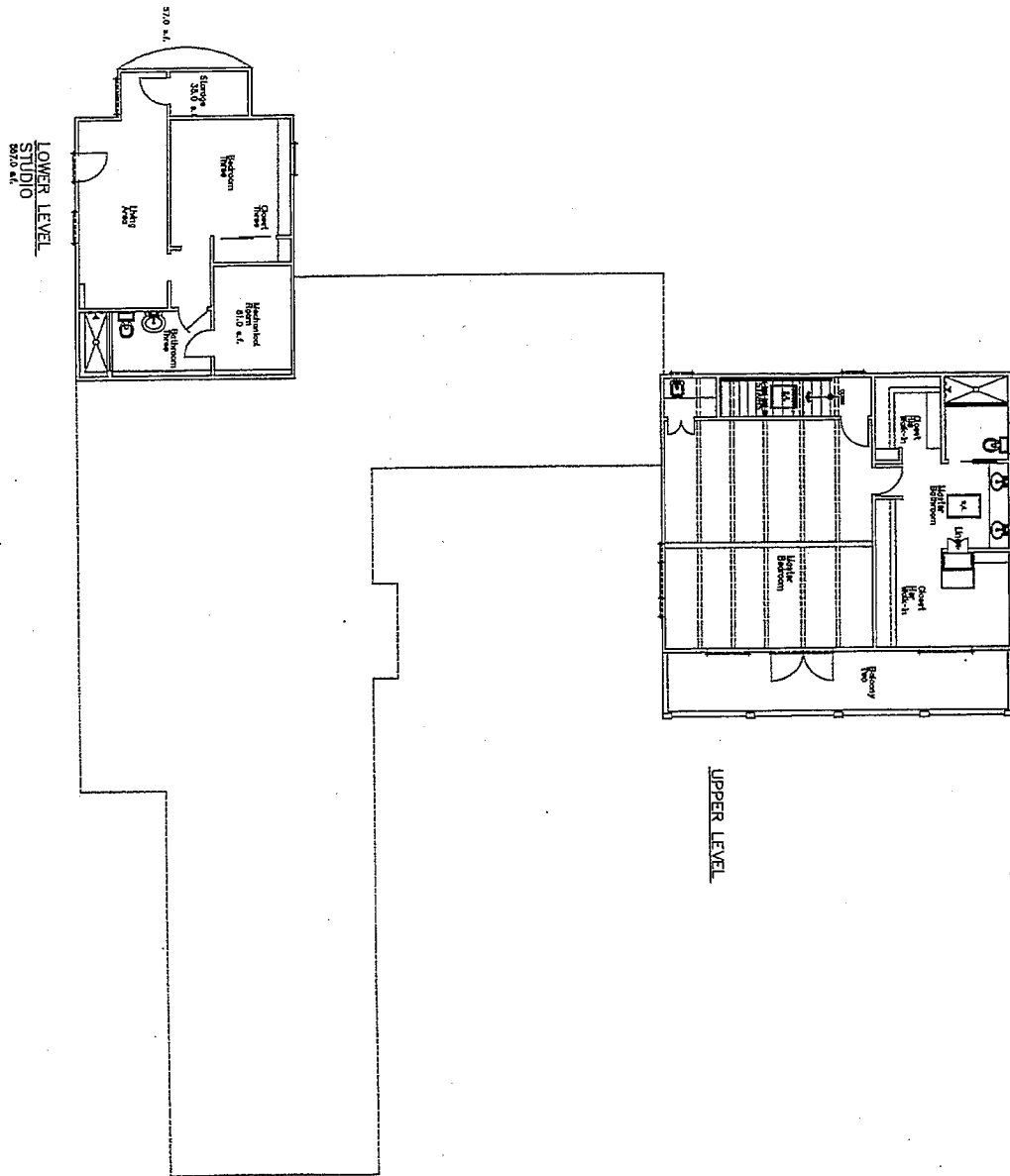
CLAUDIO ORTIZ
DESIGN GROUP INC.

37th St. COLLEGE and 17th St. BEAC 3775

Coronado Blvd., San Diego, CA 92108

619-435-1160 619-435-1044

0704 Fax

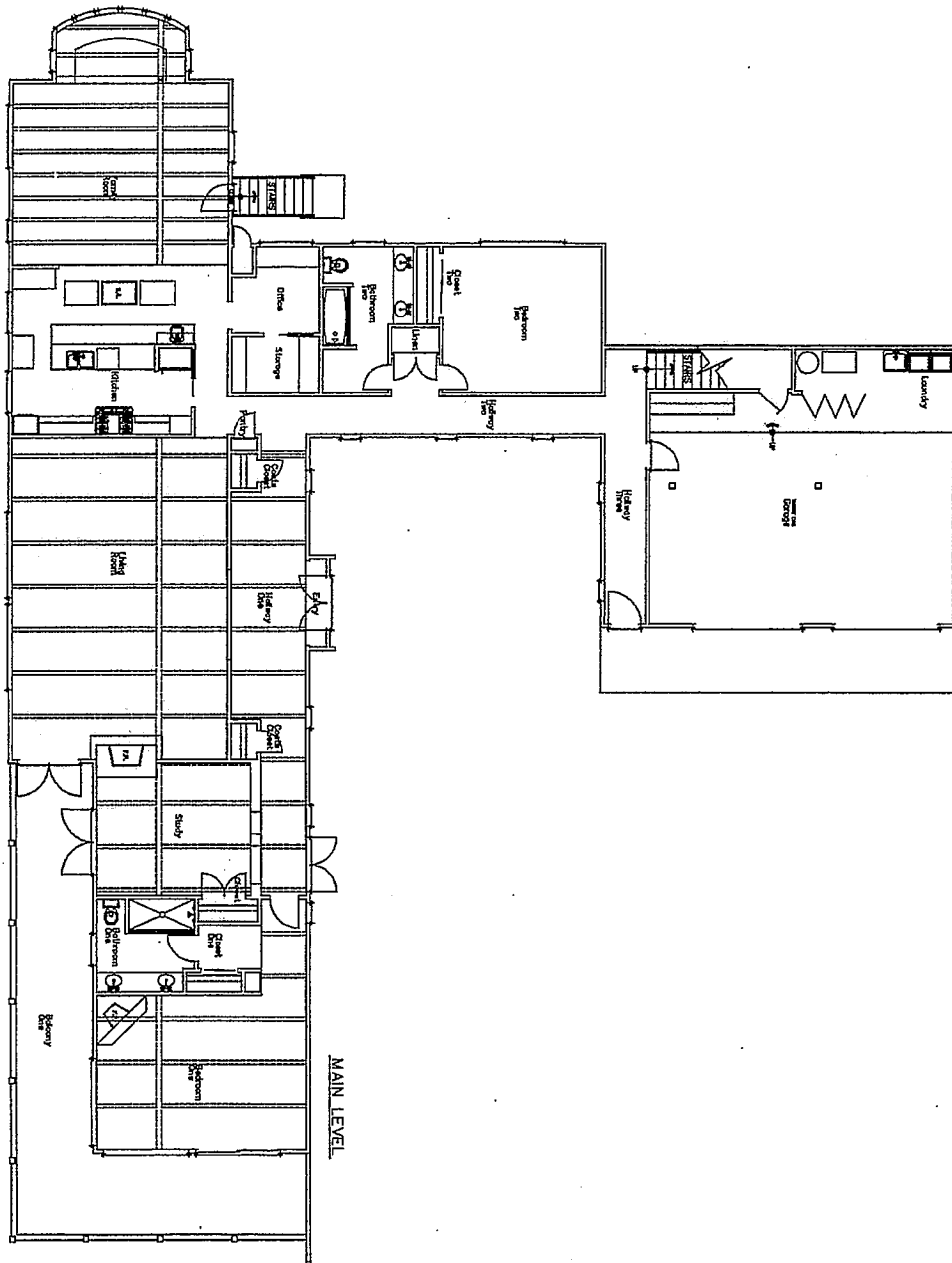


SHEET TITLE	DATE	BY	CHECKED	DATE
	11-01	05/24/11		
EXISTING FLOOR PLANS	SCALE	1" = 3/8"		

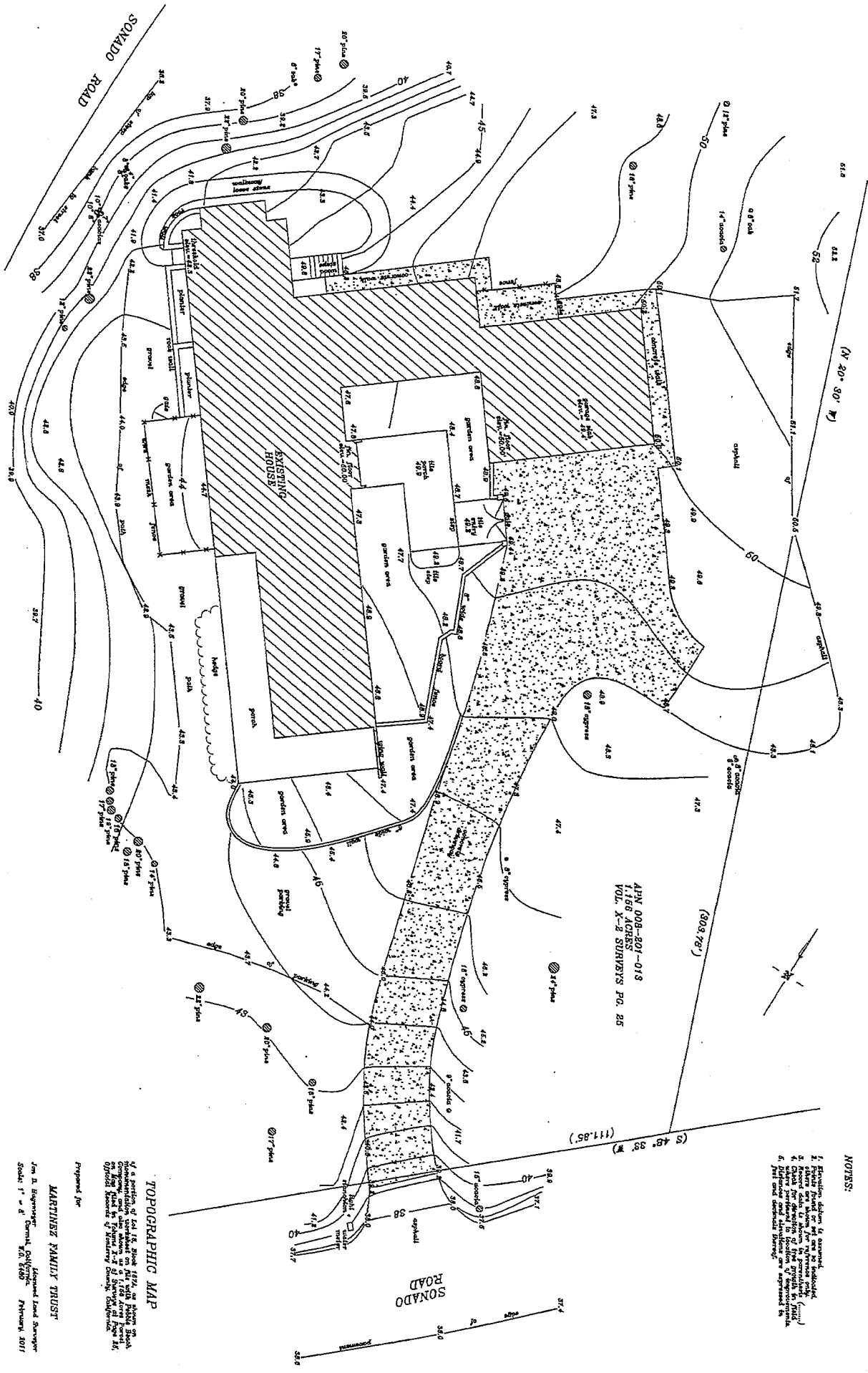
Martinez Family Trust
 1631 Sonado Road, Pebble Beach, California

CLAUDIO ORTIZ
 DESIGN GROUP INC.
 3/4" W. COLONEL and 5TH. BOX 3725
 Carmel-by-the-Sea, CA 95021
 831-626-4446 831-626-8844
 Office Fax

5



4	DATE 05/24/11	REVISION 11-01	DRAWN BY [Symbol]	CHECKED BY [Symbol]	SCALE 1" = 3/16"	PROJECT WEST WILD	<h2 style="margin: 0;">Martinez Family Trust</h2> <p style="margin: 0;">1631 Sonado Road, Pebble Beach, California</p>	 <p style="margin: 0;">CLAUDIO ORTIZ DESIGN GROUP INC.</p> <p style="margin: 0; font-size: small;">3/4 W. OLSONS and 8TH P.O. BOX 3775 Carmel-by-the-Sea, CA 95021 831-425-4144 Office 831-425-6444 Fax</p>
	DATE 11-01	REVISION 11-01	DRAWN BY [Symbol]	CHECKED BY [Symbol]	SCALE 1" = 3/16"	PROJECT WEST WILD		



(N 20° 30' W)

(30.3 78')

117 008-001-018
1158 ACRES
VOL. X-2 SURVEY'S PG. 25

(S 48° 38' W)
(111.85')

- NOTES:
1. Elevation shown is assumed.
 2. Spot elevations are indicated by a circle with a dot.
 3. Spot elevations are indicated by a circle with a dot.
 4. Check for accuracy of field notes by field.
 5. All distances and bearings are expressed in feet and decimal fractions.

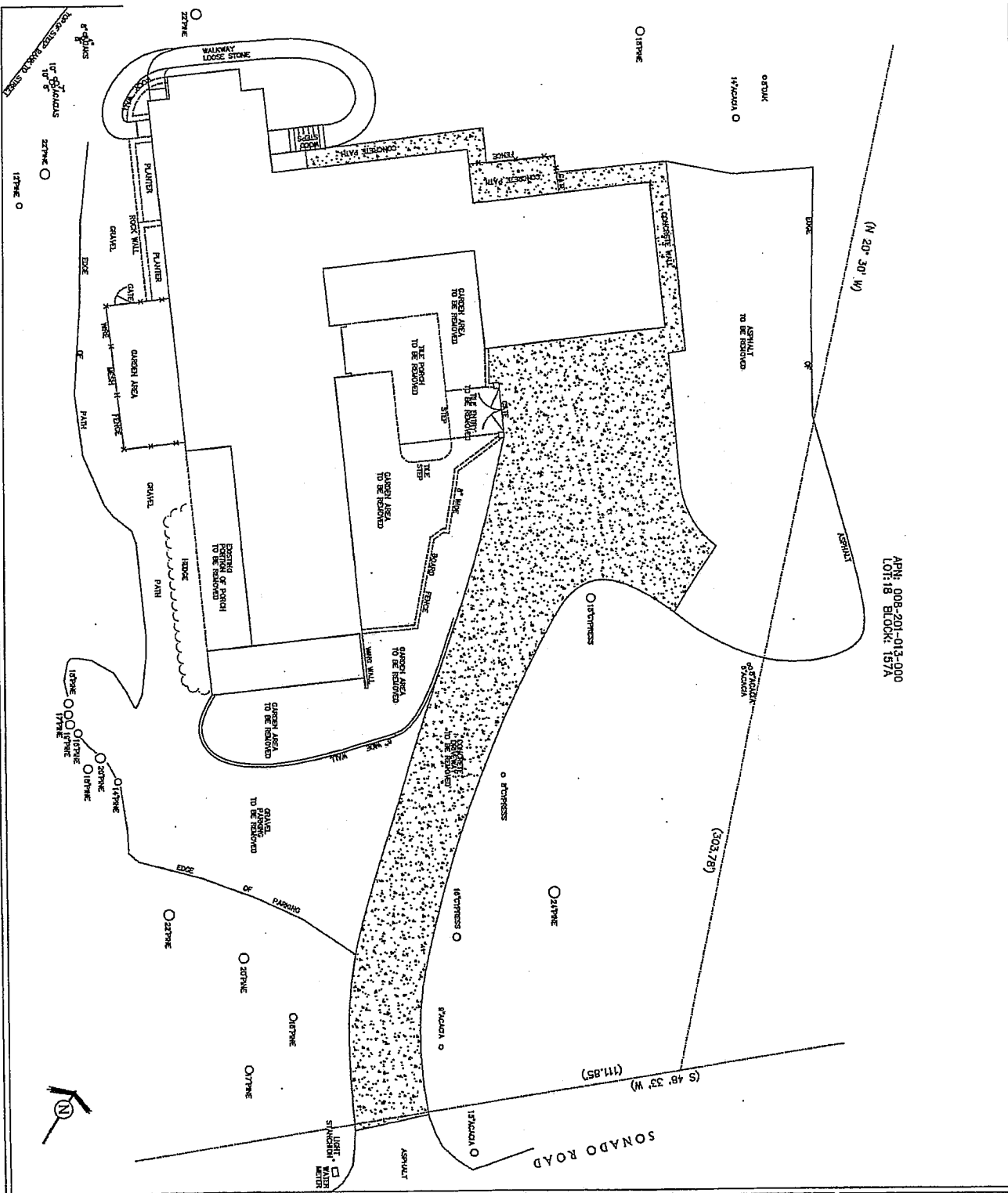
TOPOGRAPHIC MAP

A portion of Lot 12, Block 1574, as shown on the map is shown in red. The map is a topographic map of the property shown on the map. The map is a topographic map of the property shown on the map. The map is a topographic map of the property shown on the map.

Prepared for

MARTINEZ FAMILY TRUST

Jim D. Engstrom Registered Land Surveyor
Studio 11 - 8 - 5500 E.O. 5450 Phoenix 2017



APN: 008-201-013-000
 LOT: 18 BLOCK: 157A

DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBA/POD RULE 439)

ALL DEMOLITION AND DECONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA DEMOLITION AND DECONSTRUCTION ACT (PUBLIC LAW 1996-580, AS AMENDED) AND THE CALIFORNIA REGULATORY AGENCIES' DEMOLITION AND DECONSTRUCTION RULES (MBA/POD RULE 439). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE CALIFORNIA DEMOLITION AND DECONSTRUCTION ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL ADJACENT PROPERTY OWNERS AND NEIGHBORS OF THE DEMOLITION AND DECONSTRUCTION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE TO AN APPROVED DISPOSAL SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF DEMOLITION AND DECONSTRUCTION WORK.

<p>Legend</p> <p>○ TO BE REMOVED EXISTING TREES</p> <p>⊗ TREES TO BE REMOVED</p>	
---	--

Martinez Family Trust

1631 Sonado Road, Pebble Beach, California



CLAUDIO ORTIZ DESIGN GROUP INC.

20000 S. BAYVIEW BLVD. SUITE 100
 SAN DIEGO, CA 92131
 (619) 449-8888

DATE: 05/24/11

SCALE: 1" = 10'

PROJECT: DEMOLITION & EXISTING SITE PLAN

NO. 11-01

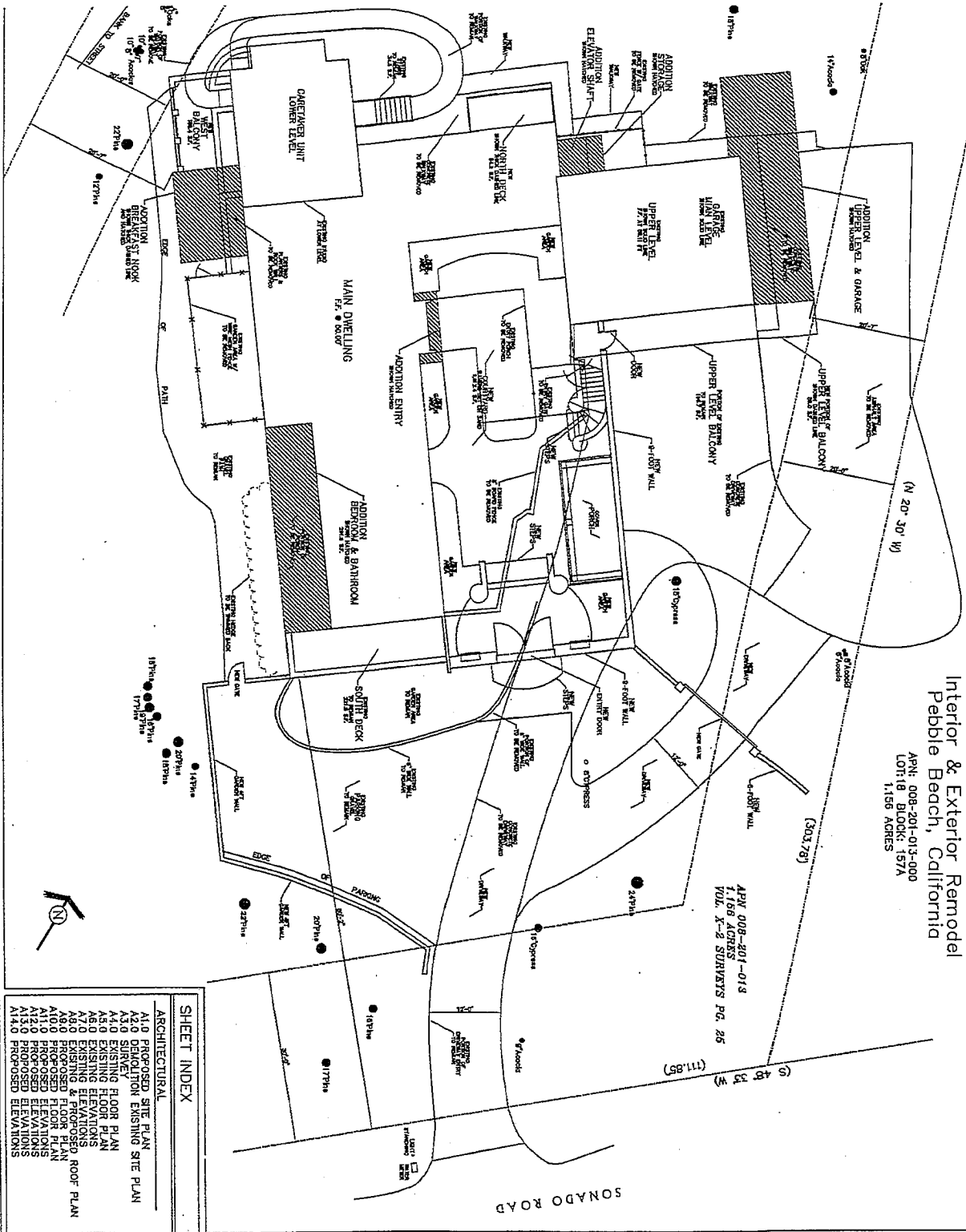
SHEET 2

Martinez Family Trust

Interior & Exterior Remodel
Pebble Beach, California

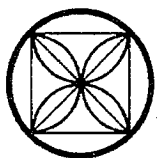
APN: 008-201-013-000
LOT: 18 BLOCK: 157A
1.156 ACRES

APN 008-201-013
1.156 ACRES
VOL. X-2 SURVEYS PG. 26



SHEET INDEX

ARCHITECTURAL	DESCRIPTION
A1.0	PROPOSED SITE PLAN
A2.0	DEMOLITION EXISTING SITE PLAN
A3.0	SURVEY
A4.0	EXISTING FLOOR PLAN
A5.0	EXISTING FLOOR PLAN
A6.0	EXISTING ELEVATIONS
A7.0	EXISTING ELEVATIONS
A8.0	EXISTING & PROPOSED ROOF PLAN
A9.0	PROPOSED FLOOR PLAN
A10.0	PROPOSED FLOOR PLAN
A11.0	PROPOSED ELEVATIONS
A12.0	PROPOSED ELEVATIONS
A13.0	PROPOSED ELEVATIONS
A14.0	PROPOSED ELEVATIONS



C.O.D.G.

PROJECT DATA

LOT SIZE (1.156 AC)	0.24333 ACRT.	100.0 X
APN	008-201-013-000	
Address	LOT 18 BLOCK 157A	
FLOOR AREA		
EXISTING	5,012.2	17.2K
PROPOSED	3,000.0	
ATTACHED GARAGE	743.3	
SHED/GARAGE LEVEL	977.0	
TOTAL EXISTING FLOOR AREA	5,104.3	
TOTAL PROPOSED FLOOR AREA	4,316.8	

SITE COVERAGE

EXISTING	5,000.0	6.9K
PROPOSED	4,316.8	6.9K
TOTAL EXISTING FLOOR AREA	4,316.8	6.9K
TOTAL PROPOSED FLOOR AREA	4,316.8	6.9K

OWNER

MARTINEZ FAMILY TRUST
3301 GLENDALE AVE
DALLAS, TX 75205
(214) 625-6454

PROPOSED SITE PLAN

DATE: 08/31/11
SHEET: 1



**CLAUDIO ORTIZ
DESIGN GROUP INC.**

877 W. COLLEGE AVE. P.O. BOX 3775
DALLAS, TEXAS 75202
(214) 625-6454
www.cortizdesign.com

Martinez Family Trust
1631 Sonado Road, Pebble Beach, California

EXHIBIT C2
Martinez Family Trust (PLN110247)
SITE PLAN, FLOOR PLAN, AND ELEVATIONS

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

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

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

- Check here if this finding is not applicable

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

EVIDENCE: Many of the above topics on the checklist do not apply. Less than significant or potentially significant impacts are identified for Biological, cultural resources, Air Quality, and land use planning. Mitigation measures are provided as warranted. The project will have no quantifiable adverse environmental effect on the categories not checked above, as follows:

2. Agricultural and Forest Resources. The project site is not designated as Prime, Unique or Farmland of Statewide or Local Importance and project construction would not result in conversion of prime agricultural lands to non-agricultural uses. The site is not under a Williamson Act Contract. The project site is located within a developed area

and is not located adjacent to agriculturally-designated lands. The site is several miles from the nearest agricultural area. No timber harvesting or rezoning or loss of forested area or conversion of forest land to a non-forest use will result from the proposed development which is located within a developed residential area of the Del Monte Forest. (Source: IX.1, 3, 4, & 6) *Therefore, the proposed project would not result in impacts to Agricultural and Forest Resources.*

3. Air Quality. The Monterey Bay Unified Air Pollution Control District (MBUAPCD) prepared the Air Quality Management Plan (AQMP) for the Monterey Bay Region. The AQMP addresses the attainment and maintenance of State and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB). Minor grading proposed for the installation of the proposed additions will not to exceed 100 cubic yards and no truck trips will be generated because no soil shall be removed from the site. Therefore, there will be no increase in emissions from construction vehicles and dust generation. Based on the AQMP the establishment of a single family dwelling will not create or produce objectionable odors or exposes sensitive receptors to substantial pollutant concentrations because most potentially significant air quality issues related to construction of single family homes involve the site grading activities. The CEQA Air Quality Guidelines outline a threshold for construction activities with potentially significant impacts for PM₁₀ to be 2.2 acres of disturbance a day. As less than 2.2 acres will be disturbed by the project, it has been judged not to constitute a significant impact. Generally, in the long-term, the primary source of air emissions is vehicular traffic. The development on the project site will not affect AMBAG population projections. Therefore, the proposed project will have no impact upon air quality. (Source: IX 1, 2, 5) *Therefore, the project will have no impact on implementation of the Air Quality Plan or expose people to substantial pollutants or objectionable odors.*

6. Geology & Soils.

The project site is located in an area identified in the Del Monte Forest Land Use Plan as a low seismic zone and is not within 660 feet of potentially active faults. As mapped in the Del Monte Forest Land Use Plan and the Monterey County Geographical Information System. Therefore, because the site is located within a low seismic hazard zone no geological report was required. Moreover the proposed additions to the existing residence shall be required to meet current code requirements regarding specific seismic standards for the site.

The site is not located within any Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act therefore having a low potential for surface rupture.. Since the site is relatively flat and not in close proximity to significant slopes, there is no potential for adverse impacts from landslides. Additionally the GIS indicated the site is located within an area of low liquefaction. In general the site was found to be acceptable for foundation purposes when the residence was constructed. However, the County may require soils report and geotechnical report. Recommendations in the report in compliance with the Uniform Building Code's current edition, seismic zones for foundation design and construction. Monterey County RMA-Building Services Department reviews all building permit applications for consistency with engineer specifications and compliance with the current building codes prior to issuance. Actual construction is than regularly inspected for compliance

with plans and building code during construction by Monterey County building inspectors and special contract inspectors where required.

The project will receive sewer service from the Pebble Beach Community Services District and Carmel Area Wastewater District so the adequacy of the soil for on-site sewage disposal is irrelevant. (Sources IX. 1, 3, 7) *Therefore, the project will not impact or expose people or structures to potentially substantial adverse effects due to fault rupture or seismic ground failure such as liquefaction or landslides.*

Some excavation work is proposed for the project (less than 100 cubic yards). No tree removal or any removal of vegetation is required within the project area. As a result, exposed soils from grading may create a potential for erosion, especially during the rainy season from October 15 – April 15. The Monterey County Building Services Department requires erosion control plans and measures to be in place during the grading process when a grading permit is required. Standard erosion control practices include the use of covering or vegetating exposed soils, using silt fences or straw bales to contain surface runoff, and, where possible, to complete soil disturbing activities out side of the rainy season from October 15 through April 15. (Source 1, 3, 7) *Therefore the project would have no impact to top soil erosion or the loss of top soil, be located on a geological 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 land slide, lateral spread, subsidence, liquefaction or collapse.*

The Monterey County RMA-Building Services Department reviews all requests for winter grading and must make an exception to allow grading during this time. Incorporating the soils report recommendations, conditions of approval from Water Resources Agency, and general policies of the RMA-Building Services Department throughout the project will reduce the impact of soil erosion. The Martinez residence is located in a low geological hazard area. The County requires soils reports and structural engineering for two story structures. Therefore, foundation systems designed for the proposed additions shall meet engineering standards and constructed in conformance with the current 2010 Building Code standards as required in the standard conditions of approval requiring a Geotechnical certification of the work. (Source: IX. 1, 3, 7). *Therefore, the proposed project will have no impact on geology and soils.*

8. Hazards/Hazardous Materials. The proposal involves residential development where there would be no use of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties.

The project will allow improvements to an existing single family dwelling which shall remain as a residential use of the land. No changes in land use will occur which would allow the property owner to use the residence as a holding or disposal area for hazardous materials. Therefore, no transportation on or to the site of hazardous material in quantities that would constitute a significant hazard or violate state or County health and safety regulations, or through a reasonably foreseeable accident allowing the release of hazardous materials into the environment will occur. The proposed residence would not involve stationary operations, create substantial hazardous emissions, or handle hazardous materials and, therefore, would not constitute a hazard to the public.

health and safety to the closest school which is approximately 1.8 miles from the site. (Source: IX. 1, 2, 13).

The site location and scale of the project site will have no impact on emergency response or emergency evacuation and is not included on any list of hazardous materials sites. The property is not located within the vicinity of a public airport or private airstrip and would not constitute a hazard for people residing or working in the area. The Pebble Beach Community Services District reviewed the project application and recommended conditions of approval regarding fire safety, including fire retardant roof materials and posting of the address for emergency services, has been incorporated into the project because the structure already exists thereby no increase or new risk will result from the additions to the existing residence. (Source: IX. 1, 2, 13). *Therefore, the proposed project would not result in impacts related to hazards/hazardous materials fire safety.*

9. Hydrology/Water Quality. The proposed project will not violate any water quality standards or waste discharge requirements. The site is not located within the 100 year floodplain or near a levee or dam that would expose people or structures to significant loss or death if failure resulting in flooding were to occur. The project site is not located in an area subject to inundation by seiche, tsunami, or mudflows. The property is served by all public utilities, including public sewer (Carmel Area Wastewater District) and water by (California American Water Company) therefore it's not expected that the project will deplete ground water supplies or interfere with recharge or affect nearby wells. The biological report, prepared by Ed Mercurio, dated July 21, 2011 (Source: IX. 8), indicates that there are no wetlands or drainage ditches on the subject property. The Monterey County Water Resources Agency and Environmental Health Bureau have reviewed the project application and deemed that the project complies with applicable ordinances and regulations. Conditions have been recommended by the Water Resources Agency to prepare and provide engineered drainage plans to retain stormwater on site. Additionally, the proposed development conforms to the Pescadero Watershed requirements. (Source: IX. 1, 2, 3, 7). *Therefore, the proposed project would not result in any negative impacts related to hydrology/water quality or expose people or structures to significant risk or loss.*
11. Mineral Resources. The project will construct additions to an existing two story single-family home and convert an existing guest house into an attached residential unit within a residential area No mineral resources or resource recovery sites have been identified on the site or in the area (Source: IX. 1, 3, 6). *Therefore, the proposed project would not result in impacts to mineral resources.*
12. Noise. The project will construct additions to an existing two story single-family home and convert an existing guest house into an attached residential unit within a residential area and would not expose others to noise levels or ground-borne vibrations that exceed standards contained in the Monterey County General Plan and would not substantially increase ambient noise levels in the area. The project site is not located in the vicinity of an airport or private airstrip. There is no evidence that the persons residing or working near the project site would be significantly impacted by noise related to this project. Temporary construction activities must comply with the County's noise

requirements, as required in the County Code, Chapter 10.60 (Source: IX. 1, 2, 6, & 11). *Therefore, the proposed project would not result in impacts to noise.*

13. Population and Housing. The proposed project would not induce substantial population in the area; either directly as the project will construct additions to an existing two story single-family home and convert an existing guest house into an attached residential unit within a residential area or indirectly as no new infrastructure would be extended to the site. The project would not alter the location, distribution, or density of human population in the area in any significant way, or create a demand for additional housing. The project will actually provide one additional dwelling unit on the legal residential lot and no one will be displaced as a result of the project (Source: IX. 1, 3, 4, & 6). *Therefore, the proposed project would not result in impacts related to population and housing.*
14. Public Services. The proposed project consists of the construction of additions to an existing two story single-family home and conversion of an existing guest house into an attached residential unit within a residential area, which will be served by public services and utilities. The project would have no measurable effect on existing public services. The Monterey County Water Resources Agency, Monterey County Public Works Department, the Environmental Health Bureau, and the Pebble Beach Community Services District have reviewed the project. These agencies provided comments on the project, which are incorporated into the project as recommended conditions of approval. None of the County departments/service providers indicated that this project would result in potentially significant impacts or alter acceptable services ratios or performance objectives for the following services Fire, Police Schools Parks and services provided by the Pebble Beach Community Services District. (Source: IX. 1, 2, 3). *Therefore, the proposed project would not result in impacts related to public services.*
15. Recreation. The project would not result in a substantial increase in use of existing recreational facilities or physical deterioration of said facilities. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project. The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 10 of the Public Access Maps shown in Appendix B of the Del Monte Forest Area Land Use Plan. The project does not include recreational facilities nor will the project require the construction or expansion of recreational facilities in the area of the Del Monte Forest, which might have an adverse physical effect on the environment. (Source: IX. 1, 2, 3) *Therefore, the proposed project would not result in impacts related to recreation.*
16. Transportation/Traffic. The project will construct additions to an existing two story single-family home and convert an existing guest house into an attached residential unit within a residential area on an existing lot of record but will not generate a significant increase in traffic movements or create new traffic hazards which might result inadequate emergency access. The County Department of Public Works has reviewed the project and deemed the project complete with a condition requiring the owner to pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter

12.90. The project does not conflict with adopted public transit plans nor will it affect any or impact programs or performance and safety of pedestrian facilities.

The project is not located along a proposed trail as mapped in the County's Del Monte Forest Land Use Plan, Appendix B, and Figure 10. The proposed dwelling and accessory dwelling unit meet the parking requirements contained in the Zoning Ordinance Title 20. The project site is not located in the vicinity of an airport and would not result in a change in air traffic patterns substantially increase hazards because the project will not change land use or require additional design and improvements to the existing roads (Source IX. 1, 3, & 6). *Therefore, the proposed project would not result in impacts related to traffic transportation systems, pedestrian facilities or public or transit policies, plans or programs.*

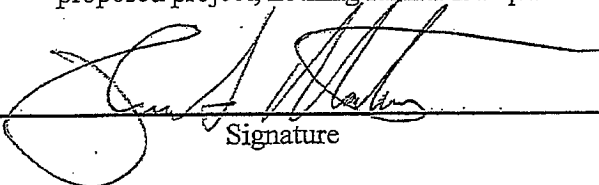
17. Utilities and Service Systems. The proposed project consists of additions and remodeling of an existing single family home and second attached unit shall continue to be served by public utilities and services. Water will be provided by California American Water Company, gas, and electric by Pacific Gas & Electric, and sewage disposal by Pebble Beach Community Services District and Carmel Area Wastewater District. The proposed additions will not cause a substantial increase nor exceed the capacity of these utilities and services or cause an increase exceeding the treatment requirements of the California Regional Water Quality Control Board's waste water treatment plan as monitored and controlled by the Carmel Area Wastewater District. The Monterey County Water Resources Agency has recommended a condition of approval that will require on-site retention of storm water which will avoid any potential impacts on storm water drainage facilities (Source: IX. 1) Development of existing lots within the forest have been accounted for by the service providers with the exception of water. The project will not require any additional water and the Water Resources Agency have incorporated a condition of approval requiring the property owner to provide them with a completed Monterey Peninsula Water Management District water release form. Solid waste from the project will be collected by the Carmel Marina Corporation (Waste Management, Inc.) and brought to the Monterey Regional Waste Management District's Landfill and Recycling Facility, located near the City of Marina. The landfill has the total capacity of 48 million tons, of which 40 million tons is remaining, which is expected to provide service through the year 2107. Therefore, the landfill is sufficient to accommodate the project's solid waste disposal needs and will have no impact, resulting in compliance with federal, state, and local statutes and regulations related to solid waste. (Source IX. 1, 3, & 12). *Therefore, the proposed project would not result in impacts related to utilities and service systems.*

B. DETERMINATION

On the basis of this initial evaluation:

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

- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



 Signature

Ramon A. Montano

2-24-2012

 Date

Assistant Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project 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

one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

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

Discussion:

Aesthetics:

Figure 2C of the Del Monte Forest Land Use Plan (LUP) maps the project area as visually sensitive. The mapped area is part of a south-facing hillside of the Monterey Peninsula that can be viewed across Carmel Bay from Carmel State Beach and Point Lobos. The condition of that view is currently fractured with several large structures visible across the bay. The subject property, with the orange netting delineating the height and location of the proposed structures, is not readily visible from Point Lobos or Carmel State Beach due to the screening provided by trees between the two locations. What is visible from Point Lobos and Carmel State Beach consists of a Monterey pine covered, south facing hillside, highly fractured by structures and the golf course. The proposed additions will not add additional height substantial mass to the existing residence. No forest vegetation will be affected by the project therefore as a result of the project no impacts to the viewshed are anticipated. Because the project is not visible from scenic public viewing areas, those impacts are predominately site and neighborhood specific.

Conclusion:

Aesthetics 1 (a) – Less Than Significant

Continued build-out of the Del Monte Forest is evident when viewed from the scenic areas of Carmel State Beach and Point Lobos. Several large structures are visible in the fractures of the tree cover. There are several developed lots, with few remaining pine trees on the neighboring lots. Those neighboring improvements are not readily visible from these scenic vistas as are the larger dwellings and the commercial structures along the golf course. Tree protection, height verification, and exterior lighting standard conditions will be applied to the proposed development to protect trees screening the development from damage during construction, to ensure compliance with maximum height limits in the zoning district and to provide down lit, unobtrusive exterior lighting. The proposed colors and materials consisting of off white stucco with some stone veneer, natural wood shingle roofing, will be consistent with architectural character of the area and are consistent with the standards contained in the Del Monte Forest LUP and the Pebble Beach Architectural Review Board. Moving the proposed structures on the site, within the required setbacks, would not significantly reduce visual impacts due to the size of the proposed development in relation to the lot size. Staking and flagging have been erected at

the site using orange construction netting to aid in the assessment of visual impacts. Site visits to the site, surrounding area, and the designated scenic vista areas by staff helped formulate the determination that, with the proposed development and suggested conditions above the project minimizes visual impacts (Sources IX. 1, 3, & 6). *Therefore, there will be less than significant impacts on scenic vistas.*

Aesthetics 1 (b) – No Impact

The subject property is not visible from Highway 1 or any other state scenic highway. In addition, there are no known rock outcroppings or historic structures on or near the site (Source IX. 1 & 6). *Therefore, there are no impacts that would substantially degrade scenic resources within a state scenic highway.*

Aesthetics 1 (c) – Less Than Significant

Currently the Martinez property is a developed lot with substantial amount of vegetation. The proposed changes to the residence will not significantly affect the natural character of the lot, in fact, because of biological resources identified on the lot a portion of the lot will be placed into a scenic conservation easement. The creation of the easement will affectively protect all sensitive vegetation within that easement in perpetuity. The visual impacts of the proposed changes are not significant when put in the context of the size of the residentially-zoned lot and the surrounding character of the forest and neighborhood. Lots along Sonado Road have been developed on both sides with single-family residences in much the same manner as the proposed development. This has resulted in predominantly residential character, with improvements and landscaping surrounded by pine trees that were not removed for those improvements.

The project does not require any removal of Monterey Pine trees to accommodate the proposed project. The existing structure is sited in a manner utilizing the Monterey pine forest to enhance the natural aesthetic to the maximum extent. Overall, the project is consistent with the resource protection goals of the LUP. As sited, designed, and conditioned the proposed development will blend well with the character of the surroundings in the area (Sources IX. 1, 3, 6, 7). *Therefore; the proposed development will have a less than significant impact on the visual character of the site and surroundings.*

Aesthetics 1 (d) – Less Than Significant

As describe above, the Martinez property is located in an area mapped as visually sensitive in the Del Monte Forest Land Use Plan due to the visibility of the southern facing hillside from scenic areas to the south. Unregulated lighting around the proposed dwellings could affect nighttime views of the hillside from these scenic areas. To protect against substantial light related nuisances, a standard Monterey County condition of approval will be applied to require submittal of exterior lighting plans showing proposed wattage, location, and fixtures to be used. The lights are required to be down-lit to illuminate only the area intended and to fully control off site glare (Sources IX. 1 & 3). *Therefore, the proposed project will have a less than significant impact that would affect day or nighttime views.*

2. AGRICULTURAL AND FOREST RESOURCES

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: (See Sections IV. A.2)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: (See Sections IV. A.3)

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Biological Resources

The project is a Combined Development Permit to allow the addition of 695.8 square feet to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three car garage and the reconfiguration of an existing driveway and court yard area. The proposed development will occur within 100 feet of environmentally sensitive habitat. Consequently, three Yadon's piperia were identified in close proximity to the proposed driveway changes as well as Shaggy-barked Manzanita near the changes to the court yard. The Yadon's piperia was recommended for removal to allow for the driveway improvements. However, the County's position to require the protection and avoid the removal of these resources is clear when viewed through the resource protection policies in the Del Monte Forest Land Use Plan. Therefore, the County and the applicant have agreed that the best course for the project would be to mitigate the potential for impact by redesigning the driveway in a manner that avoids removal and incorporates protection and monitoring measures to ensure that the resource is not damaged or destroyed during construction activities, (see mitigations and monitoring actions below). The alternative would be for the applicant to submit an application to the United States Fish and Wildlife Service to permit the removal of the three Yadon's piperia.

The California Natural Diversity Database (CNDDDB) shows the area as potential habitat for Monterey pine forest, Yadon's piperia, and Shaggy-barked Manzanita. Due to the potential for biological impacts, a report from a qualified biologist was required for the project pursuant to the Del Monte Forest Land Use Plan requirements (CIP 20.147.040.A.2). A report prepared by Ed Mercurio, dated July 21, 2011, was submitted. That report identified the potential for sensitive resources at the site. Three sensitive species, not previously identified, were discovered including many Yadon's rein orchids (aka: Yadon's piperia), and Hooker's Manzanita which is a

component of maritime chaparral. These three sensitive plant species are in addition to the Monterey pines identified in the biological report.

Conclusion:

Biological Resources 4 (a) & (b) – Less than Significant with Mitigation Incorporated

According to the California Natural Diversity Data Base (CNDDDB) there are several rare or endangered plant and animal species known to occur in the area of the proposed project. To address potential impacts to these species, a biological report was required for the proposed development. Some of the species known to occur in the area required that seasonal-specific surveys be conducted because they are not identifiable during seasons in which they may be dormant.

Monterey Pines. Monterey Pines are listed by the CNPS as a species of concern. The Del Monte Forest Land Use Plan Forestry and Soils Resources Policy Guidance Statement indicates that preservation of Monterey Pine forest and general forest resources are of a paramount concern due to their association with the environment for wildlife habitat and aesthetic values. Much of the new development in the Del Monte Forest requires removal of pine trees as new structures are placed within the forest setting. On a large scale, permanent conservation areas within the forest have been implemented to protect significant stands of Monterey pines and forest resources. The other protections afforded include individual project design review for maximum protection of pines at privately-owned sites (Source: IX. 1, 3, 6, 8).

Hooker's Manzanita. Hooker's manzanita is listed by the CNPS as a species fairly endangered in California. The Del Monte Forest Land Use Plan policies require the environmentally-sensitive species be protected. Since Hooker's manzanita is of such high value to the County of Monterey and considered endangered by the California Native Plant Society, the County considers the sensitive resource protected under the authority of the LUP policies and that the recommended mitigation measure provide for the protection of the resource through avoidance. However, the biologist has recommended the plant be removed and that the mitigation to reduce the impact to the resource replanting should be required. The Shaggy-barked manzanita is not sensitive species but a component of maritime chaparral habitat. Consequently, the plant is not being recommended for removal only for trimming therefore no mitigation is required. (Source: IX. 1, 3, 6, 8)

Mitigation Measure #1 – In the event the removal of the Hooker's manzanita cannot be avoided, replacement of Hooker's Manzanita shall be completed within the Conservation and Scenic Easement area at a 3:1 ratio in order to enhance the existing habitat value within the Conservation and Scenic Easement.

Monitoring Action #1A

Monitoring inspections on the Martinez Family Trust Property shall be done by a qualified biologist once within two weeks of the transplantation of Hooker's or shaggy-bark manzanita and once within the three months following the recordation of the conservation and scenic easement, and once per year, in the spring season, for the following five years. Each year during the five year period, a qualified biologist will submit a report to the Director of Planning verifying the condition of the newly planted manzanita and shall submit a replanting plan and schedule with success criteria to replace any plants fail to survive the first year of the five year monitoring period.

Yadon's rein orchid. Of the approximately 50 Yadon's piperia plants identified, 3 are within the footprint of the proposed driveway for a total proposed removal of 3 plants. Figure 1 (Site Plan) and Figure 2 (Flagged Yadon's rein orchids) illustrate the distribution of identified locations of piperia at the site. The distribution is such that development as proposed cannot be provided without impacting some plants. As a legal lot of record zoned for residential use, some inherent right to reasonable development must be presumed however in this case the structure and driveway already exists, and the proposed driveway changes could be altered to avoid the removal of the federally-protected Yadon's piperia. The County requested that the Applicant redesign the driveway alignment in order to avoid the disturbance or removal ("take") of a federally-listed species. Figures 3 and 4 show the re-aligned driveway to avoid the Yadon's piperia. Therefore, the project is consistent with the LUP policies for the preservation and protection of environmentally sensitive habitat. The following mitigation will reduce the impact to less than significant:

Mitigation Measure #2 – Some Yadon's rein orchids, Hooker's manzanitas, and Shaggy-barked manzanitas are located outside of the footprints of the new home additions, new courtyard and new driveway, but are close to where development will take place and require protection from impacts. Therefore to minimize construction-related impacts to sensitive species at the site, the locations of Yadon's rein orchids (aka: Yadon's piperia), Hooker's Manzanita, and Shaggy-barked manzanitas shall remain flagged during the course of construction. Temporary orange construction fencing shall be placed around the plants in the construction areas to avoid construction-related impacts to trees and sensitive plants at the subject property. Prior to commencement of construction, all construction project manager and sub-contractors shall be instructed on the importance of the fencing and avoiding impacts to the sensitive plants on site. Storage and staging areas for construction shall be on already paved or cleared land and shall not be in or close to any areas of natural habitat, especially natural habitat marked by orange construction fencing.

All healthy native trees and shrubs on the property shall be protected from all impacts that may occur before, during and after construction. This includes protection from direct damage to the branches and roots of the plants, deposition, or removal of soil around the plants, and compaction of soil around the plants through vehicle use. Care shall be taken to make sure that the soil levels within driplines and especially around the trunks of native trees and shrubs are not altered and to make sure that drainage slopes away from trunks. These plants should be flagged, if necessary, during the installation of the home additions, new courtyard, and new driveway to make their locations obvious.

Monitoring Action #2A – Prior to the issuance of grading or building permits, the applicant shall submit evidence to the Resource Management Agency (RMA) – Planning Department for review and approval that the plant species locations are flagged and that temporary orange construction fencing has been installed that clearly identifies access, construction, staging, and building footprint areas.

Monitoring Action #2B – Prior to the issuance of grading or building permits, the applicant shall submit a statement to the RMA-Planning Department for review and approval from the appropriate construction project manager demonstrating that they have been informed of the purpose and trained on the importance of avoiding the sensitive plant species on site.

Monitoring Action #2C – Prior to final of the building permits, the applicant shall submit photos of the protective fencing on the property to the RMA – Planning Department for review and approval after construction to document that plant and tree protection has been successful or if follow-up remediation or additional permits are required.

Mitigation Measure #3 – To reduce long-term impacts of residentially-related uses within the sensitive habitat, landscaping at the site shall be minimized as much as possible. New landscaping adjacent to the home and driveway shall be compatible with the identified sensitive species and shall use only include native plants. Additionally, the landscaping plans shall include removal of invasive species at the site where possible without affecting the sensitive plants. Most of the property, other than the landscaped area around the home, shall remain in its current natural state. Restoration plantings shall be composed of native plants of local origin. It is recommended that other plantings on the property, including garden areas near the home, if desired, shall also be composed primarily of native plants of local origin. A native seed mix from stock of local origin shall be used to restore impacted native understory and ground cover as well as for erosion control. Many suitable plants for drought-tolerant landscaping in our local area are listed on pamphlets and websites available from the Monterey County Resource Management Agency, the Monterey Peninsula Water Management District and other agencies as well as native plant nurseries.

Less than one third of branches shall be removed from any native tree or shrub that may need to be trimmed. Less than one third of area under the dripline of any native tree or shrub should be paved. There should be no pavement closer than four feet from the trunks of trees unless permeable pavement is used in these areas and surface roots are deep enough to allow paving without their extensive removal.

Invasive exotic plants shall, as much as possible, be removed from the property. Invasive exotics observed to be on the property on my survey are: Acacia (*Acacia longifolia*), silver wattle (*Acacia dealbata*), French broom (*Genista monspessulana*) and pampas grass (*Cortaderia jubata*) and related plants, Hottentot fig, sea fig or "ice plant" (*Carpobrotus* sp.), certain kinds of Eucalyptus such as blue gum (*Eucalyptus globulus*), certain kinds of Acacias, such as the wattles, and ground covers, such as periwinkle (*Vinca* sp.), and capeweed (*Arctotheca calendula*). These plants and others like them can quickly spread through local natural habitats and seriously degrade them.

Monitoring Action #3A – Prior to the issuance of grading or building permits, the applicant shall submit landscape plans to a qualified biologist for review and approval in order to verify that the plans coordinate with the recommendations made in the project's biological report. The applicant shall submit the landscape plans, the biologist's concurrence with the plan, and the contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Biological Survey and the tree replacement planting as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Monitoring Action #3B – Prior to issuance of Building Permits, the Owner/Applicant shall submit one (1) set landscape plans of approved by the RMA – Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “Residential Water Release Form and Water Permit Application” to the Monterey County Water Resources Agency for review and approval.

Monitoring Action #3C – Prior to issuance of Building Permits, the Owner/Applicant shall submit the RMA – Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “Residential Water Release Form and Water Permit Application” to the Monterey Peninsula Water Management District for review and approval. Prior to issuance of Building Permits, the Owner/Applicant shall submit an approved water permit from the MPWMD to the RMA – Building Permit

Monitoring Action #3D – Prior to Occupancy, the Owner/Applicant shall install the landscaping or submit a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate to the Monterey County RMA - Planning Department.

Monitoring Action #3E – On an on-going basis, the Owner/Applicant shall maintain all landscaped areas and fences in a litter-free, weed-free, healthy, growing condition.

Mitigation Measure #4 – The area of the property containing the vast majority of the Yadon's rein orchids (approximately 50 were observed), as well as many Hooker's manzanitas, Shaggy-barked manzanitas, Monterey pines and Coast live oaks, will be dedicated in a conservation and scenic easement in order to permanently protect the population of Yadon's rein orchids and other sensitive species, native species and their habitat on the property (see site plan Attachment No. 2). This 5,458.5 square foot area will serve as mitigation to offset previously-stated impacts. Therefore, a Conservation and Scenic Easement shall be conveyed to the Del Monte Forest Foundation over those portions of the property where habitats of rare endangered and sensitive native plants exist. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Foundation. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to the Director of the RMA - Planning Department for review and approval prior to issuance of grading and building permits.

Monitoring Action #4A – Prior to the issuance of grading or building permits, the applicant shall submit the Conservation and Scenic Easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the RMA - Planning Department for review and approval. The applicant shall also submit a signed and notarized Subordination Agreement, if applicable. The easement shall be submitted to the Board of Supervisors for acceptance and shall be recorded before the building permit is finalized.

As conditioned and mitigated the project will have a less than significant impact on sensitive species (Sources IX. 1, 3, 4, 6, 7, 8).

Biological Resources 4 (c) & (d) – No Impact

Staff inspection of the project site and conclusions from the Biological Report (Sources IX. 8) found no evidence of wetlands, drainage ditches, or other water courses that would meet the one parameter definition of a coastal wetland, as opposed to the Clean Water Act three-parameter definition, at the site. The site is 1.156 acres in size and contains mostly Monterey Pine trees on gradually sloped and steeply sloped areas. The vegetation, surrounded by residential development consists of naturalized non-native species but some native species were observed away from the landscaped and disturbed areas. Without wetlands, or the existence of suitable habitat, there will be no impact on fish or other related wetland habitat (Source IX. 1, 6, 8). *Therefore, there will be no impact to wetlands, or other water courses or related fish and wildlife species.*

Biological Resources 4 (e) – No Impact

There is no tree removal proposed or required for the proposed additions to the existing single family dwelling. There is no known Habitat Conservation Plans governing development on the parcel. The prevailing governing document is the Del Monte Forest Land Use Plan (LUP) which is an adopted part of the Monterey County Local Coastal Program. The site is zoned residential which allows new dwellings meeting the zoning density, as a principally permitted use. Biologically-related LUP Policies are applied to protect, maintain, enhance, and restore where possible sensitive habitats within the forest. (Source: IX. 1, 3, 6, 8) *Therefore, there will be no impact to local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.*

Biological Resources 4 (f) –Less Than Significant

LUP requires development shall be sited and designed to prevent impacts which would significantly degrade the protected habitat. Multiple sensitive plant species were identified at the site. The priority for the protection of each species is based on classification by state and federal agencies and as listed under the California Native Plant Society's list. Preference for the protection of the federally listed endangered, Yaden's rein orchid warrants the highest priority followed by protection of the individual Hooker's Manzanita, and Monterey pines. Based on the policies, the County does not distinguish the importance of one species over another. Therefore, the project as subject to the policies in the LUP provide the protection and impact that would significantly degrade the protected habitat. The mitigation recommended in this document shall reduce the impacts to a less than significant level. (Source: IX. 1, 3, 6, 8) *Therefore, there will be less than significant impact to local policies and ordinances protecting biological resources, such as environmental sensitive habitat site development standards as provided under Section 20.147.040 of the Coastal Implementation Plan Title 20.*

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Cultural Resources

An archaeological survey is required for all development within the Del Monte Forest (CIP Policy 20.147.080.B.1). A Preliminary Cultural Resources Reconnaissance prepared by Lynne Mounday Archaeologist, dated June 22, 2011, was submitted for the subject property. No potentially significant resources were discovered or are believed to exist on the property and the project is not within 750 feet of any known archaeological resources; However, lack of surface evidence of archeological and paleontological resources does not preclude their subsurface existence.

Conclusion:

Cultural Resources 5 (a) – No Impact

The proposed project includes additions to an existing single family home and second unit on a 1.156 acre lot. The Martinez residential structure was constructed in 1974, less than 50 years ago, and will not be affected by the proposed development. The structure and site are not listed in any registrar of historic places and will have no impact on historical resources (Source IX. 1, 11, & 13).

Cultural Resources 5 (b), 5 (c), & 5 (d) – Less Than Significant

The archaeological report prepared for the subject property concluded that the project area does not contain surface evidence of potentially-significant archaeological or paleontological resources and the project should not be delayed for archaeological reasons; however a possibility exists that unidentified (e.g., buried) cultural resources could be found so a standard condition of approval was recommended that states:

“If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.”

Incorporating this condition of approval and requiring notation on the plans to this effect is standard practice of Monterey County Planning Department for negative archaeological reports and will reduce the potential for impacts to a less-than-significant level (Source IX. 11).

6. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: (See Sections IV. A.6)

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

Discussion:

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

Conclusion:

7 (a) – Less than Significant.

Although the proposed project will create a temporary impact to air quality caused by construction activities, and construction equipment will not result in an increase to the baseline amount of GHGs emitted prior to the project to a level of significance. The temporary impacts of construction for the proposed additions will not permanently create a greater amount of vehicle trips nor will it cause an increase in the emission of carbon dioxide (CO₂) by fuel combustion. (Source 1, 2, 3, 5) *Therefore, the project will have not produce levels exceeding established thresholds for such development because the construction activates are temporary the project will have a less than significant impact on the environment.*

7 (b) – No Impact.

Monterey County does not have an adopted plan for green house gases. Preparation for such plan has begun, but not yet applicable. Instead, the project was considered in terms of the multiple state and federal laws passed regarding this subject. It is difficult to implement the goal of the various legislations on a small project level such as this project. A Climate Action Plan is being developed by the County. Consequently no action plan or thresholds significance have been

adopted by the County, but it is inferred from other agencies, including the California Air Resources Board (CARB) whose thresholds have been established that the County utilizes in the interim. The project will increase the living space of an existing single family dwelling and convert existing area within the structure into a second unit as allowed under state law. Ultimately GHG sources targeted in such plans generally involve rededications in vehicle miles traveled, waste diversion, and technologies such as electric vehicles, and renewable energy sources, not projects such as this. (Source 1, 2, 3, 5) *Therefore, the project will have no impact on an applicable plan, or regulations adopted for the purposes of reducing the emissions of green house gases.*

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

Discussion/Conclusion/Mitigation: (See Sections IV. A.8)

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

Discussion/Conclusion/Mitigation: (See Sections IV. A.9)

10. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The main areas for potential conflict with policies are the potential for impact or removal of sensitive habitat. The Local Coastal Plan, including the Zoning Ordinance Title 20 and the Del Monte Forest Land Use Plan, are the main local regulatory documents governing development at the site. There are many policies within Del Monte Forest LUP that the proposed project complies with including Pescadero Watershed structural (5,000 square feet) and impervious (4,000 square feet) coverage limitations, site development standards, and design criteria. Land Use Plan policies relating to sensitive habitat are geared towards the long term maintenance of the habitat to the extent using appropriate site location and design and the continued preservation of the habitat through scenic conservation easements. Consequently, the applicant has agreed to redesign the project, specifically to make changes to the proposed driveway to avoid the removal of Yadon's piperia, and to mitigate potential impact during the construction activities.

Conclusion:

10 (a) – No Impact

The proposed dwelling will be located on a legal lot of record, created by Minor Subdivision file number MS 73-47, within a residential neighborhood and surrounded by dwellings of a similar character. The subject property and surrounding properties are zoned Low Density Residential. There are no known Habitat or Natural Community Conservation Plans governing development on this parcel (Sources IX. 1, 3, 6, & 12). *Therefore, the construction of a new dwelling and an accessory dwelling unit on this legal lot will not divide the established community or conflict with established conservation plans at the site.*

10 (b) & (c) – Less Than Significant

Potential conflicts with the applicable Del Monte Forest land use Plan (LUP) policies were identified for biological resources. A biological report prepared for the project to identify sensitive resources (see attached report) on the subject property because the county GIS identified the area as a site with biological sensitive resources. The report located and identified sensitive habitat that would be affected by the proposed driveway. The following sensitive resources were identified on the Martinez property, two of which will be impacted by the proposed development: Yadon's rein orchid and Hooker's manzanita. The report stated that the Yadon's piperia could be transplanted to a suitable location on the property. This was offered by the biologist as a suitable mitigation. The report also identified an area where Yadon's piperia

has established itself to the count of 50 plants on the northwesterly portion of the property. Ideally, this is where the plants would be relocated; however, given that the success rate of transplantation, that action would not be supported by the LUP policy 8 and 12 and would constitute a violation of the Endangered Species Act. The mitigation suggested in this document will be to avoid removal and redesign the driveway in a manner that would not require the removal of the protected sensitive habitat. In the event the removal of the Hooker's manzanita cannot be avoided, replacement of Hooker's Manzanita shall be completed within the Conservation and Scenic Easement area at a 3:1 ratio in order to enhance the existing habitat value within the Conservation and Scenic Easement. Additionally this document during this course of review will be referred to the United States Fish & Wildlife Service and the California Department of Fish and Game for review, and comment to address any conservation plans associated with the federally-endangered species.

Forest Resource policies within the Del Monte Forest Land Use Plan (LUP) and Coastal Implementation Plan Part 5 (CIP) require review of project design and site location to minimize removal of trees or as in this case vegetative cover. No Yadon's piperia or Hooker's manzanita shall be removed for the construction of the proposed improvements. (Sources IX. 1, 3, 4, 9, & 15).

The proposed project for additions to a single family dwelling on a legal lot of record within a residential zoning, is consistent with the Land Use Plan. The project has been designed consistent with the zoning ordinance including the site development standards. The proposed project, as designed, conditioned, and mitigated, has not been found to require any amendments to the applicable plans or policies. *Therefore, the impact of the project with respect to conflicts with the applicable plans polices, or regulations are less than significant.*

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

Discussion/Conclusion/Mitigation: (See Sections IV. A.11)

12. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: (See Sections IV. A.12)

13. POPULATION AND HOUSING

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

Discussion/Conclusion/Mitigation: (See Sections IV. A.13)

14. PUBLIC SERVICES

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

Discussion/Conclusion/Mitigation: (See Sections IV. A.14)

15. RECREATION

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

Discussion/Conclusion/Mitigation: (See Sections IV. A.15)

16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: (See Sections IV. A.16)

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

17. UTILITIES AND SERVICE SYSTEMS

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

Discussion/Conclusion/Mitigation: (See Sections IV. A.17)

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source:) ("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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Conclusion:

(a) Less Than Significant with Mitigation Incorporated

The project as proposed, conditioned, and mitigated will not have the potential to degrade the environment. Potential impacts to sensitive biological resources will result from construction of the proposed project. Mitigations are recommended to reduce potential impacts to these resources to a less-than-significant level using by redesigning the driveway to avoid removal of sensitive habitat, incorporate protection measure during the construction activities, retain biologist for monitoring, and require a conservation easement to insure the long-term maintenance of the resource (See Sections VI, Number 4, Biological Resources for further discussion and mitigation measures).

(b) Less Than Significant

The project includes the construction of additions and remodeling of an existing two story single family dwelling and attached guest house on an existing legal lot of record, created through a parcel map before 1964 under single ownership which under these prescribed circumstances recognizes as legal lots of record. Construction of the proposed improvements will not significantly increase population in the area, demand on utilities and services, increase in traffic and other cumulative subjects. The proposed project has been reviewed and found to be consistent with the Local Coastal Plan. Cumulative Air Quality impacts from grading and construction are accounted for in the Air Quality Management Plan. (Source: Sections VI above)

There is no foreseeable or observable cumulative impact to the environment for this residential infill project.

(c) No Impact

The project as proposed will add additional living areas to an existing residence. Impacts from the construction activities are not considered significant and are temporary. Therefore, no direct or indirect changes are anticipated as a result if the proposed additions affecting the environment in a substantial way which would affect human beings. The project is consistent with the current General Plan and the Del Monte Forest Land Use Plan requirements and County health and safety codes for development requirements in residential areas. (Sources IX. 1, 2, 3, 5, 6, 7, 11, 12, 13) *Therefore, the project as a whole will have no significant impacts on the environment which will cause substantial adverse effects on human beings, either directly or indirectly.*

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

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

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN110247 and the attached Initial Study.

IX. REFERENCES

1. Project Application/Plans contained in File Number PLN110247.
2. Monterey County General Plan, pages 84-89 regarding noise hazards.
3. Del Monte Forest Land Use Plan and Coastal Implementation Plan Part 5
4. Title 20 of the Monterey County Code (Zoning Ordinance)
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised June 2008. <http://www.mbuapcd.org/index.cfm/Cat/66.htm>
6. Site visits conducted by the project planner in September, and November of 2011.
7. Monterey County Planning Department GIS system and selected property report for Assessor's Parcel Number 008-201-013-000
8. Biological Report, prepared by Ed Mercurio, dated July 12, 2011.
9. Preliminary Archaeological Reconnaissance, prepared by Lynne Mounday Archaeologist, dated June 22, 2011.
10. Monterey County Assessor's Database.
11. Monterey County Codes Chapters 10.60., and 18.03, 18.16, 18.17
12. Monterey Regional Waste Management District website.
<http://www.mrwmd.org/pdf/mrwmd%20annual%20report%202008%20.pdf>
13. Title 10 of the Monterey County Health and Safety Code

X. ATTACHMENTS

1. Biological Report, prepared by Ed Mercurio, dated July 21, 2011.
2. Site Plan

ATTACHMENT 1

Biological report prepared by Ed Mercurio Biological Consultant Salinas, CA
Dated July 12, 2011

ED MERCURIO, BIOLOGICAL CONSULTANT
647 WILSON ST. SALINAS, CA 93901
(831) 206-0737
ed_mercurio@yahoo.com

Monterey County Resource Management Agency
Planning Department
168 West Alisal Street, 2nd Floor
Salinas, California 93901

July 12, 2011

RE: Biological survey of the Martinez Family Trust Property, 1631 Sonado Road, Pebble Beach California. APN 008-201-013.

Dear Planners of Monterey County:

I surveyed the Martinez Family Trust Property on April 29, 2011. Architect, Claudio Ortiz of Design Group Inc., provided all relevant information for the property, including detailed site plans.

METHOD OF SURVEY

I surveyed the entire property on foot. I identified plant and wildlife species and looked for sensitive plant species, sensitive habitat and evidence for the presence of sensitive animal species. I paid special attention to the areas where the new additions to the existing home and the new driveway are proposed and whether these developments could potentially impact biological values.

THE PROPERTY AND PROJECT

The Martinez Family Trust Property is 1.156 acres in size and is roughly rectangular in shape with its long axis trending roughly north to south. The west side of the property fronts on Sonado Road. The property is generally an east to west slope. Elevations on the property are around 400 feet above sea level. The property is approximately .65 mile from the closest ocean shore.

The proposed project consists of the addition of 379.8 square feet of new building footprint to the existing 4434.5 square feet of building footprint on the property to give 4814.3 square feet of building footprint. The proposed new developments will bring the current 8.8 percent existing building footprint to 9.5 percent building footprint. The allowed building footprint is 5000 square feet or 9.9 percent. The proposed new developments include a new courtyard, walkways, porch, deck, two balconies and driveway.

The proposed project also consists of changes in the amount of impervious cover on the property from the existing 6448.6 square feet, which is 12.8 percent, to 1269.1 square feet, which is 2.5 percent. The allowed impervious cover is 4000 square feet which is 7.9 percent. At the same time, the total pervious cover will be increased from 1217.9 square feet to 8106.7 square feet.

ENVIRONMENTAL OVERVIEW

The dominant plant community on the property is Monterey pine forest. Mature Monterey pines are the dominant tree on the property and surrounding area and mature coast live oaks are also present. Like so many portions of the closed-cone pine forests of Monterey County, the Monterey pine forest on the Martinez Family Trust Property is rather senescent, with many of the trees old-aged and having lost large limbs.

Herbaceous understory plants on the property are largely naturalized, non-native species, but some native species were observed away from the landscaped and disturbed areas.

Native shrubs are present in expected diversity for this area, away from the landscaped areas on the property (see plant list).

Average annual rainfall in this area is around 19 inches, but the average annual fog drip under the trees in this area is equivalent to an additional approximately 15 inches. The soil is a fairly heavy sandy loam. The erosion hazard is moderate.

SENSITIVE HABITAT

Central maritime chaparral, which is classified as a sensitive habitat by the Monterey County Resource Management Agency, was observed on the Martinez Family Trust Property.

Environmentally sensitive habitat is abundant on the Monterey Peninsula. The most abundant sensitive habitat on the Monterey Peninsula and in Monterey County is central maritime chaparral. Central maritime chaparral, primarily composed of shaggy-barked manzanita (*Arctostaphylos tomentosa*) and Hooker's manzanita (*Arctostaphylos hookeri* ssp. *hookeri*), was observed on the property. Some nice contiguous stands that will not be impacted by the proposed development are present. It is apparent that there has been an ongoing effort to preserve natural habitat on this property.

A 5458.5 square foot area of the property containing most of the Hooker's manzanitas, many shaggy-barked manzanitas as well as the vast majority of the Yadon's rein orchids (approximately 50 were observed), will be dedicated as scenic easement in order to permanently protect these resources on the property (see map).

Wetland habitats are also classified as sensitive habitats by the Monterey County Resource Management Agency. Riparian communities are wetland communities present in and around drainages. Although drainages containing standing or flowing water at the time of my survey are present in the general area, none were observed on or near the Martinez Property.

Other sensitive habitats in the local area include the shoreline environment located approximately .65 mile from the property at its closest point, and coastal prairie located within two miles to the east of the project site.

100 feet is the minimum setback distance of developments from environmentally sensitive habitat recommended by the Monterey County Resource Management Agency.

SENSITIVE PLANT SPECIES

The Monterey Peninsula is known for its abundance of sensitive plant species. Some are state or federally listed and some are classified by various agencies as species of special concern, protected or sensitive species. Some of the latter are candidates for listing and many are simply uncommon and/or restricted in distribution.

The following three sensitive plant species were observed on the Martinez Family Trust Property:

- Monterey pine (*Pinus radiata*). This plant is not a state or federally listed species. It is on California Native Plant Society's List 1B.1, which includes plants seriously endangered in California and elsewhere. It is endemic to three localized coastal areas of central California and two Mexican islands.
- Yadon's rein orchid (*Piperia yadonii*). This plant is federally listed endangered and is also on California Native Plant Society's List 1B.1. It is endemic to a few coastal areas of Monterey County.
- Hooker's manzanita (*Arctostaphylos hookeri* ssp. *hookeri*). Hooker's manzanita is a component of the central maritime chaparral plant community. It is on California Native Plant Society's List 1B.2, which includes plants fairly endangered in California and elsewhere. It is only found in coastal Monterey County and a small part of coastal southern Santa Cruz County.

There are also several sensitive plant species not observed on the Martinez Family Trust Property but with occurrences near the property from California Department of Fish and Game Natural Diversity Data Base records for the Monterey Quadrangle and surrounding area. The closest records are the following:

- Hickman's onion (*Allium hickmanii*). This plant is also on California Native Plant Society's list 1B.2. The closest record to the Martinez Family Trust Property for this plant is approximately .1 mile to the north and there are numerous records to the north and east of the property.
- Fragrant fritillary (*Fritillaria liliacea*). This plant is a federal species of special concern and is also on California Native Plant Society's list 1B.2. The Martinez Family Trust Property is shown as being within the immediate local range for this species.
- Sandmat manzanita (*Arctostaphylos pumila*). This shrub is also on California Native Plant Society's list 1B.2. The closest record is approximately .6 mile to the north-northeast.
- Monterey clover (*Trifolium trichocalyx*). Monterey clover is federally listed endangered and state listed endangered and is also on California Native Plant Society's list 1B.1. The closest record is approximately .8 mile to the north.

- Pine rose (*Rosa pinetorum*). Pine Rose is also on California Native Plant Society's List 1B.2. The closest record for this uncommon species of rose bush is 1.4 miles to the north.
- Marsh microseris (*Microseris paludosa*). This dandelion-like annual is also on California Native Plant Society's List 1B.2. The closest record is approximately 1.3 miles to the north.
- Eastwood's goldenbush (*Ericameria fasciculata*). This Monterey County endemic shrub is on California Native Plant Society's List 1B.1. The closest record is approximately 1.4 miles to the north.
- Gowen's cypress (*Cupressus goveniana* ssp. *goveniana*). This Monterey-Carmel area endemic tree is federally listed as threatened and is also on California Native Plant Society's list 1B.2. The closest record is approximately 1.8 mile to the north.

All of these sensitive plant species were thoroughly searched for on the Martinez Family Trust Property and only Monterey pine, Hooker's manzanita and Yadon's rein orchid were found.

A5458.5 square foot area of the property containing the vast majority of the Yadon's rein orchids (approximately 50 were observed), as well as most of the Hooker's manzanitas, many shaggy-barked manzanitas, Monterey pines and coast live oaks, will be dedicated as scenic easement, in order to permanently protect these resources on the property.

SENSITIVE ANIMAL SPECIES

No sensitive animal species or evidence for their presence was found on the property on my survey.

There are no sensitive animal species known to occur on the Martinez Family Trust Property from California Department of Fish and Game Natural Diversity Data Base records for the Monterey Quadrangle and surrounding area. There are records for three sensitive species of animals on the Monterey Quadrangle and surrounding area that occur in the habitats present on the Martinez Family Trust Property. They are the California legless lizards, Smith's blue butterfly and monarch butterfly.

There are two subspecies of California legless lizards and both are likely to be present in the local area. They are the silvery legless lizard (*Anniella pulchra pulchra*) and the black legless lizard (*Anniella pulchra nigra*). The black legless lizard is usually only found on the Monterey Peninsula. Both subspecies are classified by the California Department of Fish and Game as California special concern species and by the USDA Forest Service as sensitive species. California legless lizards burrow in loose, sandy soils and are often present on the immediate coast. They are highly secretive and difficult to find but appear to be widespread in sandy soils throughout the County. The California Natural Diversity Data Base printout does not show any records of them on or near the Martinez Family Trust Property. No evidence of their presence was observed from surface observations and from overturning down wood and other objects on my survey. This was not a protocol level survey for these reptiles.

Smith's blue butterfly (*Euphilotes enoptes smithi*) is federally listed as endangered. None of these butterflies were observed on the property. Its presence in an area is often indicated by the presence of seaciff buckwheat (*Eriogonum parvifolium*) and coast buckwheat (*Eriogonum latifolium*), its host plants. Neither of these plants was found on the Martinez Family Trust Property on my survey. California Natural Diversity Data Base locations for Smith's blue butterfly are over two miles from the Martinez Family Trust Property.

Monarch butterfly (*Danaus plexippus*) is included in California Natural Diversity Data Base records, in part, due to its vulnerability during its winter roosting period in trees along the coast of central California. I know of no "butterfly trees" in the immediate local area and it is unlikely that trees on the Martinez Family Trust Property are winter roosting sites. California Natural Diversity Data Base locations for monarch butterfly are over 1.4 miles from the Martinez Family Trust Property.

There are three listed species of amphibians that have been found in and near wetland habitats in Monterey County. These species are the California red-legged frog (*Rana aurora draytonii*), the California tiger salamander (*Ambystoma tigrinum californiense*) and the Santa Cruz long-toed salamander (*Ambystoma macrodactylum croceum*).

The California red-legged frog is federally listed as threatened and is a state species of special concern, the California tiger salamander is federally listed as threatened and the Santa Cruz long-toed salamander is listed as endangered by both the state and federal governments. The California red-legged frog and California tiger salamander are much more likely to be present in suitable habitats in this area than the Santa Cruz long-toed salamander. Temporary as well as permanent water sources can serve as breeding areas for these amphibians. Breeding in California red-legged frogs has even been observed in roadside drainage ditches and cattle troughs.

There are no California Natural Diversity Data Base records for these species close to the Martinez Family Trust Property. The closest suitable habitat for breeding for these amphibians is in drainages containing ephemeral streams, the closest of which is approximately .2 mile to the south and approximately 100 feet lower in altitude. During the dry season, these amphibians may also be found in upland habitats up to around 1.5 miles away from wetlands. They commonly inhabit rodent burrows, especially California ground squirrel burrows, in their upland habitats. No California ground squirrel burrows were observed on the Martinez Family Trust Property.

No evidence for the presence of these amphibians was observed on my survey. My survey was not a protocol level survey for these amphibians.

There are several other significant animal species with ranges that include the local area that are classified by various agencies as species of special concern, protected or sensitive species. These species are the western pond turtle (*Clemmys marmorata*), California horned lizard (*Phrynosoma coronatum frontale*), two-striped garter snake (*Thamnophis hammondi*), white-tailed kite (*Elanus leucurus*), burrowing owl (*Athene cunicularia*), omeate shrew (*Sorex ornatus*), pallid bat (*Antrozous pallidus*), Monterey dusky-footed woodrat (*Neotoma fuscipes luciana*), and badger (*Taxidea taxus*).

No evidence for the presence of these animal species on the property was observed on my survey.

Monterey dusky-footed woodrats are abundant in local forests. Their characteristic nests of sticks were searched for on my survey and none were found. They are most likely to be present in coast live oak forest habitat and the areas with coast live oaks on the property were most carefully searched for the nests of these animals.

DISCUSSION OF POTENTIAL IMPACTS

The proposed project consists of the addition of 379.8 square feet of new building footprint to the existing 4434.5 square feet of building footprint on the property to give 4814.3 square feet of building footprint. The proposed new developments will bring the current 8.8 percent existing building footprint to 9.5 percent building footprint. The allowed building footprint is 5000 square feet or 9.9 percent. The proposed new developments include a new courtyard, walkways, porch, deck, two balconies and driveway.

The proposed project also consists of changes in the amount of impervious cover on the property from the existing 6448.6 square feet, which is 12.8 percent, to 1269.1 square feet, which is 2.5 percent. The allowed impervious cover is 4000 square feet which is 7.9 percent. At the same time, the total pervious cover will be increased from 1217.9 square feet to 8106.7 square feet.

The proposed additions will primarily occur in previously landscaped areas and cleared areas. The new courtyard and driveway are proposed for primarily areas of disturbed natural habitat adjacent to the existing home and landscaped areas, but they will also impact a small area of central maritime chaparral habitat and a small area where Yadon's piperia were observed to be growing (see map).

In the revised plan, 3 Yadon's rein orchids were observed to be very close to the footprint of the new driveway and will be removed, one Hooker's manzanita will likely be removed and a cluster of shaggy-barked manzanitas (not a sensitive species, but a component of central maritime chaparral habitat) will require some trimming and removal of peripheral burls due to partial coverage by walls for the proposed new garden area wall and new wall for a new garage entry gate.

Only very small proportions of the areas where central maritime chaparral habitat and Yadon's piperia were observed on the property will be impacted by the proposed new developments. The plans were conceived, and later modified with my input, to have the least possible impacts to sensitive plant species and sensitive habitat. With proper protection, biological values on the property outside of the areas of new development will not be impacted. Most of the Yadon's rein orchids and much of the best quality central maritime chaparral containing the highest proportion of Hooker's manzanita on the property will be preserved in a 5458.5 square foot area dedicated as scenic easement to serve as mitigation to offset previously stated impacts.

Numbers of Yadon's rein orchids are best assessed during the month of February, when most of the plants will put out their leaves. By the time April arrives, the leaves of many of the plants will usually be withered and dry and often browsed by deer and thus less able to be identified. I have observed that the plants in wetter, cooler conditions are more likely to retain their green leaves for longer times. The conditions on the Martinez Family Trust Property are conducive for the long-term survival of green leaves, in part due to the environment on the property and in part due to this weather year, which has been unusually cool and moist. This weather year has been remarkable

for its lateness of floral transitions. Because of this, I believe that I was able to observe a large proportion of the Yadon's rein orchids actually present on the property at the time of my survey in April. Most of the Yadon's rein orchids were observed in an area of the northwestern portion of the property which is proposed as conservation easement.

No trees are proposed for removal.

MITIGATIONS - CONDITIONS FOR APPROVAL

The development footprints for the additions to the existing home on the Martinez Family Trust Property have been configured so as to minimize the amount of central maritime chaparral habitat and the number of Yadon's rein orchids that could be impacted. The protection and preservation of these plants should be the first priority.

As mentioned previously, 3 Yadon's rein orchids were observed very close to the footprint of the new driveway and will be removed, one Hooker's manzanita will likely be removed and a cluster of shaggy-barked manzanitas (not a sensitive species, but a component of central maritime chaparral habitat) will require some trimming and removal of peripheral burls.

1. Mitigation planting will be 3:1. Three Hooker's manzanitas and three shaggy-barked manzanitas will be planted on the property as mitigations for the ones removed or trimmed. Transplantation of the three Yadon's rein orchids to be impacted by the construction of the new driveway will be attempted through moving of intact soil containing the underground bulbs. The observed success rate for transplantation of Yadon's rein orchids is not high.
2. The area of the property containing the vast majority of the Yadon's rein orchids (approximately 50 were observed), as well as many Hooker's manzanitas, shaggy-barked manzanitas, Monterey pines and coast live oaks, will be dedicated as scenic easement in order to permanently protect the population of Yadon's rein orchids and other sensitive species, native species and their habitat on the property (see map). This 5458.5 square foot area will serve as mitigation to offset previously stated impacts.
3. Some Yadon's rein orchids, Hooker's manzanitas and shaggy-barked manzanitas are located outside of the footprints of the new home additions, new courtyard and new driveway, but are close to where development will take place and require protection from impacts. Orange construction fencing will be placed around the boundaries of the areas of these plants close to the areas of development to protect them from impacts during the entire period of construction. Construction personnel will be informed of the importance of avoidance of impacts to these plants.
4. Storage and staging areas for construction shall be on already paved or cleared land and shall not be in or close to any areas of natural habitat, especially natural habitat marked by orange construction fencing.
5. Most of the property other than the landscaped area around the home, shall remain in its current natural state. Restoration plantings shall be composed of native plants of local origin. It is recommended that other plantings on the property, including garden areas near

the home, if desired, shall also be composed primarily of native plants of local origin. A native seed mix from stock of local origin shall be used to restore impacted native understory and ground cover as well as for erosion control.

6. Landscaping should emphasize native plants or drought tolerant plants with similar requirements to our native vegetation. Many suitable plants for drought-tolerant landscaping in our local area are listed on pamphlets and websites available from the Monterey County Resource Management Agency, the Monterey Peninsula Water Management District and other agencies as well as native plant nurseries
7. All healthy native trees and shrubs on the property shall be protected from all impacts that may occur before, during and after construction. This includes protection from direct damage to the branches and roots of the plants, deposition or removal of soil around the plants and compaction of soil around the plants through vehicle use. Care shall be taken to make sure that the soil levels within driplines and especially around the trunks of native trees and shrubs are not altered and to make sure that drainage slopes away from trunks. These plants should be flagged, if necessary, during the installation of the home additions, new courtyard and new driveway to make their locations obvious.
8. Less than one third of branches shall be removed from any native tree or shrub that may need to be trimmed. Less than one third of area under the dripline of any native tree or shrub should be paved. There should be no pavement closer than four feet from the trunks of trees unless permeable pavement is used in these areas and surface roots are deep enough to allow paving without their extensive removal.
9. Invasive exotic plants shall, as much as possible, be removed from the property. Invasive exotics observed to be on the property on my survey are: Acacia (*Acacia longifolia*), silver wattle (*Acacia dealbata*), French broom (*Genista monspessulana*) and pampas grass (*Cortaderia jubata*).

Invasive plants include such species as pampas grass (*Cortaderia jubata*), French broom (*Genista monspessulana*) and related plants, Hottentot fig, sea fig or "ice plant" (*Carpobrotus sp.*), certain kinds of Eucalyptus such as blue gum (*Eucalyptus globulus*), certain kinds of Acacias such as the wattles and ground covers such as periwinkle (*Vinca sp.*) and capeweed (*Arctotheca calendula*). These plants and others like them can quickly spread through local natural habitats and seriously degrade them.
10. Curbs, if present at the edges of roads, parking areas, or driveways, shall be rolled. They should be at a low angle, 40° to 50° or less and have S-shaped rounded contours, to allow amphibians, reptiles, invertebrates and other small animals to cross them easily.
11. Where feasible, permeable pavement shall be used.

I recommend Central Coast Wilds of Santa Cruz (831-459-0656, centralcoastwilds.com), Elkhorn Native Plant Nursery in Moss Landing (831-763-1207, elkhornnursery.com) and Rana Creek Habitat Restoration in Carmel Valley (831-659-3820, ranacreek.com) as sources for native plants of local origin including erosion control seed mixes and plantings and for recommendations on

planting and maintaining plants. Native grass mulches and hay bales are recommended and can also be obtained from these sources.

MONITORING AND ADDITIONAL WORK

Monitoring inspections on the Martinez Family Trust Property shall be done by a qualified biologist once within two weeks of the start of construction (preconstruction survey), once within the three months following completion of the development, and once per year, in the spring season, for the following five years. These inspections will monitor the quality of implementation of the mitigations - conditions for approval, such as the placement of the construction fencing, the protection and survival of the existing Yadon's rein orchids, Hooker's manzanitas and shaggy-barked manzanitas and the planting and survival of the planted Hooker's manzanitas and shaggy-barked manzanitas and the transplanted Yadon's rein orchids. The preconstruction survey will also check for breeding birds. A report on each inspection will be submitted to the Monterey County Resource Management Agency.

RECOMMENDATIONS ON THE PROJECT

With the successful implementation of the mitigations listed above, impacts to biological values on the Martinez Family Trust Property should be at a level of insignificance and in compliance with the regulations and standards of the Monterey County Resource Management Agency and state and federal agencies concerned with the maintenance of habitat quality and protection of biological resources.

Please call me if you have any questions.

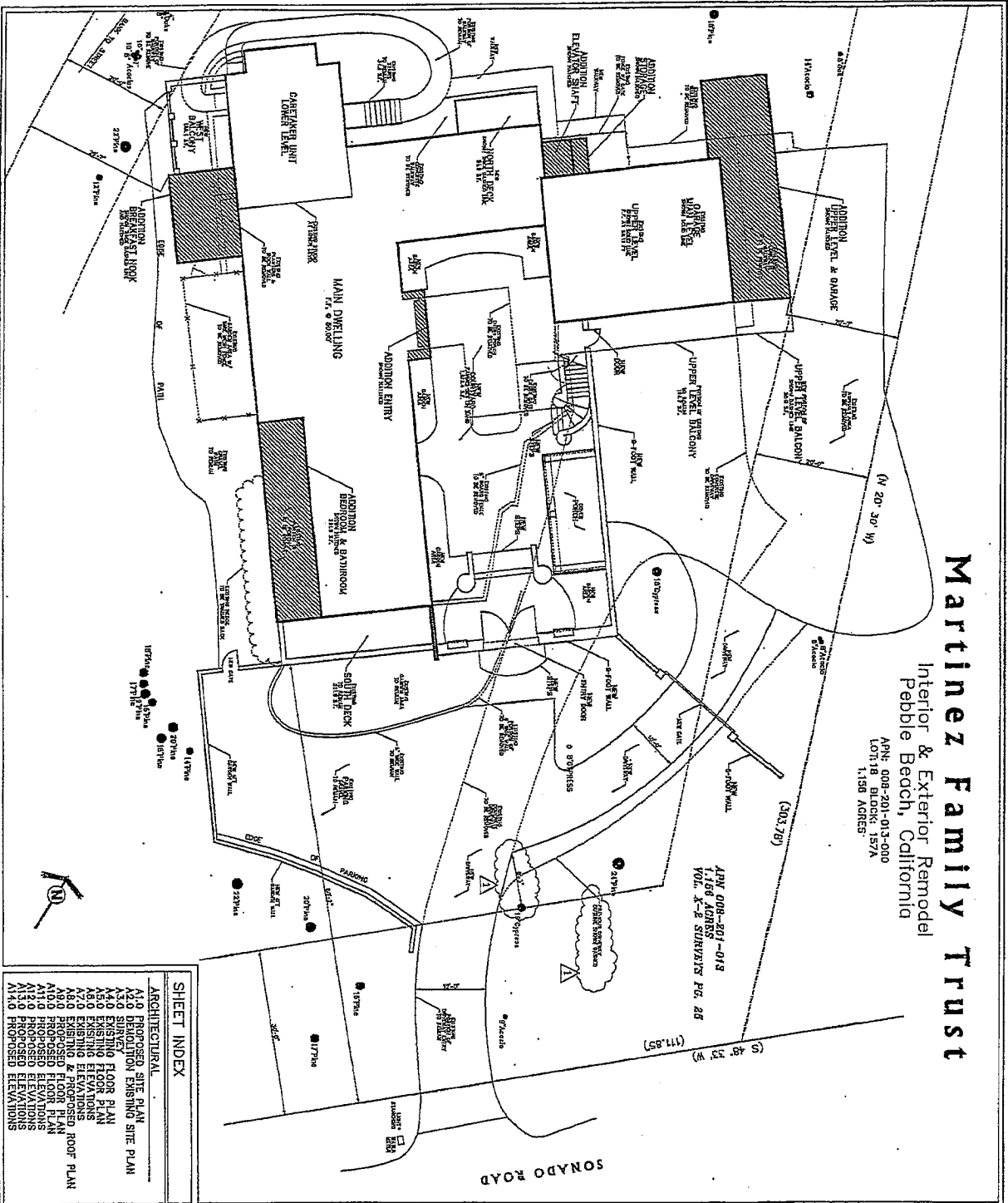
Best regards,

Ed Mercurio,
Biological Consultant

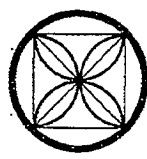
Martinez Family Trust

Interior & Exterior Remodel
Pebble Beach, California

APN: 008-201-013-000
LOT: 18, BLOCK: 157A
1,198 ACRES



SHEET INDEX	
A1.0	PROPOSED SITE PLAN
A2.0	PROPOSED EXISTING SITE PLAN
A3.0	EXISTING FLOOR PLAN
A4.0	EXISTING ELEVATIONS
A5.0	EXISTING ELEVATIONS
A6.0	EXISTING & PROPOSED ROOF PLAN
A7.0	PROPOSED FLOOR PLAN
A8.0	PROPOSED ELEVATIONS
A9.0	PROPOSED ELEVATIONS
A10.0	PROPOSED ELEVATIONS
A11.0	PROPOSED ELEVATIONS
A12.0	PROPOSED ELEVATIONS
A13.0	PROPOSED ELEVATIONS
A14.0	PROPOSED ELEVATIONS



C.O.D.G.

PROJECT DATA

TRACT: 008-201-013-000
 APN: 008-201-013-000
 ADDRESS: LOT 18, BLOCK 157A

FLOOR AREA

7/8 ALIGNED	9,812	17.65
EXISTING FLOOR AREA	3,080	
ADDITIONAL FLOOR AREA	6,732	
TOTAL FLOOR AREA	9,812	

SITE COVERAGE

BUILDING FOOTPRINT ALIGNED	5,000 SF	50%
ADDITIONAL FOOTPRINT PROPOSED	4,812 SF	50%
TOTAL FLOOR AREA	9,812 SF	

PERMITS AND ALLOWS

PERMITS AND ALLOWS	1,000 SF	7.0%
ADDITIONAL PERMITS AND ALLOWS	6,444 SF	12.0%
TOTAL PERMITS AND ALLOWS	7,444 SF	2.0%

EXISTING

EXISTING	4,514 SF	21.9 SF
EXISTING	118 SF	0.2 SF
EXISTING	219 SF	0.2 SF
EXISTING	170 SF	0.2 SF
EXISTING	170 SF	0.2 SF

TOTAL EXISTING PERMITS COVERAGE 6,444 SF 18.0%

OWNER

MARTINEZ FAMILY TRUST
 3901 GLEN AVE
 PEBBLE BEACH, CA 95051
 (650) 628-6454

PROPOSED SITE PLAN

DATE: 11/01/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



Martinez Family Trust
1531 Sonado Road, Pebble Beach, California



CLAUDIO ORTIZ DESIGN GROUP INC.
2700 S. 260th St. Ste 504, P.O. Box 2972
Federal Way, WA 98003
Phone: (206) 871-1111
Fax: (206) 871-1111

PLANT AND WILDLIFE LISTS FOR THE MARTINEZ FAMILY TRUST PROPERTY

By Ed Mercurio, Biological Consultant. April 2011

NATIVE AND NATURALIZED VASCULAR PLANTS OF THE MARTINEZ FAMILY TRUST PROPERTY**

<u>Scientific Name</u>	<u>Common Name</u>
DIVISION PTEROPHYTA	FERNS
DENNSTAEDTIACEAE <i>Pteridium aquilinum</i> var. <i>pubescens</i>	BRACKEN FERN FAMILY Western Bracken Fern
PTERIDACEAE <i>Pentagramma triangularis</i>	BRAKE FAMILY Goldback Fern
DIVISION CONIFEROPHYTA	CONIFERS
CUPRESSACEAE <i>Cupressus macrocarpa</i> *	CYPRESS FAMILY Monterey Cypress
PINACEAE <i>Pinus radiata</i>	PINE FAMILY Monterey Pine
DIVISION ANTHOPHYTA	FLOWERING PLANTS
CLASS DICOTYLEDONEAE	DICOTS (Two seed-leaved flowering plants)
ANACARDIACEAE <i>Toxicodendron diversiloba</i>	SUMAC FAMILY Poison Oak
APIACEAE <i>Lomatium parvifolium</i> <i>Sanicula crassicaulis</i>	CARROT FAMILY Small-Leaved Lomatium Gambleweed
ASTERACEAE <i>Achillea millefolium</i> <i>Agoseris</i> sp. <i>Artemisia californica</i> <i>Artemisia douglasiana</i> <i>Aster chilensis</i> <i>Aster radulinus</i> <i>Baccharis pilularis</i> <i>Conyza Canadensis</i> <i>Erechtites glomerata</i> * <i>Eriophyllum confertiflorum</i>	SUNFLOWER FAMILY Common Yarrow Agoseris California Sagebrush California Mugwort Common California Aster Rough-Leaved Aster Coyote Brush Horseweed Cut-leaved Fireweed Lizard Tail

Gnaphalium luteo-album
*Hypochaeris glabra**
*Hypochaeris radicata**
*Lactuca serrifolia**
*Picris echioides**
Senecio vulgaris
*Sonchus oleraceus**
*Taraxacum officinale**

BRASSICACEAE

*Brassica nigra**
*Descurainia sophia**
*Raphanus sativus**

CAPRIFOLIACEAE

Lonicera hispidula ssp. vacillans

CARYOPHYLLACEAE

*Cerastium arvense**
*Silene gallica**

CRASSULACEAE

Crassula connata
*Crassula multicava**

ERICACEAE

Arctostaphylos hookeri
Arctostaphylos tomentosa

EUPHORBIACEAE

Chamaesyce ocellata
*Euphorbia peplus**

FABACEAE

*Acacia dealbata**
*Acacia longifolia**
*Genista monspessulana**
Lathyrus vestitus
Lotus formosissimus
Lotus purshianus
Lotus strigosus
Lupinus nanus
*Medicago polymorpha**
*Trifolium angustifolium**
*Trifolium dubium**
*Vicia sativa**

Weedy Cudweed
 Smooth Cat's Ear
 Hairy Cat's Ear
 Prickly Lettuce
 Ox Tongue
 Common Groundsel
 Common Sow Thistle
 Common Dandelion

MUSTARD FAMILY

Black Mustard
 Tansy Mustard
 Wild Radish

HONEYSUCKLE FAMILY

Hairy Honeysuckle

PINK FAMILY

Field Chickweed
 Common Catchfly

STONECROP FAMILY

Sandy Pygmy
 Crassula

HEATH FAMILY

Hooker's Manzanita
 Shaggy-barked Manzanita

SPURGE FAMILY

Valley Spurge
 Petty Spurge

PEA FAMILY

Silver Wattle
 Acacia
 French Broom
 Bolander Pea
 Coast Lotus
 Spanish Clover
 Bishop's Lotus
 Sky Lupine
 Bur-Clover
 Narrow-Leaved Clover
 Shamrock
 Spring Vetch

FAGACEAE
Quercus agrifolia

GERANIACEAE
*Erodium botrys**
*Geranium dissectum**

LAMIACEAE
Satureja douglasii
Stachys bullata

MALVACEAE
*Malva parviflora**

OXALIDACEAE
Oxalis albicans ssp. *pilosa*
*Oxalis pes-caprae**

PLANTAGINACEAE
*Plantago coronopus**
*Plantago lanceolata**

POLEMONIACEAE
Navarretia hamata

POLYGONACEAE
*Polygonum argyrocoleon**
*Rumex acetosella**

PORTULACAEAE
Claytonia perfoliata

PRIMULACEAE
*Anagallis arvensis**
Dodecatheon clevelandii ssp. *sanctaurn*

ROSACEAE
Adenostema fasciculata
Fragaria chiloensis
Heteromeles arbutifolia
Rubus ursinus

RUBIACEAE
*Galium aparine**
Galium californicum

BEECH FAMILY
Coast Live Oak

GERANIUM FAMILY
Long-Beaked Filaree
Cut-Leaved Geranium

MINT FAMILY
Yerba Buena
Hedge Nettle

MALLOW FAMILY
Cheeseweed

OXALIS FAMILY
Hairy Wood Sorrel
Bermuda Buttercup

PLANTAIN FAMILY
Cut-leaved Plantain
Ribwort

PHLOX FAMILY
Hooked Navarretia

BUCKWHEAT FAMILY
Silersheath Knotweed
Sheep Sorrel

PURSLANE FAMILY
Miner's Lettuce

PRIMROSE FAMILY
Scarlet Pimpernel
Padre's Shooting Star

ROSE FAMILY
Chamise
Beach Strawberry
Toyon
California Blackberry

MADDER FAMILY
Goose Grass
California Bedstraw

SCROPHULARIACEAE

Mimulus aurantiacus
Pedicularis densiflorus
Scrophularia californica

FIGWORT FAMILY

Sticky Monkey Flower
 Indian Warrior
 Coast Figwort

CLASS MONOCOTYLEDONEAE

MONOCOTS (one seed-leaved flowering plants)

CYPERACEAE

Cyperus sp.
Cyperus tumulicola

SEDGE FAMILY

Sedge
 Foothill Sedge

IRIDACEAE

Sisyrinchium bellum
Iris douglasiana

IRIS FAMILY

Blue-eyed Grass
 Douglas' Iris

JUNICACEAE

Juncus bufonius
Juncus effusus
Juncus patens

RUSH FAMILY

Common Toad Rush
 Common Rush
 Spreading Rush

LILACEAE

Zigadenus fremontii

LILY FAMILY

Star Lily

ORCHIDACEAE

Piperia yadonii

ORCHID FAMILY

Yadon's Rein-Orchid

POACEAE

Agrostis pallens
*Aira caryophyllea**
*Avena fatua**
*Briza maxima**
Bromus carinatus
*Bromus hordaceus**
*Bromus rigidis**
*Cortaderia jubata**
*Cynodon dactylon**
Elymus glaucus
Hordeum leporinum
*Lolium multiflorum**
Melica sp.
Phalaris canariensis
*Vulpia bromoides**

GRASS FAMILY

Leafy Bent-Grass
 Silvery Hair-Grass
 Wild Oat
 Rattlesnake Grass
 California Brome
 Soft Chess Grass
 Ripgut Grass
 Pampas Grass
 Bermuda Grass
 Western Ryegrass
 Barnyard Foxtail
 Italian Rye Grass
 Melica
 Canary Grass
 Six-Week Fescue

* naturalized species not native to the Martinez Family Trust Property

**Based on field studies done by Ed Mercurio in April of 2011

WILDLIFE LIST FOR THE MARTINEZ FAMILY TRUST PROPERTY
More common Birds Observed or Likely to Occur on the Property**

HAWKS, FALCONS, VULTURES (ORDER FALCONIFORMES)

Turkey Vulture
Black-shouldered Kite
Sharp-shinned Hawk^w
Cooper's Hawk^w
Red-tailed Hawk
Red-shouldered Hawk
Golden Eagle
Northern Harrier (Marsh Hawk)^w
American Kestrel (Sparrow Hawk)

QUAILS, PHEASANTS, GROUSE (ORDER GALLIFORMES)

California Quail

SHOREBIRDS (ORDER CHARADRIIFORMES)

Killdeer

PIGEONS, DOVES (ORDER COLUMBIFORMES)

Band-tailed Pigeon
Rock Dove
Mourning Dove

OWLS (ORDER STRIGIFORMES)

Barn Owl
Western Screech Owl
Great Horned Owl

NIGHTJARS (ORDER CAPRIMULGIFORMES)

Common Poorwill

SWIFTS, HUMMINGBIRDS (ORDER APODIFORMES)

Anna's Humminbird
Rufous Humminbird
Allen's Hummingbird^s

WOODPECKERS (ORDER PICIFORMES)

Common Flicker (Red Shafted)
Acorn Woodpecker
Red-breasted Sapsucker^w
Hairy Woodpecker
Downy Woodpecker
Nuttall's Woodpecker

PERCHING BIRDS (ORDER PASSERIFORMES)**TYRANT FLYCATCHERS (FAMILY TYRANNIDAE)**

Olive-sided Flycatcher^s
 Western Wood Pewee^s
 Black Phoebe
 Western Flycatcher^s

SWALLOWS (FAMILY HIRUNDINIDAE)

Violet-green Swallow
 Barn Swallow^s
 Cliff Swallow^s

JAYS, CROWS, MAGPIES (FAMILY CORVIDAE)

Scrub Jay
 American Crow

CHICKADEES, BUSHTITS (FAMILY PARIDAE)

Chestnut-backed Chickadee
 Plain Titmouse
 Bushtit

WRENS (FAMILY TROGLODYTIDAE)

House Wren^s
 Bewick's Wren

KINGLETS, ETC. (SUBFAMILY SYLVIINAE)

Ruby-crowned Kinglet^w

THRUSHES (SUBFAMILY TURDIDAE)

American Robin
 Varied Thrush^w
 Hermit Thrush^w

BABLERS (SUBFAMILY TIMALIINAE)

Wrentit

MOCKINGBIRDS, THRASHERS (FAMILY MIMIDAE)

Northern Mockingbird
 California Thrasher

WAXWINGS (FAMILY BOMBYCILLIDAE)

Cedar Waxwing^w

SHRIKES (FAMILY LANIIDAE)

Loggerhead Shrike^w

STARLINGS (FAMILY STURNIDAE)

European Starling*

VIREOS (FAMILY VIRIONIDAE)

Hutton's Vireo

Warbling Vireo^s

WOOD WARBLERS (SUBFAMILY PARULINAE)

Orange-crowned Warbler

Yellow Warbler^sYellow-rumped Warbler (Myrtle & Audubon's Warblers)^wTownsend's Warbler^w

Common Yellowthroat

Wilson's Warbler^s

SPARROWS (SUBFAMILY EINBERIZINAE)

Rufous-sided Towhee

Brown Towhee

Savannah Sparrow

Junco (Oregon)

Dark-eyed Sparrow

White-crowned Sparrow^wGolden-crowned Sparrow^wFox Sparrow^w

Song Sparrow

Lincoln's Sparrow^w

GROSBEAKS, BUNTINGS (SUBFAMILY CARDINALINAE)

Black-headed Grosbeak^sLazuli Bunting^s

BLACKBIRDS, ORIOLES (FAMILY ICTERINAE)

Northern Oriole^s

Brewer's Blackbird

Brown-headed Cowbird

FINCHES (FAMILY FRINGILLIDAE)

Purple Finch

House Finch

Pine Siskin^w

Lesser Goldfinch

Lawrence's Goldfinch^s

WEAVERS (FAMILY PASSERIDAE)

House Sparrow*

- * = naturalized species not native to the Martinez Family Trust Property
 ** = Based on National Audubon Society data base printout for the greater local area;
 and field studies done by Ed Mercurio in April 2011
 w = likely to be present only in winter
 s = likely to be present only in summer

**More common Amphibians, Reptiles and Mammals
 Observed or Likely to Occur on the Martinez Property****

<u>Common Name</u>	<u>Scientific Name</u>
AMPHIBIANS	CLASS AMPHIBIA
SALAMANDERS	ORDER CAUDATA
NEWT FAMILY	SALAMANDRIDAE
Coast range newt	<i>Taricha torosa torosa</i>
LUNGLESS SALAMANDER FAMILY	PLETHODONTIDAE
Monterey salamander	<i>Ensatina eschscholtzii eschscholtzii</i>
Arboreal salamander	<i>Aneides lugubris</i>
Pacific slender salamander	<i>Batrachoseps pacificus</i>
FROGS AND TOADS	ORDER SALIENTIA
TRUE TOAD FAMILY	BUFONIDAE
California toad	<i>Bufo boreas halophilus</i>
TREEFROG FAMILY	HYLIDAE
Pacific treefrog	<i>Hyla regilla</i>
REPTILES	CLASS REPTILIA
LIZARDS AND SNAKES	ORDER SQUAMATA
IGUANID FAMILY	IGUANIDAE
Northwestern fence lizard	<i>Sceloporus occidentalis occidentalis</i>
Coast horned lizard	<i>Phrynosoma coronatum</i>
SKINK FAMILY	SCINCIDAE
Skilton skink	<i>Eumeces skiltonianus skiltonianus</i>
ALLIGATOR LIZARD FAMILY	ANGUIDAE
California alligator lizard	<i>Gerrhonotus multicarinatus multicarinatus</i>
San Francisco alligator lizard	<i>Gerrhonotus coeruleus coeruleus</i>

CALIFORNIA LEGLESS LIZARD FAMILY

Silvery legless lizard

BOA FAMILY

Pacific rubber boa

COLUBRID FAMILY

Monterey ringneck snake

Sharp-tailed snake

Western yellow-bellied racer

Alameda whipsnake

Pacific gopher snake

California kingsnake

Coast garter snake

VIPER FAMILY

Northern Pacific rattlesnake

MAMMALS

POUCHED MAMMALS

OPOSSUM FAMILY

Opposum*

INSECT EATERS

SHREW FAMILY

Trowbridge shrew

Ornate shrew

MOLE FAMILY

Shrew-mole

Broad-handed mole (California mole)

BATS

EVENING BAT & PLAINNOSE BAT FAMILY

Little brown myotis

Yuma myotis

Long-eared myotis (hairy-winged myotis)

California myotis

Small-footed myotis

Western pipistrel

Big brown bat

Red bat

Hoary bat

ANNIELLIDAE

Anniella pulchra pulchra

BOIDAE

Charina bottae bottae

COLUBRIDAE

Diadophis punctatus vandeburghi

Contia tenuis

Coluber constrictor mormon

Masticophis lateralis lateralis

Pituophis melanoleucus catenifer

Lampropeltis getulus californiae

Thamnophis elegans terrestris

VIPERIDAE

Crotalus viridis oregonus

CLASS MAMMALIA

ORDER MARSUPIALIA

DIDELPHIDAE

Didelphis virginiana

ORDER INSECTIVORA

SORICIDAE

Sorex trowbridgei

Sorex ornatus

TALPIDAE

Neurotrichus gibbsi

Scapanus latimanus

ORDER CHIROPTERA

VESPERTILIONIDAE

Myotis lucifugus

Myotis yumanensis

Myotis volans

Myotis californicus

Myotis leibii

Pipistrellus hesperus

Eptesicus fuscus

Lasiurus borealis

Lasiurus cinereus

Western big-eared bat (Lump-nosed bat)	<i>Plecotus townsendi</i>
Pallid bat	<i>Antrozous pallidus</i>
FREETAIL BAT FAMILY	MOLOSSIDAE
Brazilian freetail bat (Mexican freetail bat)	<i>Tadarida brasiliensis</i>
FLESHEATERS	ORDER CARNIVORA
RACCOON FAMILY	PROCYONIDAE
Raccoon	<i>Procyon lotor</i>
RINGTAIL FAMILY	BASSARISCIDAE
Ringtail	<i>Bassariscus astutus</i>
WEASEL AND SKUNK FAMILY	MUSTELIDAE
Longtail weasel	<i>Mustela frenata</i>
Badger	<i>Taxidea taxus</i>
Spotted skunk	<i>Spilogale putorius</i>
Striped skunk	<i>Mephitis mephitis</i>
DOG, WOLF AND FOX FAMILY	CANIDAE
Coyote	<i>Canis latrans</i>
Red fox*	<i>Vulpes fulva</i>
Gray fox	<i>Urocyon cinereoargenteus</i>
CAT FAMILY	FELIDAE
Mountain lion	<i>Felis concolor</i>
Bobcat	<i>Lynx rufus</i>
GNAWING ANIMALS	ORDER RODENTIA
SQUIRREL FAMILY	SCIURIDAE
California ground squirrel	<i>Spermophilus beecheyi</i>
Western gray squirrel	<i>Sciurus griseus</i>
Eastern gray squirrel*	<i>Sciurus carolinensis</i>
Fox squirrel*	<i>Sciurus niger</i>
POCKET GOPHER FAMILY	GEOMYIDAE
Valley pocket gopher	<i>Thomomys bottae</i>
POCKET MOUSE AND KANGAROO RAT FAMILY	HETEROMYIDAE
California pocket mouse	<i>Perognathus californicus</i>
Heermann kangaroo rat	<i>Dipodomys heermanni</i>
RAT AND MOUSE FAMILY	CRICETIDAE
Western harvest mouse	<i>Reithrodontomys megalotis</i>
California mouse	<i>Peromyscus californicus</i>

Deer mouse	<i>Peromyscus maniculatus</i>
Piñon mouse	<i>Peromyscus truei</i>
Dusky-footed woodrat	<i>Neotoma fuscipes</i>
California meadow mouse (California vole)	<i>Microtus californicus</i>
OLD WORLD RAT AND MOUSE FAMILY	MURIDAE
House mouse*	<i>Mus musculus</i>
Norway rat*	<i>Rattus norvegicus</i>
Black rat*	<i>Rattus rattus</i>
HARES AND RABBITS	ORDER LAGOMORPHA
HARE AND RABBIT FAMILY	LEPORIDAE
Blacktail jackrabbit	<i>Lepus californicus</i>
Audubon cottontail (Desert Cottontail)	<i>Sylvilagus audubonii</i>
Brush rabbit	<i>Sylvilagus bachmani</i>
EVEN-TOED UNGULATES	ORDER ARTIODACTYLA
DEER FAMILY	CERVIDAE
Mule deer (Blacktail deer)	<i>Odocoileus hemionus</i>

*Naturalized species not native to the Martinez Family Trust Property

**Based on Checklist of the Amphibians, Reptiles and Mammals of Elkhorn Slough National Estuarine Sanctuary and Vicinity, 1986, Erica Schafer; and field studies done by Ed Mercurio in April of 2011

ATTACHMENT 2

Site Plan prepared by Ed Mercurio Biological Consultant Salinas, CA

CONSERVATION EASEMENT
SHOWN HATCHED

5,137.0 sq. ft.

DWELLING

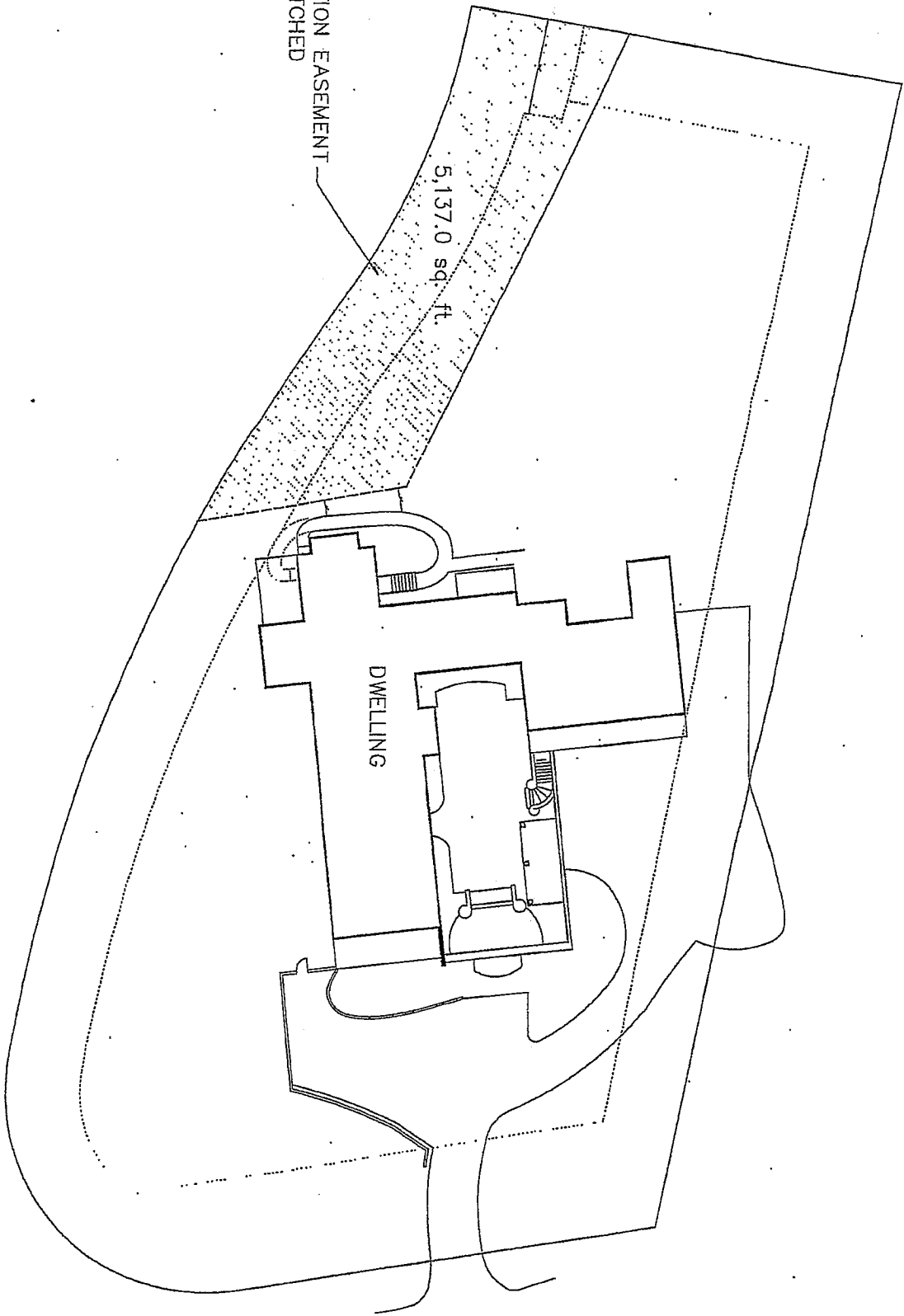


EXHIBIT E
Martinez Family Trust (PLN110247)
LAND USE ADVISORY COMMITTEE MINUTES

MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, October 6, 2011

1. Meeting called to order by DEWAR at 3:04 pm

2. Roll Call

Members Present: Rod Dewar, Kim Caneer, Sandi Verbancec, Joella Szabo, June Stock, Lori Lietzke

Members Absent: Sandy Getreu

3. Approval of Minutes:

A. September 15, 2011 minutes

Motion: STOCK (LUAC Member's Name)

Second: CANEER (LUAC Member's Name)

Ayes: DEWAR, CANEER, VERBANEC, SZABO, STOCK, LIETZKE

Noes: φ

Absent: GETREU

Abstain: φ

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

φ

RECEIVED

OCT 07 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

φ

B) Announcements

φ

7. Meeting Adjourned: 3:30 pm

Minutes taken by: Lietzke

RECEIVED

OCT 07 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

Action by Land Use Advisory Committee Project Referral Sheet

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

RECEIVED

OCT 07 2011

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **October 6, 2011**

Project Title: MARTINEZ MARIANO JR TR
File Number: PLN110247
File Type: ZA
Planner: MONTANO
Location: 1631 SONADO RD PEBBLE BEACH

**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.**

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441.6 square foot first story addition, a 254.2 square foot garage addition, and a 422.6 second story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three-car garage; the reconfiguration of an existing driveway and courtyard area reducing the non-conforming impervious coverage from 6,448.6 square feet to 1,389.1 square feet (create a new 5,059.5 square foot pervious driveway and a new 1,812.4 square foot pervious courtyard); a new 9 foot tall, 79.5 feet long courtyard wall; 77 linear feet of new garden walls 4 feet tall; 28 square feet of new courtyard steps with a new fountain and fire pit 2) a Coastal Development Permit to convert an existing 567 square foot guesthouse into an attached Caretaker's unit; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence (new white plaster siding dark brown, stained wood trim doors and windows, steel guard rails and Carmel stone veneer); grading is estimated to be less than 100 cubic yards of cut and fill. The property is located at 1631 Sonado Road, Pebble Beach (Assessor's Parcel Number 008-201-013-000), west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan, Coastal Zone.

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

DESIGNER: CLAUDIO ORTIZ

Was a County Staff/Representative present at meeting? NO (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
ORTIZ		X	PRESENTED PROJECT
MATHIEU 1642 SONADO	X		1) OFFSITE PARKING OF (PARK CONTRACTOR'S TRUCKS ONSITE)
			2) PAMPAS GRASS TO BE REMOVED? (SUGGEST REMOVAL)

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
STOCK - CONCERNED THAT PLANT PROTECTION BE COMPLIED WITH.	FISH & GAME	NONE
SZABO - ROOF MATERIAL NOT CALLED OUT IN PROJECT DESCRIPTION		ORTIZ - ROOF IS (E) TO REMAIN

ADDITIONAL LUAC COMMENTS LIETZKE - PAVING ON NEIGHBOR'S PROPERTY NOT SHOWN REMOVED. ORTIZ - WILL BE LISTED ONCE PLANNING HAS REVIEWED AND LISTED REQUIREMENTS.

RECOMMENDATION :

Motion by VERBANEC (LUAC Member's Name)

Second by SZABO (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: DEWAR, CANEER, VERBANEC, STOCK, SZABO, LIETZKE

NOES: Ø

ABSENT: GETREU

ABSTAIN: Ø

RECEIVED

OCT 07 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

EXHIBIT F
VICINITY MAP

DEL MONTE FOREST

MONTEREY

68

RONDA RD

WISCAMP RD

SPRUANCE RD

SONADOR

PROJECT SITE

PALMEROWAY

17 MILE DR

Pescadero Canyon

Pacific Ocean

CARMEL BY-THE-SEA

APPLICANT: MARTINEZ

APN:008-201-013-000

FILE # PLN100565

Water



2500' Limit

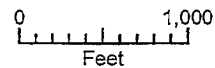


300' Limit



City Limits

N



PLANNER: MONTANO

