

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> June 28, 2012 Time: 7:30 P.M.		<b>Agenda Item No.:</b> 4
<b>Project Description:</b> Consider Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow remodel of and additions to an existing 3,290 square foot single-story residence to include master bath addition, the conversion of the existing garage to bedroom and bath with 553 square foot second story studio above, a new 494 square foot attached two-car garage, new covered porch, new concrete terrace, re-paved existing concrete driveway and parking areas, new garden, replacement of existing 6-foot tall wood fence and gates at entry; colors and materials to match existing; 2) Coastal Development Permit for development with a positive archaeological report; and 3) Design Approval.		
<b>Project Location:</b> 158-A Spindrift Road, Carmel Highlands		<b>APN:</b> 241-192-004-000
<b>Planning File Number:</b> PLN100583		<b>Owner:</b> Lyles, William M IV TR <b>Agent:</b> Stocker & Allaire, Inc.
<b>Planning Area:</b> Carmel Area Land Use Plan		<b>Flagged and staked:</b> Yes/No
<b>Zoning Designation:</b> : "LDR/1-D (CZ)" [Low Density Residential, 1 unit per acre-Design Control (Coastal Zone)]		
<b>CEQA Action:</b> Mitigated Negative Declaration		
<b>Department:</b> RMA - Planning Department		

### RECOMMENDATION:

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

- 1) Adopt a Mitigated Negative Declaration; and
- 2) Approve Combined Development Permit, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**); and
- 3) Adopt a Mitigation Monitoring and Reporting Plan.

### PROJECT OVERVIEW:

The applicant proposes a remodel and first and second story additions to an existing one story single family dwelling. The subject property is located within 750 of a known archaeological resource. Pursuant to Section 20.146.090 of the Coastal Implementation Plan, all development proposed on parcels with known archaeological resources, as identified through the survey report, or as shown on current County resource maps shall be subject to environmental review of the Monterey County CEQA Guidelines. The archaeological report prepared by Archaeological Consulting, concluded that there is surface evidence of potentially significant archaeological resources in the current project area. An Initial Study has been prepared for the project and appropriate mitigation measures were applied. There are no unresolved issues.

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

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

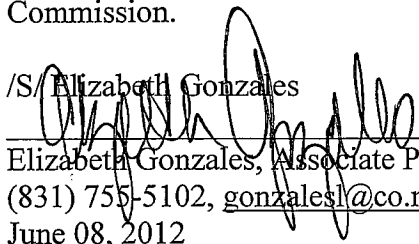
Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Carmel Highlands Fire Protection District, Public Works, Water Resources and RMA

Planning Department have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

On February 6, 2012, the Carmel Highlands Land Use Advisory Committee voted to support the project as proposed (8-0) with recommendations to use permeable patio surfaces and remind the applicant that skylights shall not be up lighted.

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

/s/ Elizabeth Gonzales

  
Elizabeth Gonzales, Associate Planner  
(831) 755-5102, [gonzales1@co.monterey.ca.us](mailto:gonzales1@co.monterey.ca.us)  
June 08, 2012

cc: Front Counter Copy; Zoning Administrator; Carmel Highlands Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Wanda Hickman, Planning Services Manager; Bob Schubert, Senior Planner, Elizabeth Gonzales, Project Planner; Valera Lyles, Owner; Cynthia Spellacy, Stocker & Allaire, Inc., Agent; The Open Monterey Project; LandWatch; Planning File PLN100583

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Draft Resolution, including: <ul style="list-style-type: none"><li>• Conditions of Approval and Mitigation Monitoring and Reporting Program</li><li>• Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map</li></ul>
	Exhibit C	Vicinity Map
	Exhibit D	Advisory Committee Minutes (Carmel Highlands LUAC)
	Exhibit E	Mitigated Negative Declaration

This report was reviewed by Bob Schubert, Senior Planner 

## EXHIBIT A

### Project Information for PLN100583

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#### Project Information:

<b>Project Name:</b>	LYLES WILLIAM M IV TR		
<b>Location:</b>	158 A SPINDRIFT RD CARMEL		
<b>Permit Type:</b>	Coastal Development Permit		
<b>Environmental Status:</b>	Mitigated Negative Declaration	<b>Final Action Deadline (884):</b>	6/20/2012
<b>Existing Structures (sf):</b>	3990	<b>Coverage Allowed:</b>	15%
<b>Proposed Structures (sf):</b>	4505	<b>Coverage Proposed:</b>	10%
<b>Total Sq. Ft.:</b>	4505	<b>Height Allowed:</b>	30'
<b>Tree Removal:</b>	None	<b>Height Proposed:</b>	30'
<b>Water Source:</b>	Public	<b>FAR Allowed:</b>	17.5%
<b>Water Purveyor:</b>	Cal Am	<b>FAR Proposed:</b>	9.7%
<b>Sewage Disposal (method):</b>	Septic	<b>Lot Size:</b>	44867
<b>Sewer District:</b>	n/a	<b>Grading (cubic yds.):</b>	0

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#### Parcel Information:

<b>Primary APN:</b>	241-192-004-000	<b>Seismic Hazard Zone:</b>	VI, UNDETERMINED
<b>Applicable Plan:</b>	Carmel LUP	<b>Erosion Hazard Zone:</b>	Moderate, High
<b>Advisory Committee:</b>	Carmel/Carmel Highlands Advisory Committee	<b>Fire Hazard Zone:</b>	Very High
<b>Zoning:</b>	LDR/1-D(CZ)	<b>Flood Hazard Zone:</b>	V
<b>Land Use Designation:</b>	Carmel Area Land Use Plan	<b>Archaeological Sensitivity:</b>	High
<b>Coastal Zone:</b>	Yes	<b>Viewshed:</b>	Sensitive, Highly Sensitive
<b>Fire District:</b>	Carmel Highlands FPD	<b>Special Setbacks on Parcel:</b>	None

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#### Reports on Project Parcel:

<b>Soils Report #:</b>	LIB120022
<b>Biological Report #:</b>	
<b>Geologic Report #:</b>	
<b>Forest Management Rpt. #:</b>	
<b>Archaeological Report #:</b>	LIB120186
<b>Traffic Report #:</b>	

**EXHIBIT B  
DRAFT RESOLUTION**

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

In the matter of the application of:

**VALERA LYLES (PLN100583)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Hearing Body:

- 1) Adopting a Mitigated Negative Declaration;  
and
- 2) Approving Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow remodel of and additions to an existing 3,290 square foot single-story residence to include master bath addition, the conversion of the existing garage to bedroom and bath with 553 square foot second story studio above, a new 494 square foot attached two-car garage, new covered porch, new concrete terrace, re-paved existing concrete driveway and parking areas, new garden, replacement of existing 6-foot tall wood fence and gates at entry; colors and materials to match existing; 2) Coastal Development Permit for development with a positive archaeological report; and 3) Design Approval.; and
- 3) Adopting a Mitigation Monitoring and Reporting Plan

[PLN100583, Valera Lyles, 158-A Spindrift Road, Carmel Highlands, Carmel Area Land Use Plan (APN: 241-192-004-000)]

**The Combined Development Permit application (PLN100583) came on for public hearing before the Monterey County Zoning Administrator on June 28, 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;

- Carmel Area Land Use Plan;
- Monterey County Coastal Implementation Plan Part 4;
- 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 158-A Spindrift Road, Carmel Highlands (Assessor's Parcel Number 241-192-004-000), Carmel Area Land Use Plan. The parcel is zoned "LDR/1-D (CZ)" [Low Density Residential, 1 unit per acre-Design Control (Coastal Zone)], which allows for residential development. Therefore, the project is an allowed land use for this site.
- c) The applicant is proposing to remodel an existing one story single-story residence to include: master bathroom addition; conversion of existing garage to bedroom and bath with a second story studio above, construction of a new two-car garage, new covered porch with stepping stones, re-paved existing concrete driveway and parking areas, new garden wall, replacement of existing 6-foot tall wood fence and gates at entry; colors and materials to match existing.
- d) Design Approval Pursuant to Chapter 20.44, Design Control Zoning Districts, zoning for the project requires design review of structures to make sure they are appropriate to assure protection of the public viewshed, neighborhood character, and assure visual integrity. To ensure that the landscape wall will not detract from the visual quality of Yankee Point, the exposed face of the wall will consist of natural wood trim and stone to match existing landscape walls in the neighborhood. The second story addition will match the existing structure consisting of neutral color board and bat with natural wood shingles.
- e) Visual Resources. According to the Carmel Coastal Implementation Plan (CIP), the public viewshed are those areas visible from major public viewing areas such as 17 Mile Drive, Scenic Road, Highway 1 Corridor and turn-outs, roads/viewpoints/sandy beaches within Point Lobos Reserve and Carmel River State Beach, Garrapata State Park, and Carmel City Beach (20.146.020 CIP). Policy 2.2.3 CLUP states, "the design and siting of structures, whether residential, commercial, agricultural, or public and the access roads thereto, shall not detract from the natural beauty of the scenic shoreline and undeveloped ridgelines and slopes in the public viewshed." Although, Spindrift Road is located off Highway 1, the improvements cannot be seen from Highway 1.
- f) Cultural Resources. The project site is identified as an area of high archaeological sensitivity and located within 750 feet of a known archaeological resource. Therefore, pursuant to Section 20.146.090, Coastal Implementation Plan, County staff requested that an archaeological report be prepared for the project to evaluate the potential for significant archaeological resources on-site and the potential for impacts to these resources as a result of the project. On June 15, 2011, an Archaeological Assessment was prepared by Archaeological Consulting for the proposed project. The report indicates that the parcel lies within the boundaries of an archaeological

CA-MNT site. It was determined that the site has combined two archaeological deposits that were originally recorded separately, but were found to be continuous from other parcels within the area. Entitlements include a Coastal Development Permit for development with a positive archaeological report. An Initial Study has been prepared for the project. (See Finding #5) Staff has also included a mitigation measure that requires all work to be halted in the event that archaeological resources or human remains are unexpectedly discovered during construction (Condition #12/MM #3).

- g) There is no tree removal proposed, no development on slopes exceeding 30%, nor any removal of Environmentally Sensitive Habitat areas. As proposed the project meets Site Development Standards required of Section 20.14.060 of Monterey County Code, Title 20.
- h) On February 6, 2012, the Carmel Highlands Land Use Advisory Committee voted to support the project as proposed (8-0) with recommendations to use permeable patio surfaces and remind the applicant that skylights shall not be up lighted. Condition #4 will ensure that they meet the County requirements for lighting.
- i) The project planner conducted a site inspection on December 19, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100583.

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, Carmel Highlands Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Staff identified potential impacts to Cultural Resources. The following reports have been prepared:
    - “Archaeological Assessment” (LIB120186) prepared by Archaeological Consulting, Salinas, CA, dated June 15, 2011;
    - “Geotechnical Investigation” (LIB120022) prepared by Haro, Kasunich and Associates, Watsonville CA, dated August 2010.The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed this report and concurs with its conclusions.
  - c) Staff conducted a site inspection on December 19, 2011 to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective 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 for the project are provided by existing services. Cal Am provides for water and there is an existing septic system that was installed in 2002. Environmental Health Bureau has confirmed it meets the requirements of 15.20 regulations.
  - c) Preceding findings #1 and #2 and supporting evidence for PLN100583.
  - d) Staff conducted a site inspection on December 19, 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 PLN100583.
4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on December 19, 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 PLN100583.
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 (PLN100583).
  - c) The Initial Study identified potentially significant effects with regard to archaeological resources, but revisions have been made to the project and the applicant has agreed to proposed mitigation measures 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/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is 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. (Condition # 5)
  - e) The Draft Mitigated Negative Declaration ("MND") for PLN100583 was prepared in accordance with CEQA and circulated for public review from April 30, 2012 through May 30, 2012 (SCH#: 2012051001).
  - f) Issues that were analyzed in the Mitigated Negative Declaration include: cultural resources and greenhouse gas emissions.
  - g) Archaeological Consulting found that the project parcel was originally surveyed in 2003 and subsequently potential impacts of the current project were assessed. Based on findings during the preliminary reconnaissance and subsequent project assessment, they developed a monitoring/mitigation plan for the proposed addition/remodeling project. Recommendations require on-site monitoring during soil disturbing activities, such as grading and foundation excavation. Mitigation will also require that if at any time, potentially significant archaeological resources or intact features are discovered, the monitor will be authorized to temporarily halt work until the find can be evaluated by the monitor. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated in concurrence with the County of Monterey. Therefore, less than significant impacts with mitigation measures for cultural resources and less than significant with gas emissions have been identified. (Conditions #10, #11, #12/MM #1, #2, #3)
  - h) 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. These documents are on file in the RMA-Planning Department (PLN100583) and are hereby incorporated herein by reference.
  - i) 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 California Department of Fish and Game (CDFG)



regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

The site supports development within 750 feet of a known archaeological resource. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to the California Department of Fish and Game for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will 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). (Condition #6)

- j) The County has considered the comments received during the public review period and they do not alter the conclusions in the Initial Study and Mitigated Negative Declaration.
- k) 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 3 of the Public Access Map in the Carmel Area Land Use Plan).
  - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100583
  - e) The project planner conducted a site inspection on December 19, 2011.

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

- EVIDENCE:**
- a) Section 20.86.030 Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
  - b) Section 20.86.080.A.3 Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the California Coastal Commission because the project includes conditional uses (Coastal Development Permit) to allow development with a positive archaeological report. The project is also between the first public road and the ocean.

**DECISION**

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

1. Adopt a Mitigated Negative Declaration; and
2. Approve Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow remodel of and additions to an existing 3,290 square foot single-story residence to include master bath addition, the conversion of the existing garage to bedroom and bath with 553 square foot second story studio above, a new 494 square foot attached two-car garage, new covered porch, new concrete terrace, re-paved existing concrete driveway and parking areas, new garden, replacement of existing 6-foot tall wood fence and gates at entry; colors and materials to match existing; 2) Coastal Development Permit for development with a positive archaeological report; and 3) Design Approval, in general conformance with the attached sketch and subject to the attached conditions all being attached hereto and incorporated herein by reference; and
3. Adopt the attached Mitigation Monitoring and Reporting Program.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of June, 2012 upon motion of \_\_\_\_\_

\_\_\_\_\_  
Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

**NOTES**

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

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

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

Form Rev. 05-09-2012

# EXHIBIT "B"

## Monterey County Planning Department

### DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN100583

#### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow remodel of and additions to an existing 3,290 square foot single-story residence to include master bath addition, the conversion of the existing garage to bedroom and bath with 553 square foot second story studio above, a new 494 square foot attached two-car garage, new covered porch, new concrete terrace, re-paved existing concrete driveway and parking areas, new garden, replacement of existing 6-foot tall wood fence and gates at entry; colors and materials to match existing; 2) Coastal Development Permit for development with a positive archaeological report; and 3) Design Approval 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 stating that a Combined Development Permit, Resolution Number \_\_\_\_, was approved by the Zoning Administrator, for Assessor's Parcel Number 241-192-004-000, on June 28, 2012. "The permit was granted subject to 12 conditions of approval which run with the land" and "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. 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 June 28, 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.

### 4. PD014(A) - LIGHTING-EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

### 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. PD005 - FISH & GAME FEE NEG DEC/EIR**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

**7. PW0005 - ENCROACHMENT (STD DRIVEWAY)**

**Responsible Department:** Public Works Department

**Condition/Mitigation Monitoring Measure:** Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Spindrift Road.

**Compliance or Monitoring Action to be Performed:** Prior to Building/Grading Permits Issuance, Owner/Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible in obtaining all permits and environmental clearances.

**8. 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](http://www.mcwra.co.monterey.ca.us)

## 9. FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Carmel Highlands Fire 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 framing inspection the applicant or owner shall schedule fire dept. rough sprinkler inspection.
3. Prior to final building inspection the applicant or owner shall schedule fire dept. final sprinkler inspection.

## 10. Mitigation Measure #1- Pre-Construction Meeting

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Mitigation Measure #1:  
An on-site pre-construction meeting shall be held between the applicant, the archaeologist and the contractor to discuss the mitigation requirements, scheduling of construction and to assure an understanding of the mitigations.

**Compliance or Monitoring Action to be Performed:** Monitoring Action #1:  
Prior to any construction, evidence of a site meeting between all parties involved shall be submitted to the Director of the RMA & Planning Department. Evidence shall consist of a letter summarizing what was discussed.

## 11. Mitigation Measure #2 - Agreement between Applicant & Archaeologist

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Mitigation Measure #2:  
An agreement between the applicant and a professional archaeologist shall be executed stating that the archaeologist shall be present during construction or pre-construction activities that involve earth disturbance, such as foundation demolition, grading, excavation for the garage and basement, footings and utilities, etc. The monitor shall be authorized to determine the level of monitoring, i.e., intermittent or continuous, as well as the appropriate end of such oversight.

**Compliance or Monitoring Action to be Performed:** Monitoring Action #2:  
A copy of the signed agreement shall be submitted to RMA-Planning Department for review and approval prior to issuance of any grading/building permits.

Additional on-going monitoring Action:  
The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.

**12. Mitigation Measure #3 - Halt Work if Resources Found**

**Responsible Department:** Planning Department

**Condition/Mitigation  
Monitoring Measure:**

Mitigation Measure #3:

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. If human remains are accidentally discovered during construction, the following steps will be taken:

- (a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
- (b) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and
- (c) If the coroner determines the remains to be Native American:
  - The coroner shall contact the Native American Heritage Commission and the RMA  $\zeta$  Planning Department within 24 hours.
  - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costanoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.
  - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendent identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

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

Monitoring Action #3:

Upon evidence of archaeological resources found on site, the applicant shall submit the contracts with a Registered Professional Archaeologist, and a representative of the Ohlone Costanoane Esselen Nation to the Director of the RMA  $\zeta$  Planning Department for review and approval.



The Lyles Residence - Phase Two

PROJECT ABBREVIATIONS

Table with 2 columns: Abbreviation and Symbol. Includes terms like ELEVATION, SECTION, WINDOW, DOOR, etc.

GENERAL NOTES

- 1. PROVIDE PROTECTIVE COVERING FOR EXISTING UTILITIES TO REMAIN...
2. ALL DIMENSIONS UNLESS NOTED OTHERWISE...
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES...
4. THE WALL AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES...
5. PROVIDE SCHEDULE 40 STEEL BRACKETING FOR ALL STEEL JOISTS...
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PROJECT SUMMARY

Table with 2 columns: Description and Quantity/Value. Includes items like EXISTING CONCRETE FOUNDATION, EXISTING CONCRETE SLAB, EXISTING CONCRETE WALL, etc.

VICINITY MAP



DRAWING INDEX

Table listing drawing sheets and their descriptions. Includes sheets like ARCHITECTURAL, T1.0 TITLE SHEET, C-0 SITE PLAN, etc.

PROJECT DESCRIPTION

PROJECT DESCRIPTION: THE LYLES RESIDENCE PHASE TWO, 156-A SPINDRIFT ROAD, CARMEL HIGHLANDS, CA 95923.

TITLE SHEET

Table with project details including date (10/13/11), scale (AS SHOWN), and sheet number (T1.0).

The Lyles Residence
PHASE TWO
156-A Spindrift Road
Carmel Highlands, CA 95923

MCMURDO & THOMPSON ARCHITECTS
156-A SPINDRIFT ROAD
CARMEL HIGHLANDS, CA 95923
TEL: 831.426.8500
WWW.MCMURDOANDTHOMPSON.COM

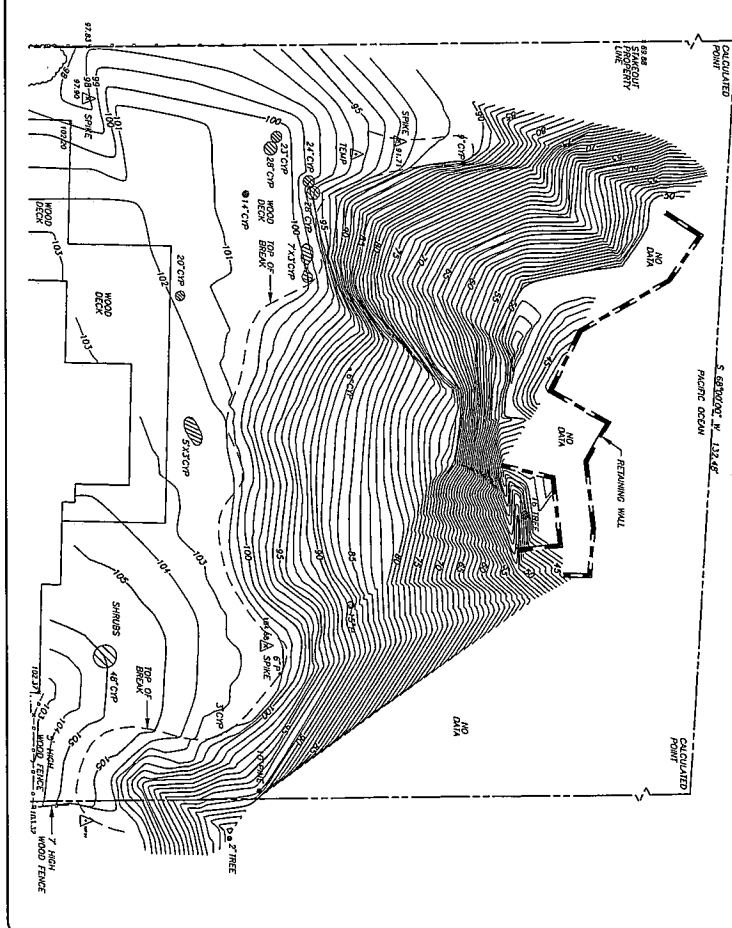
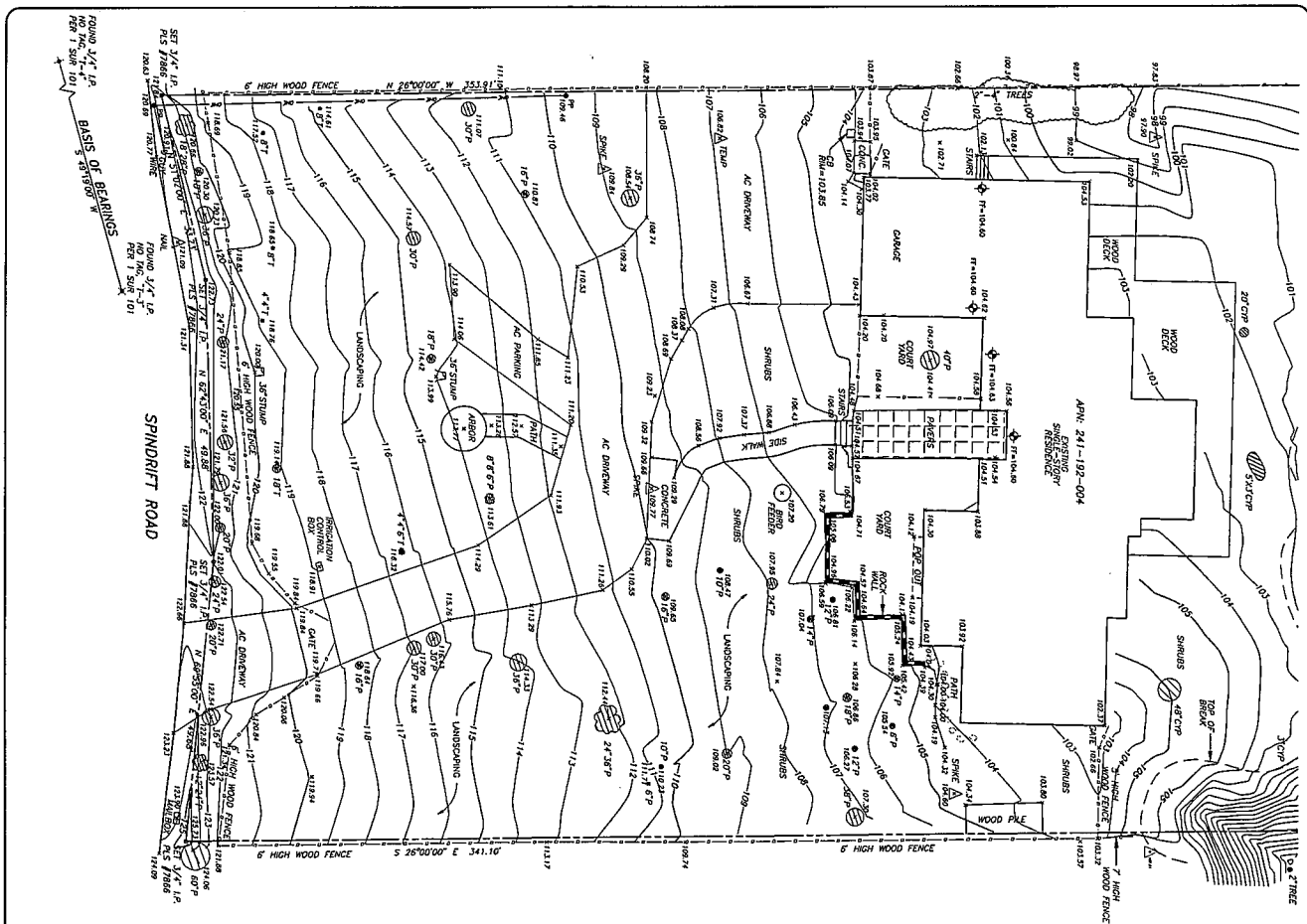
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SHEET: T1.0 OF 11

PROJECT: THE LYLES RESIDENCE PHASE TWO

10/13/11

AS SHOWN

T1.0

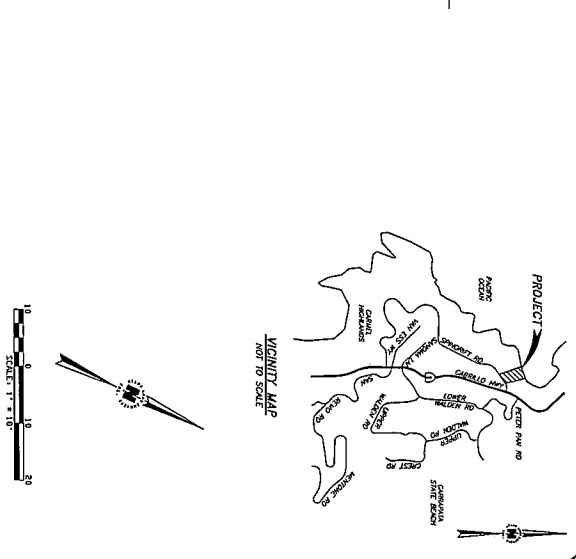


**SURVEYOR'S STATEMENT**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR  
 OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF  
 JOHN DUAL ON BEHALF OF VALERIA LYLES IN OCTOBER OF 2007.

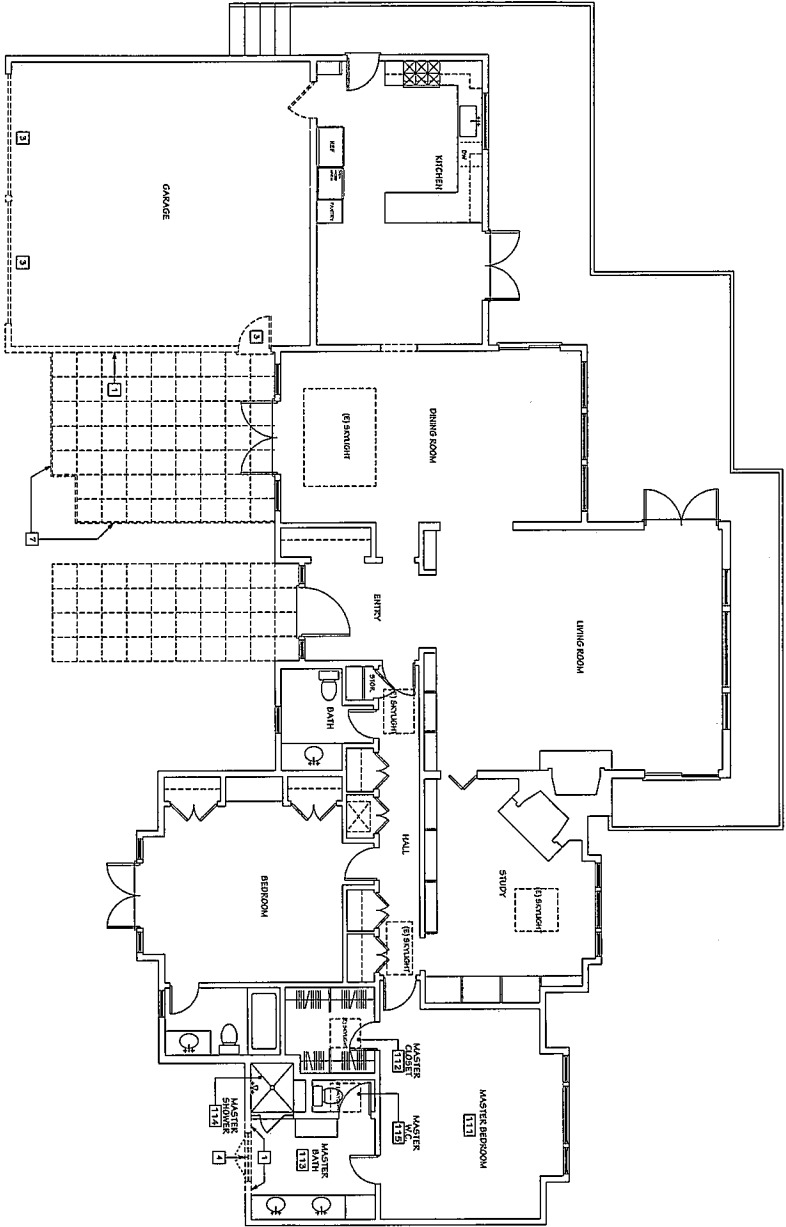
**DATE** APR. 24 - 197 - 004  
**ENGINEER**  
 SPINDRIFT ROAD

**BENCHMARK**  
 THE BENCHMARK OF 104.6 WAS ASSUMED FROM THE FINISHED  
 BASIS OF THE FINISHED SURFACE ELEVATION.

**LEGEND**  
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 AC DRIVEWAY  
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 POWER LINE  
 CHANGELINE  
 COM.  
 FINISH FLOOR  
 OVERHEAD ELECTRICAL



DATE: 11/18/07 SHEET: 1 OF 1 DRAWN BY: JLD	PREPARED FOR: VALERIA LYLES <b>THE VALERIA LYLES ESTATE</b> TOPOGRAPHIC SURVEY FOR EROSION CONTROL AND GUEST HOUSE 158-A SPINDRIFT ROAD, CARMEL HIGHLANDS, CA 93923	<b>John Dual</b> Project Manager (831) 644-9089 Home/Office	<b>Atlas Land Surveys, Inc.</b> 75 4th Street, P.O. Box 7131 Spreckels, CA 93962-7131 831-455-6563 (phone) 831-455-6569 (fax) 831-214-6170 (cell) atlasurveys@aol.com	RECORD SHEET NO. 1111/1507 DATE: 11/18/07 DRAWN BY: JLD CHECKED BY: JLD DATE: 11/21/08
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- DEMO KEYNOTES:**
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FIRST FLOOR DEMO PLAN 1

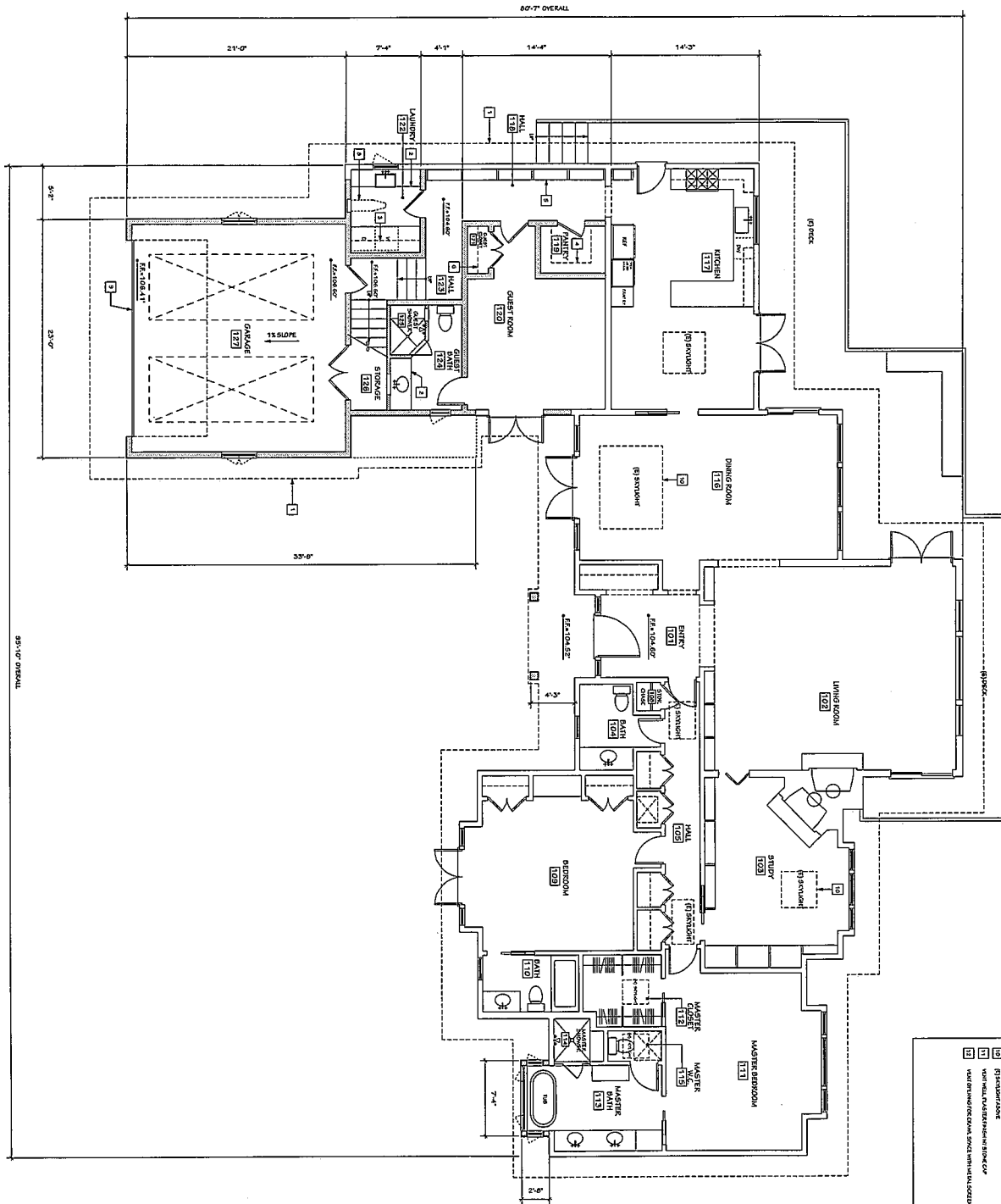
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9	03/10/20	ISSUED FOR PERMITS
10	03/10/20	ISSUED FOR PERMITS

EXISTING FIRST FLOOR PLAN

The Lyles Residence  
 PHASE TWO  
 158A Spindrift Road  
 Carmel Highlands, CA 93923

**ROCHEL & THOMP ARCHITECTS**  
 8200 LINDSEY BULLOCK BLVD  
 SUITE 100  
 SAN JOSE, CA 95128  
 TEL: 415.961.1111  
 WWW.ROCHELTHOMP.COM

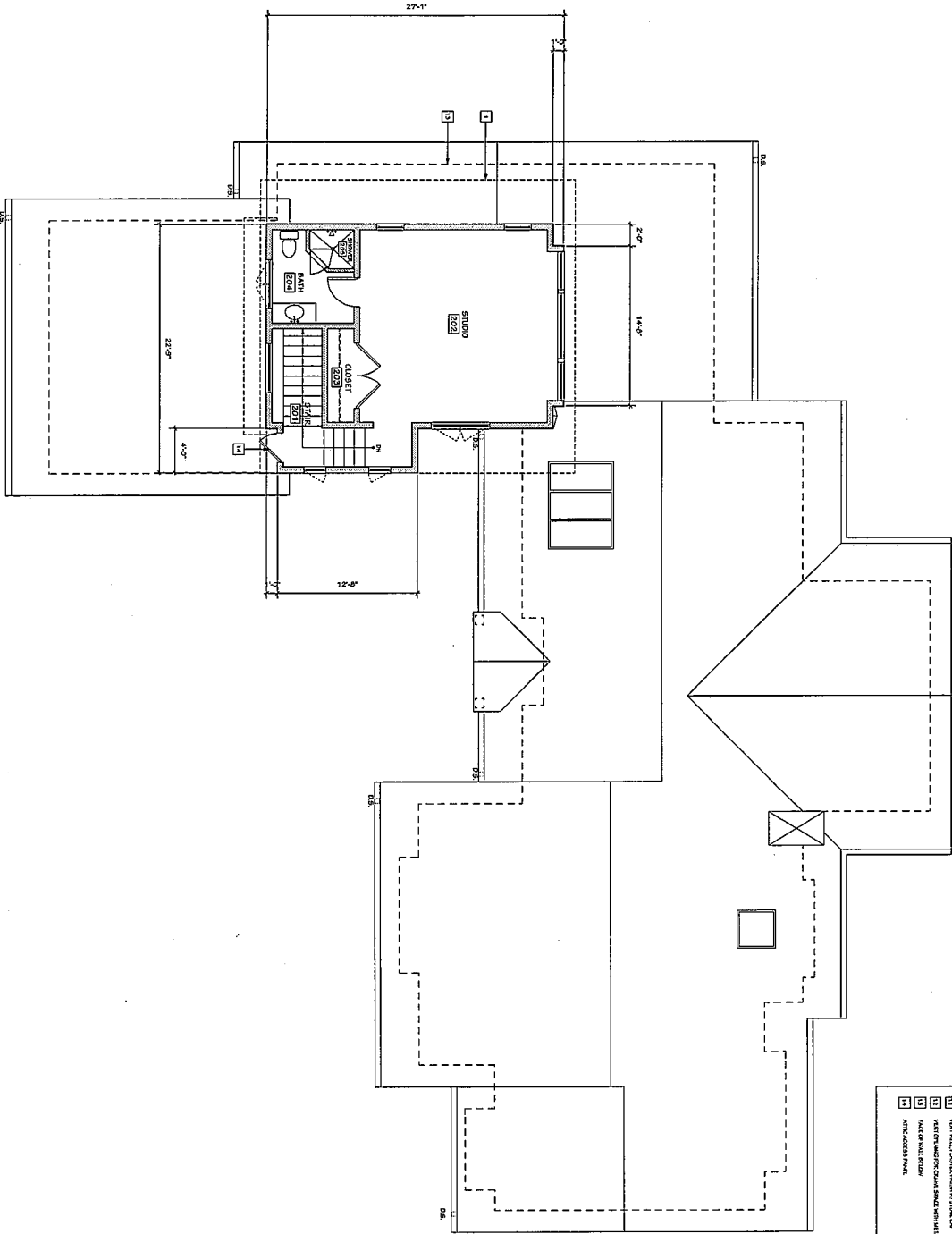
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- REVNOTES**
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NEW ENTRY DOOR	56	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
NEW ENTRY DOOR	57	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
NEW ENTRY DOOR	58	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
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NEW ENTRY DOOR	64	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
NEW ENTRY DOOR	65	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
NEW ENTRY DOOR	66	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
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NEW ENTRY DOOR	69	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
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NEW ENTRY DOOR	71	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
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NEW ENTRY DOOR	73	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
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NEW ENTRY DOOR	76	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
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NEW ENTRY DOOR	81	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
NEW ENTRY DOOR	82	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
NEW ENTRY DOOR	83	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
NEW ENTRY DOOR	84	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
NEW ENTRY DOOR	85	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
NEW ENTRY DOOR	86	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
NEW ENTRY DOOR	87	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
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NEW ENTRY DOOR	89	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
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NEW ENTRY DOOR	94	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
NEW ENTRY DOOR	95	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
NEW ENTRY DOOR	96	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
NEW ENTRY DOOR	97	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
NEW ENTRY DOOR	98	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
NEW ENTRY DOOR	99	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2
NEW ENTRY DOOR	100	NEW ENTRY DOOR	NEW ENTRY DOOR	5.2

FIRST FLOOR PLAN 1



- REVNOTES**
- 1. ADD REVISION ABOVE
  - 2. PAINTS/COATERS
  - 3. PAINTS/COATERS
  - 4. PAINTS/COATERS
  - 5. PAINTS/COATERS
  - 6. PAINTS/COATERS
  - 7. PAINTS/COATERS
  - 8. PAINTS/COATERS
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  - 10. PAINTS/COATERS
  - 11. PAINTS/COATERS
  - 12. PAINTS/COATERS
  - 13. PAINTS/COATERS
  - 14. PAINTS/COATERS

**AREA ANALYSIS**

DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
TOTAL FLOOR AREA	3,330	9.4%
NEW FLOOR AREA	21	0.6%
EXISTING FLOOR AREA	553	16.6%
TOTAL CONSTRUCTION AREA	3,664	10.9%
NEW CONSTRUCTION AREA	494	14.8%
EXISTING CONSTRUCTION AREA	4,358	13.1%

**NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**LEGEND**

- NEW 2x4 FRAMING
- NEW 2x6 FRAMING
- NEW 2x8 FRAMING
- NEW 2x10 FRAMING
- NEW 2x12 FRAMING
- NEW 2x14 FRAMING
- NEW 2x16 FRAMING
- NEW 2x18 FRAMING
- NEW 2x20 FRAMING
- NEW 2x22 FRAMING
- NEW 2x24 FRAMING
- NEW 2x26 FRAMING
- NEW 2x28 FRAMING
- NEW 2x30 FRAMING
- NEW 2x32 FRAMING
- NEW 2x34 FRAMING
- NEW 2x36 FRAMING
- NEW 2x38 FRAMING
- NEW 2x40 FRAMING
- NEW 2x42 FRAMING
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- NEW 2x58 FRAMING
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- NEW 2x64 FRAMING
- NEW 2x66 FRAMING
- NEW 2x68 FRAMING
- NEW 2x70 FRAMING
- NEW 2x72 FRAMING
- NEW 2x74 FRAMING
- NEW 2x76 FRAMING
- NEW 2x78 FRAMING
- NEW 2x80 FRAMING
- NEW 2x82 FRAMING
- NEW 2x84 FRAMING
- NEW 2x86 FRAMING
- NEW 2x88 FRAMING
- NEW 2x90 FRAMING
- NEW 2x92 FRAMING
- NEW 2x94 FRAMING
- NEW 2x96 FRAMING
- NEW 2x98 FRAMING
- NEW 2x100 FRAMING

SECOND FLOOR PLAN 1

**SECOND FLOOR PLAN**

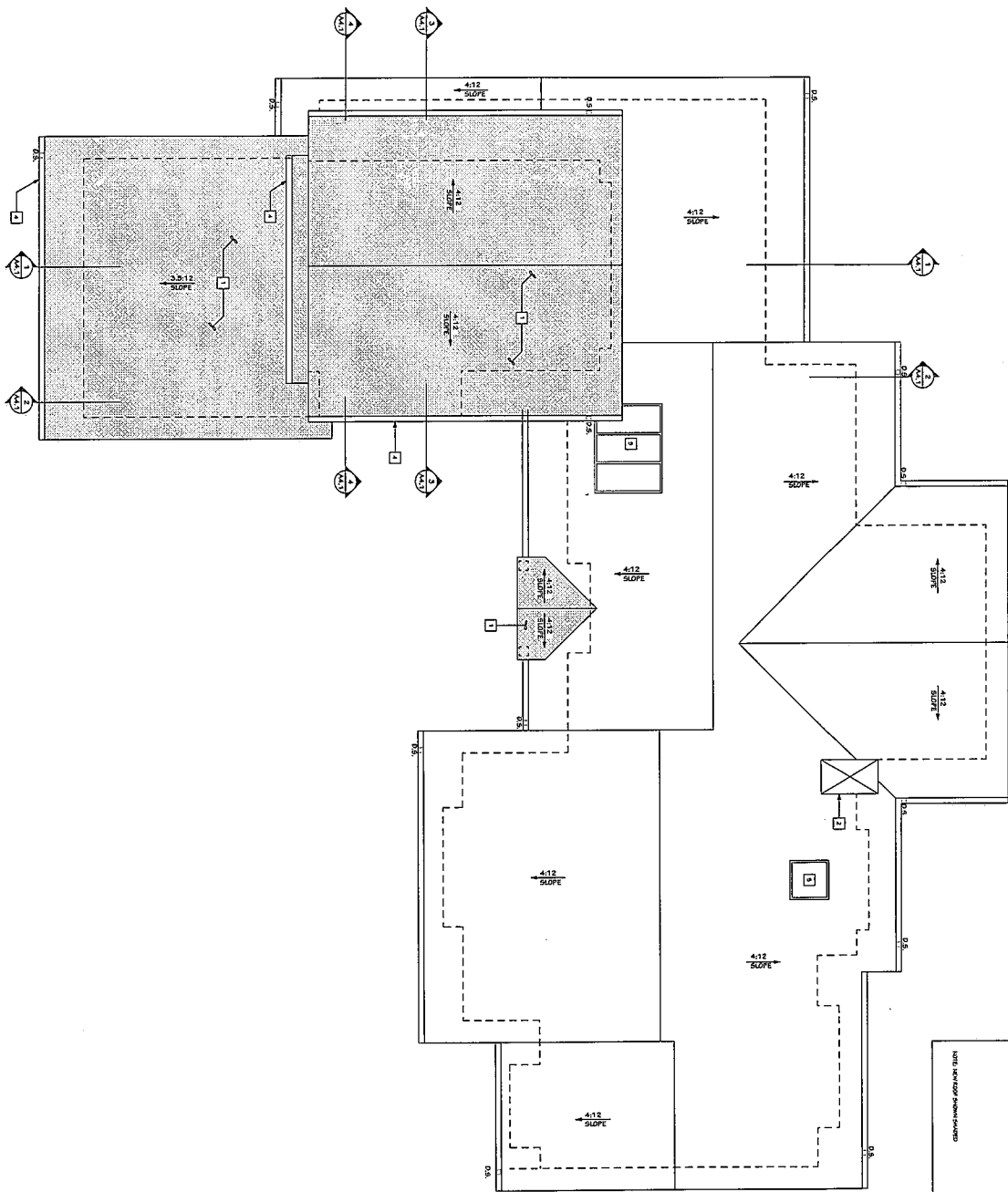
The Lyles Residence  
 PHASE TWO  
 158A Spindrift Road  
 Carmel Highlands, CA 93923

**TOCHENOR & THOMP ARCHITECTS**  
 8200 MARINE DELAVENUE DRIVE  
 SUITE 100, CARMEL, CALIFORNIA 93923  
 TEL: 831.923.1111 FAX: 831.923.1112  
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NO.	DATE	DESCRIPTION
1	07/10	ISSUE FOR PERMITS
2	07/10	ISSUE FOR PERMITS
3	07/10	ISSUE FOR PERMITS
4	07/10	ISSUE FOR PERMITS
5	07/10	ISSUE FOR PERMITS
6	07/10	ISSUE FOR PERMITS
7	07/10	ISSUE FOR PERMITS
8	07/10	ISSUE FOR PERMITS
9	07/10	ISSUE FOR PERMITS
10	07/10	ISSUE FOR PERMITS

A2.2



- KEYNOTES**
- 1. REVISIONS SHALL BE MADE AS NECESSARY TO ACCORD WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE AND THE NATIONAL ELECTRICAL CODE.
  - 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
  - 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
  - 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
  - 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

AREA NUMBER	FINISHED AREA	CONCRETE PERCENTAGE	CONCRETE VOLUME	CONCRETE WEIGHT
1. MAIN ROOF	3,200	8%	256	1,920
2. CHIMNEY ROOF	540	8%	43.2	326.4
3. PORCH ROOF	494	8%	39.52	296.16
<b>TOTAL PROJECT AREA:</b>	<b>4,234</b>	<b>8%</b>	<b>338.72</b>	<b>2,542.56</b>

- NOTES:**
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**LEGEND**

- ▬ EXISTING WALL STRUCTURE
- ▬ NEW WALL STRUCTURE
- ▬ NEW ROOF STRUCTURE
- ▬ NEW CHIMNEY STRUCTURE
- ▬ NEW PORCH STRUCTURE
- ▬ NEW PATIO STRUCTURE
- ▬ NEW DRIVEWAY STRUCTURE
- ▬ NEW WALKWAY STRUCTURE
- ▬ NEW STAIR STRUCTURE
- ▬ NEW DECK STRUCTURE
- ▬ NEW TERRACE STRUCTURE
- ▬ NEW BALCONY STRUCTURE
- ▬ NEW PERGOLA STRUCTURE
- ▬ NEW SCREENED PORCH STRUCTURE
- ▬ NEW SUNSHED STRUCTURE
- ▬ NEW SHED STRUCTURE
- ▬ NEW GARAGE STRUCTURE
- ▬ NEW DRIVEWAY STRUCTURE
- ▬ NEW WALKWAY STRUCTURE
- ▬ NEW STAIR STRUCTURE
- ▬ NEW DECK STRUCTURE
- ▬ NEW TERRACE STRUCTURE
- ▬ NEW BALCONY STRUCTURE
- ▬ NEW PERGOLA STRUCTURE
- ▬ NEW SCREENED PORCH STRUCTURE
- ▬ NEW SUNSHED STRUCTURE
- ▬ NEW SHED STRUCTURE
- ▬ NEW GARAGE STRUCTURE

ROOF PLAN

**A2.3**

The Lyles Residence  
 PHASE TWO  
 150A Splendrift Road  
 Carmel Highlands, CA 93923

**TICHOUP & THOMP ARCHITECTS**  
 6720 LINDSEY GLENVIEW PERIMETER  
 SUITE 200 WALKERSVILLE, NC 27080  
 703.753.8800 FAX 703.753.8801  
 www.ticoup.com

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NO.	REVISION	DATE

# CARMEL AREA

Pacific  
Ocean

Point Lobos State Reserve

Gibson Creek

PROJECT SITE

Wildcat Creek

Garrapata Beach State Park

Yankee Point

SPINDRIFT RD

YANKEE DR

Malpaso Creek

APPLICANT: LYLES

APN: 241-192-004-000

FILE # PLN100583

Water 2500' Limit 300' Limit City Limits

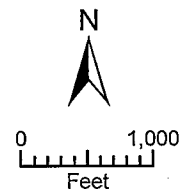


EXHIBIT "D"

MINUTES

Carmel Highlands Land Use Advisory Committee  
Monday, February 6, 2012

1. Meeting called to order by Davis at 4:07 pm

2. Roll Call

Members Present: Hirst, Weber, Meheen, WARD, DAVIS, HALL, Jeschick, Rainer

Members Absent: None

3. Approval of Minutes:

a. January 17, 2012 minutes

Motion: Meheen to approve (LUAC Member's Name)

Second: Davis (LUAC Member's Name)

Ayes: Weber, Hall, Rainer, Jeschick, Hirst, meheen, Davis, Wald

Noes: None

Absent: None

Abstain: None

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

None

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PLANNING & BUILDING  
INSPECTION DEPT.



5. **Scheduled Item(s)** – Refer to attached project referral sheet(s)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

*None*

B) Announcements

*None*

7. Meeting Adjourned: 5:41 pm

Minutes taken by: AIRST

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INSPECTION DEPT

# Action by Land Use Advisory Committee

## Project Referral Sheet

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

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**MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT**

Advisory Committee: Carmel Unincorporated/Highlands

Please submit your recommendations for this application by: **February 6, 2012**

**Project Title:** LYLES WILLIAM M IV TR  
**File Number:** PLN100583  
**File Type:** ZA  
**Planner:** NEGRETE  
**Location:** 158 A SPINDRIFT RD CARMEL

**Project Description:**

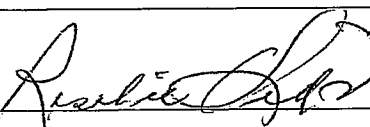
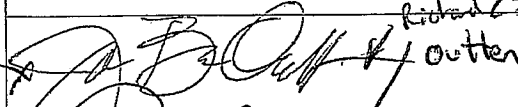

Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow remodel of and additions to an existing 3,290 square foot single-story residence which includes a 2,687 square foot single family dwelling with a 603 square foot garage to include the conversion of the existing garage to bedroom and bath, 21 square foot first floor addition, a new 494 square foot attached two-car garage with 553 square foot second story studio above, new covered porch, new concrete terrace, re-paved existing concrete driveway and parking areas, new garden, replacement of existing 6-foot tall wood fence and gates at entry; colors and materials to match existing; 2) Coastal Development Permit for development within 750 feet of a known archaeological resource; and 3) Design Approval. The property is located at 158 A Spindrift Road, Carmel (Assessor's Parcel Number 241-192-004-000), Carmel Highlands area, Carmel Area Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes  No

David Stoket (Builder)

Was a County Staff/Representative present at meeting? Craig Spencer (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
 w/DAN FLETCHER	X		- Erosion Problems may continue to get worse - side of prop. w/no retaining wall may pose erosion problems - suggests planting more along prop. boundary - builder agrees to increase planting along gulch side.
 Richard Spence	X		- support project. - Applicant has been very accomodating to the Outter. changed plans, trimmed trees
	X		Attached letter

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)
Skylights and there impact in relation to exterior light.		No uplighting
<del>the</del> Water run-off.		Use permeable patio surface
Make address visible!		

ADDITIONAL LUAC COMMENTS

NONE

RECOMMENDATION :

Motion by: WALD to approve (LUAC Member's Name)

Second by: HALL (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: \_\_\_\_\_  
Continued to what date: \_\_\_\_\_

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PLANNING & BUILDING  
INSPECTION DEPT

AYES: Weber, Mehean, Davis, Rainer, Jeschick, Wald, Hall, Hirst

NOES: None

ABSENT: None

ABSTAIN: None

# Action by Land Use Advisory Committee Project Referral Sheet

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

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FEB 10 2012

Advisory Committee: **Carmel Unincorporated/Highlands**

MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT

Please submit your recommendations for this application by: **February 6, 2012**

**Project Title:** ASSEMI CHERYL  
**File Number:** PLN110567  
**File Type:** ZA  
**Planner:** LISTER  
**Location:** 2798 14TH ST CARMEL

**Project Description:**

Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 2,731 square foot single family dwelling with an attached 408 square foot garage and the construction of a 2,162 square foot two-story single family dwelling with a 253 square foot attached garage and 260 square foot guesthouse; 2) Coastal Administrative Permit to allow development within 750 feet of a known Archaeological Resource; and 3) Design Approval. Colors and materials consistent of cotton (white) stucco exterior with a spanish moss (brown/green) cabot semi-solid trim, dark bronze aluminum windows, cream veneer stone patio, walkway and driveway areas and natural wood shake roof. The property is located at 2798 14th Street, Carmel (Assessor's Parcel Number 009-383-005-000), Carmel Area Land Use Plan, Coastal Zone.

Was the ~~Owner~~ Applicant/Representative present at meeting? Yes  No   
Ron Marlette (Arch)  
Don McBLIDE (Builder)  
Mrs. Assemi (home)

Was a County Staff/Representative present at meeting? Craig Spencer (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
x Alfred Sadler	x		good
Hana Priestly across the street.	x		approves of project. - can the Tulip tree be saved? - possible reduction of front gable height.

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)
Continue Stone that is around front door to cover chimney		
Not enough "off street parking"		Make driveway wider to fit 2 cars
Too much white on front of house (stucco)		submit a more-off white sample
Save tulip tree		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by: Hall - to approve (LUAC Member's Name)

Second by: Rainer (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

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

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

AYES: Weber, Davis, WALD, Nehee, Hirst, Jeschick, Hall, Rainer

NOES: None

ABSENT: None

ABSTAIN: None

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MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT

# Action by Land Use Advisory Committee Project Referral Sheet

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

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FEB 10 2012

Advisory Committee: Carmel Unincorporated/Highlands

Please submit your recommendations for this application by: February 6, 2012

MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT

**Project Title:** MACK DOUGLAS  
**File Number:** PLN110623  
**File Type:** ZA  
**Planner:** MASON  
**Location:** 26264 VALLEY VIEW AVE CARMEL

**Project Description:**

Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of a 1,385 square foot one-story single family dwelling with an attached one-car carport and construction of a new 1,595 square foot two-story single family dwelling with an attached 200 square foot one-car garage (grading consisting approximately 20 cubic yards of cut); 2) Coastal Administrative Permit to allow for a single parking space to be located within front setback due to site restrictions; 3) Coastal Development Permit for development within 750 feet of a known archaeological resource. The property is located at 26264 Valley View Avenue, Carmel (Assessor's Parcel Number 009-404-007-000), north of the intersection of 16th Avenue, Carmel Land Use Plan Area, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes  No

Was a County Staff/Representative present at meeting? Craig Spencer (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
NONE			

**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)

**ADDITIONAL LUAC COMMENTS**

**RECOMMENDATION :**

Motion by: Jeselnick - to approve (LUAC Member's Name)

Second by: Weber (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

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

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

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MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT

AYES: Hall, Davis, Rainer, Mehen, Hrst, Weber, Wald, Jeselnick

NOES: None

ABSENT: None

ABSTAIN: None

# Action by Land Use Advisory Committee Project Referral Sheet

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

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Advisory Committee: Carmel Unincorporated/Highlands

**MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT**

Please submit your recommendations for this application by: **February 6, 2012**

**Project Title:** CARMEL DEVELOPMENT LLC

**File Number:** PLN110632

**File Type:** ZA

**Planner:** MONTANO

**Location:** 26285 VALLEY VIEW AVE CARMEL

**Project Description:**

Combined Development consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 583 square foot carport, 344 square feet of second story decks and 78 square feet of exterior stairs; the construction of a 543 square foot attached garage, a 527 square foot second story addition, a 111 square foot lower level addition, a 67 square foot covered entry porch, 82 square feet of stairs, 389 square feet of second story decks, a 93 square foot under floor space conversion to a wine cellar and a bathroom and a complete interior remodel to an existing two-story single family dwelling with grading consisting of less than 100 cubic yards of cut and fill; 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource; and 3) Design Approval. Materials and colors will match existing. The property is located at 26285 Valley View Avenue, Carmel (Assessor's Parcel Number 009-403-022-000), Carmel Area Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes  No

*Jon Erlandsen (Arch)*

Was a County Staff/Representative present at meeting? *Craig Spencer* (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Mr. Mrs. Alan Lacy neighbour on 16<sup>th</sup></i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Concerned over Master Deck after discussions → pleased</i>



**LUAC AREAS OF CONCERN**

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

**ADDITIONAL LUAC COMMENTS**

**RECOMMENDATION :**

Motion by: HALL - to approve (LUAC Member's Name)

Second by: WALD (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: \_\_\_\_\_  
Continued to what date: \_\_\_\_\_

**RECEIVED**

FEB 10 2012

MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT

AYES: Weber, Davis, McKeen, Risher, Hirst, Seelrick, Wald, Hall

NOES: None

ABSENT: None

ABSTAIN: None

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FEB 10 2012

February 6, 2012

MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT



Comments To: Carmel Highlands Planning Commission  
From: Richard & Janis OUTTEN – 158 Spindrift Road  
Re: Valera Lyles Proposed Addition @ 158A Spindrift Road

Our property @ 158 SPINDRIFT located directly across the street from Mrs. Lyles property would potentially have been most affected by view loss from her proposed addition. However, this issue has already been amicably resolved.

We contacted Mrs. Lyles and communicated our concerns as soon as the orange netting was erected. She was gracious and understanding and acted quickly to develop a new plan with David Stocker to amend the addition plans. They changed the direction of the gable to limit our loss of water views. Additionally she worked with an Arborist to offset the view we would lose. We subsequently gained a beautiful ocean view toward Point Lobos. We are particularly appreciative that Mrs. Lyles contracted an Arborist who fully understood that anyone could trim for temporary gain in terms of the view – but that it would grow back in several years. Instead --- Mrs. Lyles and the Arborist made significant trimming decisions that ensured the long-term maintenance of the views we gained.

Both of these actions --- addressing the gable position of the new addition AND the significant amount of tree-trimming on Mrs. Lyles property were very generous compensatory adjustments that offset the addition on her property. This was all handled in a civilized and harmonious way and we communicated directly with Valera Lyles throughout the process. We also want to acknowledge that these adjustments were costly to Mrs. Lyles: New architectural planning as well as the tree trimming done on her property that resulted in her losing precious trees---which had to be difficult for her – losing some privacy and the trees she loves. However, she was determined to make these compensations for us and satisfy our view loss concerns.

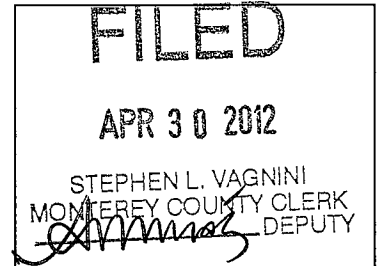
We are more than satisfied with the outcome and feel totally comfortable with her addition. We are appreciative of her concern for our shared love of the ocean views that we enjoy in Carmel Highlands. We hope that the plans for her addition will be approved and that she can move forward with construction and be back in the neighborhood as soon as possible.

 JANIS BASS OUTTEN  
 RICHARD OUTTEN

# EXHIBIT "E"

County of Monterey  
State of California

## MITIGATED NEGATIVE DECLARATION



<b>Project Title:</b>	LYLES
<b>File Number:</b>	PLN100583
<b>Owner:</b>	LYLES VALERA
<b>Project Location:</b>	158-A SPINDRIFT ROAD CARMEL HIGHLANDS
<b>Primary APN:</b>	241-192-004-000
<b>Project Planner:</b>	GONZALES
<b>Permit Type:</b>	COMBINED DEVELOPMENT PERMIT
<b>Project Description:</b>	Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow remodel of and additions to an existing 3,290 square foot single-story residence to include master bath addition, the conversion of the existing garage to bedroom and bath, a new 494 square foot attached two-car garage with 553 square foot second story studio above, new covered porch, new concrete terrace, re-paved existing concrete driveway and parking areas, new garden, replacement of existing 6-foot tall wood fence and gates at entry; colors and materials to match existing; 2) Coastal Development Permit for development within 750 feet of a known archaeological resource; and 3) Design Approval.

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

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

<b>Decision Making Body:</b>	Monterey County Board of Supervisors
<b>Responsible Agency:</b>	County of Monterey
<b>Review Period Begins:</b>	MAY 1, 2012
<b>Review Period Ends:</b>	JUNE 1, 2012

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

# MONTEREY COUNTY

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



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

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Lyles, File Number PLN100583) at 158-A Spindrift Road, Carmel (APN 241-192-004-000) (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, 2<sup>nd</sup> Floor, Salinas, California and the Monterey Library. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link:  
<http://www.co.monterey.ca.us/planning/docs/environmental/circulating.htm>.

The Zoning Administrator will consider this proposal at a meeting on June 28, 2012 at 1:30 p.m. in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from May 1, 2012 to June 1, 2012. Comments can also be made during the public hearing.

**Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow remodel of and additions to an existing 3,290 square foot single-story residence to include master bath addition, the conversion of the existing garage to bedroom and bath, a new 494 square foot attached two-car garage with 553 square foot second story studio above, new covered porch, new concrete terrace, re-paved existing concrete driveway and parking areas, new garden, replacement of existing 6-foot tall wood fence and gates at entry; colors and materials to match existing; 2) Coastal Development Permit for development within 750 feet of a known archaeological resource; and 3) Design Approval.

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

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

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

### DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion
2. California Coastal Commission
3. County Clerk's Office
4. Association of Monterey Bay Area Governments
5. Monterey Bay Unified Air Pollution Control District
6. City of Carmel
7. Carmel Highlands Fire Protection District
8. Monterey County Water Resources Agency
9. Monterey County Public Works Department
10. Monterey County Parks Department
11. Monterey County Environmental Health Bureau
12. City of Monterey Library
13. Valera Lyles, Owner
14. Stocker and Allaire, Cynthia Spellacy, Agent
15. The Open Monterey Project (Molly Erickson)
16. LandWatch (Amy White)
17. Monterey/Santa Cruz Counties Building & Construction Trades Council ([office@mscbctc.com](mailto:office@mscbctc.com))
18. Carpenters Union ([nedv@nccrc.org](mailto:nedv@nccrc.org) and [ehipolito@nccrc.org](mailto:ehipolito@nccrc.org))
19. Property Owners within 300 feet (Notice of Intent only)

# MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

168 WEST ALISAL ST., 2<sup>nd</sup> FLOOR, SALINAS, CA 93901

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



## *INITIAL STUDY*

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

**Project Title:** Lyles

**File No.:** PLN100583

**Project Location:** 158-A Spindrift, Carmel Highlands

**Name of Property Owner:** Valera Lyles

**Name of Applicant:** Stocker & Allaire, Inc.

**Assessor's Parcel Number(s):** 241-192-004-000

**Acreage of Property:** Approximately 1.03 acres

**General Plan Designation:** Residential

**Zoning District:** LDR/1-D (CZ)

Low Density Residential/1 unit per acre in the Coastal Zone

**Lead Agency:** RMA Planning Department

**Prepared By:** Elizabeth Gonzales

**Date Prepared:** April 30, 2012

**Contact Person:** Elizabeth Gonzales

**Phone Number:** (831) 755-5102

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

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

The property is located at 158-A Spindrift Road, Carmel (Assessor's Parcel Number 241-192-004-000), Carmel Area Land Use Plan, Coastal zone. The parcel is zoned low Density Residential/one unit per acre-Design Control area in the Coastal Zone "LDR/1-D (CZ)".

The parcel contains the main house, a garage and decks, all attached. There is an existing asphalt driveway, concrete sidewall and courtyard with a garden wall. The parcel contains several mature planted Pine trees located in the front of the property and a few Cypress trees in the back of the property. No trees are proposed for removal.

The applicant is proposing to remodel an existing one story single-story residence to include: master bathroom addition; conversion of existing garage to bedroom and bath, construction of a new two-car garage with a second story studio above, new covered porch with stepping stones, re-paved existing concrete driveway and parking areas, new garden wall, replacement of existing 6-foot tall wood fence and gates at entry; colors and materials to match existing. The wall will match existing similar walls along the front of neighboring parcels.

According to Monterey County GIS system, the project site is identified as an area of high archaeological sensitivity and located within 750 feet of a known archaeological resource. Therefore, pursuant to Section 20.146.090, Coastal Implementation Plan, County staff requested that an archaeological report be prepared for the project to evaluate the potential for significant archaeological resources on-site and the potential for impacts to these resources as a result of the project.

On June 15, 2011, an Archaeological Assessment was prepared by Archaeological Consulting for the proposed project. The report indicates that the parcel lies within the boundaries of an archaeological CA-MNT site. It was determined that the site has combined two archaeological deposits that were originally recorded separately, but were found to be continuous from other parcels within the area. Entitlements include a Coastal Development Permit for development with a positive archaeological report.

The review of Archaeological Consulting found that the ocean side of the project parcel was originally surveyed in 2003 and subsequently potential impacts of the current project were assessed. At the time of the recent assessment, they completed an intensive surface reconnaissance of the entire parcel in addition to auguring for subsurface resources in potential impact areas. Based on their findings during the preliminary reconnaissance and subsequent project assessment, they developed a monitoring/mitigation plan for the proposed addition/remodeling project. Since the time of their assessment, potential impacts to the archaeological midden on the northern end of the parcel have been reduced through plan modifications. The proposed east side window is now cantilevered and the previously proposed path and patio on the north side of the property has been abandoned.

Although significant potential impacts have been reduced by plan revisions, recommendations require on-site monitoring during soil disturbing activities, such as grading and foundation

excavation. Mitigation will also require that if at any time, potentially significant archaeological resources or intact features are discovered, the monitor will be authorized to temporarily halt work until the find can be evaluated by the monitor. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated in concurrence with the County of Monterey.

The primary CEQA issues involve cultural resources and greenhouse gas emissions. Less than significant impacts with mitigation measures for cultural resources and less than significant with gas emissions have been identified (see Section VI, Environmental Checklist, of the Initial Study). The proposed project is consistent with the policies of the Carmel Area Land Use Plan. Mitigation Measures have been implemented along with conditions of approval to assure compliance with County requirements.

### **Other Project Impacts**

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

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

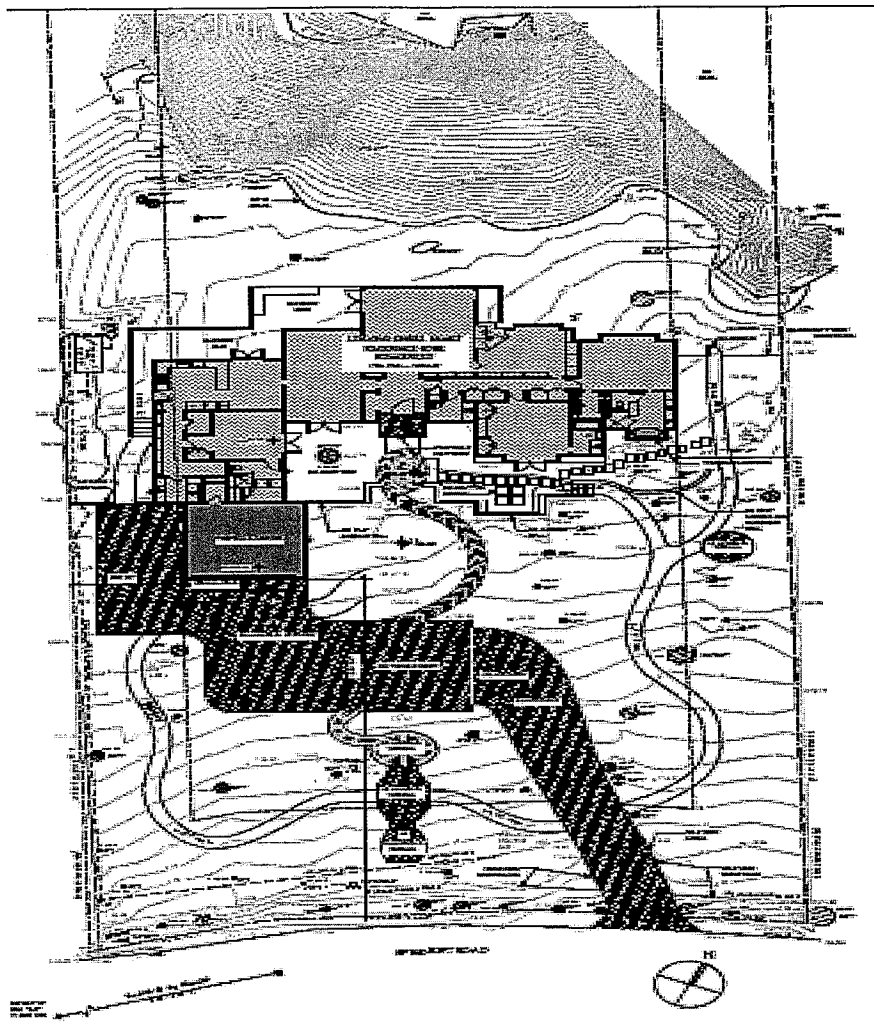
The parcel is located on Spindrift Road,  $\frac{3}{4}$  mile south of Point Lobos State Reserve, west of Highway 1, in the community of the Carmel Highlands known as the Yankee Point area. Spindrift Road is located right off Highway 1 and loops back onto Highway 1, with parcels abutting the Pacific Ocean along the way. Beginning at Highway 1, the terrain has a gentle slope toward the Pacific Ocean.

The parcel is surrounded by residential properties to the north, south and east of the parcel. The parcel size is approximately 1.03 acres, similar to sizes of the other residential parcels along Spindrift Road. The lot is currently developed with a 3,300 square foot one-story residence, attached garage and wooden decks. The existing residence is situated on a northwest facing coastal bluff roughly 80 feet high. The existing wood deck and residence is setback 10 and 17 feet from the top of the bluff, respectively.

**C. Other public agencies whose approval is required:** (e.g. permits, financing approval, or participation agreement). No other public agency permits would be required under this request.



# PROPOSED SITE PLAN



**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 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"/>

Monterey County Certified Local Coastal Program – Carmel Area Land Use Plan: The Carmel Area Land Use Plan (Reference #3) designates the site as a “Low Density Residential” (LDR) land use designation. Single-family dwellings are an allowed use in this zoning district; and is consistent with the site development standards under this designation.

Although between the road and the ocean, the project is consistent with the Local Coastal Program’s public coastal-access requirements since the project will not block any designated historic shoreline access routes to the shoreline.

Monterey County General Plan: The only policy areas of the General Plan that are not addressed by the documents cited above are Noise and Hazards. The project is consistent with these General Plan policies. Refer to Section IV.A for relevant discussion related to Noise and Hazards.

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

**A. FACTORS**

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

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                          | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality             |
| <input 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 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              |

Transportation/Traffic

Utilities/Service Systems

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:** Based upon the planner's project analysis, many of the above topics on the checklist do not apply. Less than significant impacts or potentially significant impacts are identified in **cultural resources and greenhouse gases**. The project will have no quantifiable adverse environmental effect on the categories not checked above as follows:

- 1) Aesthetics. The project will not have a substantial effect on a scenic vista nor substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway nor substantially degrade the existing visual character or quality of the site and its surroundings. The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. (References IX 1, 3, 6, 7)

The Scenic qualities of the Carmel area have long been a cherished part of the Monterey coast. Therefore, future development is protected within the viewshed and must harmonize and be clearly subordinate to the natural scenic character of the area. (**Policy 2.2.2**) However, the parcel is not located within the General Viewshed according to Viewshed Map A of the Carmel Area Land Use Plan. Although the addition is behind an existing 6 foot high wooden fence, the subject parcel cannot be seen from any viewshed area. The parcel is located within a Design Control area and has provided colors and materials that blend into the character of the neighborhood. The project will have no impacts to Aesthetics.

- 2) Agricultural and Forest Resources: The project site is not designated as Prime, Unique or Farmland of Statewide or Local Importance, and the proposed project would not result in

conversion of prime agricultural lands to non-agricultural uses. The site is not under a Williamson Act Contract. (References IX 1, 2, 3, 6, 7)

The Carmel Area Land Use Plan states that development adjacent to prime farmland shall be planned to be compatible with the continued agricultural use of the land. **(Policy 2.6.2)** The project parcel is not located near any farmland and therefore, the project will have no 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). There is no grading proposed remodel and addition for existing single family dwelling; therefore, there will be no increase in emissions from construction vehicles and dust generation. The CEQA Air Quality Guidelines outline a threshold for construction activities with potentially significant impacts for PM-10 to be 2.2 acres of disturbance a day. As less than 2.2 acres will be disturbed by this 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 for a CMU landscape wall will not affect AMBAG population projections. Therefore, the proposed project will have no impact upon air quality. (References IX 1, 2, 5, 6)
- 4) Biological Resources. The proposed site does not contain any environmentally sensitive habitat areas. The project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a sensitive or special status species and would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. (References IX.1, 3, 6, 7).

The environmentally sensitive habitats of the Carmel Coastal Segment are unique, limited and fragile resources of statewide significance, important to the enrichment of present and future generations of County residents and visitors; accordingly, they shall be protected, maintained and where possible, enhanced and restored. **(Policy 2.3.2)** There is no evidence of ESHA on the property; therefore, no impact on biological resources is anticipated as a result of the project.

- 5) Cultural Resources. See Section VI. for detailed analysis.
- 6) Geology/Soils. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: 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 nor have strong seismic ground shaking, Seismic-related ground failure, including liquefaction, landslides, result in substantial soil erosion or the loss of topsoil, 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 nor be located on expansive soil, nor 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 defined in Chapter 18A of the 2007 California Building Code, nor will it create substantial risks to life or property. (References IX 1, 2, 6, 7)

Land uses and development in areas of high geologic, flood, and fire hazard shall be carefully regulated through the best available planning practices in order to minimize risks to life and property and damage to the natural environment (**Policy 2.7.2**) The proposed project is not located within any hazard areas and will have no impacts to geology/soils.

- 7) Greenhouse Gas Emissions. See Section VI. for detailed analysis
- 8) Hazards/Hazardous Materials: The project does not involve the transport, use or disposal of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties. There is no storage of large quantities of hazardous materials on site. The project would not involve stationary operations, create hazardous emissions or handle hazardous materials. The site location and scale have no impact on emergency response or emergency evacuation. The site is not located near an airport or airstrip. (References IX 1, 2, 3, 5, 6, 7)

The Carmel Area Land Use Plan considers that various human activities can create or aggravate geologic hazards. Road construction and site excavation are leading causes of erosion. Vegetation removal, improper grading, cut and fill, operations, and inadequate drainage are all factors which trigger landslides. The Carmel area is characterized by a moderate to very high fire hazard. (**Policy 2.7**) Grading is very minimal for this project. The Carmel Highlands Fire Protection District reviewed the project and deemed it complete with no conditions. Therefore, there is no impact to hazards.

- 9) Hydrology/Water Quality. The proposed project will not violate any water quality standards or waste discharge requirements nor substantially alter the existing drainage patten of the site or area. The proposed project is not located within a 100 year floodplain and would not impede or redirect flood flows. (References IX 1, 3, 6, 7)

The County should require new development in the Cal-Am service area to employ water conservation techniques to the greatest possible extent. This would include, among other things, use of water-saving fixtures, retention of native vegetation, and use of drought-tolerant landscaping (**Policy 3.2.3.3**). The project includes additional water use but it is minimal and approved by Water Resources Agency; however, construction will not impede flood flows. Therefore, the proposed project would have no impacts to hydrology/water quality.

- 10) Land Use/Planning. The proposed project will not physically divide an established community. The project does not conflict with any of the policies within the Carmel Area Land Use Plan and meets all zoning requirements. There is no habitat or natural

community conservation plan that the proposed project is required to conform to. The project consists of the construction of a retaining wall in order to keep the structure safely set on the bluff. The zoning regulations allow for the first single family dwelling on a legal lot of record. (References IX 1, 2, 3, 4, 5, 6, 7)

The Carmel Area Land Use Plan states that the subdivided areas within the segment are concentrated primarily along the west side of Highway 1, except within Carmel Highlands, where the subdivided area lies also on the east side. It is the County's objective to promote the continued "infilling" of vacant parcels of recorded in all subdivided areas. **(Policy 4.3.1)** The proposed project includes a remodel and addition of a garage. The proposed meets all site development standards. County Departments reviewed the project application and concurs. Therefore, the proposed project is consistent with the Land Use Plan policies.

- 11) Mineral Resources. No mineral resources have been identified or would be affected by the project. (References IX 1, 2, 6, 7) Therefore, the proposed project would have no impacts.
- 12) Noise. The project would not change the existing residential use of the property, would not expose the surrounding properties to noise levels that exceed standards or to substantial vibration from construction activity, and would not substantially increase ambient noise levels. (References IX 1, 2, 6, 7)

The project site is not located in the vicinity of an airport or private airstrip. The generation of substantial or significant noise over the long-term is not typically associated with a project of this scope. The proposed project would have temporary minor noise impacts due to construction of the addition, but those would cease once the project was completed. Neighboring residences are located on both sides of the property. The temporary noise will be located on the front of the property. Therefore, there is no impact to noise.

- 13) Population/Housing The proposed project would not substantially induce population growth in the area, either directly, or indirectly, as no new infrastructure would be extended to the site. The project would not alter the existing location, distribution, or density of human population in the area, nor create a demand for additional housing, or displace people. (References IX 1, 2, 3, 6, 7)

Since the proposed project requests an addition of an existing single family dwelling, the housing element had already been considered within the Carmel Area Land Use Plan. There would be no impacts to Population or Housing.

- 14) Public Services. The project would have no substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios,

response times or other performance objectives for any of the public services. (References IX. 1, 2, 3, 6, 7)

The proposed project's residential use and proximity to other residential uses signify that any potential impact to public services will be insignificant, given that adequate public services exist to properly serve the area, as evidenced by the County's interdepartmental review and recommended Conditions of Approval for the project. The Carmel Highlands Fire Protection District is approximately five to six miles from the property. Therefore, the proposed project will not impact Public Services.

- 15) Recreation. The project, as proposed, would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities causing substantial physical deterioration. The proposed project does not include or require construction or expansion of recreational facilities. (References IX. 1, 3, 6, 7) No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project, based on review of Figure 3 (Public Access) of the Carmel Area LUP and staff site visits. The project would not create significant recreational demands.

The Carmel Area Land Use Plan requires that public access be protected and provided where consistent with public safety needs and the need to protect the rights of private property owners and natural resource areas from overuse. (**Key Policy 5.3.1**) The project is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (Monterey County Zoning Ordinance, Section 20.70.050.B.4). The proposed project is in conformance with the public access policies of Chapter 5 of the Carmel Area Land Use Plan (CLUP), and Section 20.145.150 of the Monterey County Coastal Implementation Plan for Carmel (Part 2). Figure 3 does not identify the parcel as an area requiring existing or proposed public access. No public access points or trails are located on the parcel. The proposed project would have no impacts related to Recreation.

- 16) Transportation/Traffic. The contribution of traffic from the proposed project would not cause any roadway or intersection level of service to be degraded. The project would not result in a change in air traffic patterns or an increase in traffic levels. It would not substantially increase hazards due to a design feature, nor result in inadequate emergency access or parking capacity. The project also would not conflict with adopted policies, plans, or programs supporting alternative transportation. (References IX. 1, 3, 6, 7)

The property has sufficient parking for a truck to bring in materials to construct an addition to the single family dwelling. There should not be more than two vehicles present during construction. Therefore, proposed project would have no impact to Transportation or Traffic.

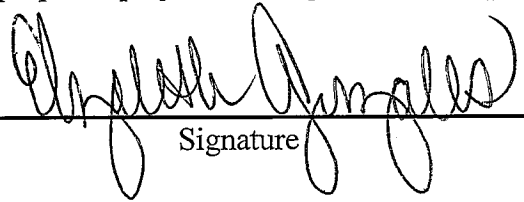
- 17) Utilities. The proposed project currently has sufficient water supplies and a wastewater treatment provider available to service the existing single family dwelling. The proposed project consists of an addition to an existing single family dwelling. Therefore, existing

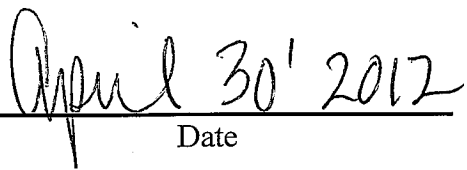
public utilities will not be affected. (References IX. 1, 3, 6, 7). Therefore, the proposed project would have no impacts related to Utilities and Service Systems.

**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  
*Elizabeth Gonzales*

  
\_\_\_\_\_  
Date  
*Associate Planner*

**V. EVALUATION OF ENVIRONMENTAL IMPACTS**

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer



should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

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

- b) The mitigation measure identified, if any, to reduce the impact to less than significance.

## VI. ENVIRONMENTAL CHECKLIST

### 1. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV

### 2. AGRICULTURAL AND FOREST RESOURCES

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**2. AGRICULTURAL AND FOREST RESOURCES**

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 2, 3, 6, 7)	<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? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV

**3. AIR QUALITY**

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 2, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 2, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**3. AIR QUALITY**

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

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 2, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 2, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source 1, 2, 5, 6 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 2, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV

**4. BIOLOGICAL RESOURCES**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>4. BIOLOGICAL RESOURCES</b>				
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV

<b>5. CULTURAL RESOURCES</b>				
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 3, 4, 6, 7, 8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1, 3, 4, 6, 7, 8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 3, 4, 6, 7, 8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 3, 4, 6, 7, 8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

According to Monterey County GIS system, the project site is identified as an area of high archaeological sensitivity and considered to be located within 750 feet of a known archaeological resource. Therefore, pursuant to Section 20.146.090, Coastal Implementation Plan, County staff requested that an archaeological report be prepared for the project to evaluate the potential for significant archaeological resources on-site and the potential for impacts to these resources as a result of the project.

On June 15, 2011, an Archaeological Assessment was prepared by Archaeological Consulting for the proposed project. The report indicates that the parcel lies within the boundaries of an archaeological CA-MNT site.

In 2003, Archaeological Consulting completed an intensive surface reconnaissance of the entire parcel in addition to auguring for subsurface resources in potential impact areas and found that the ocean side of the project contains potential for significant archaeological resources. Based on their findings in 2003, they developed a monitoring/mitigation plan for the proposed addition/remodeling project. Since the time of their assessment, potential impacts to the archaeological midden on the northern end of the parcel have been reduced through plan modifications. The proposed east side window is now cantilevered and the previously proposed path and patio on the north side of the property has been abandoned. However, implementation of the mitigation measures below will ensure potential impacts are not significant.

**Conclusion:**

**5 (a), (b), (c), (d): Less than significant with Mitigation Incorporated**

The report indicates that the parcel lies within the boundaries of archaeological site CA-MNT-437/1139. The site has combined two archaeological deposits that were originally recorded separately, but were found to be continuous from other parcels along Peter Pan Road overlooking Wildcat creek through the first several parcels along the north end of Spindrift Road. Therefore, the following mitigations measures shall be implemented to ensure appropriate levels of protection of archaeological resources:

**Mitigation Measure #1:**

An on-site pre-construction meeting shall be held between the applicant, the archaeologist and the contractor to discuss the mitigation requirements, scheduling of construction and to assure an understanding of the mitigations.

**Monitoring Action #1:**

Prior to any construction, evidence of a site meeting between all parties involved shall be submitted to the Director of the RMA – Planning Department. Evidence shall consist of a letter summarizing what was discussed.

**Mitigation Measure #2:**

An agreement between the applicant and a professional archaeologist shall be executed stating that the archaeologist shall be present during construction or pre-construction activities that involve earth disturbance, such as foundation demolition, grading, excavation for the garage and basement, footings and utilities, etc. The monitor shall be authorized to determine the level of monitoring, i.e., intermittent or continuous, as well as the appropriate end of such oversight.

**Monitoring Action #2:**

A copy of the signed agreement shall be submitted to RMA-Planning Department for review and approval prior to issuance of any grading/building permits.

Additional on-going monitoring Action:

The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.

**Mitigation Measure #3:**

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. If human remains are accidentally discovered during construction, the following steps will be taken:

- (a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
- (b) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and
- (c) If the coroner determines the remains to be Native American:
  - The coroner shall contact the Native American Heritage Commission and the RMA – Planning Department within 24 hours.
  - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.
  - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or  
Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.
    1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.
    2. The descendent identified fails to make a recommendation; or
    3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

**Monitoring Action #3:**

Upon evidence of archaeological resources found on site, the applicant shall submit the contracts with a Registered Professional Archaeologist, and a representative of the Ohlone Costanoane Esselen Nation to the Director of the RMA – Planning Department for review and approval.



6. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 2, 6, 7) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 2, 6, 7)	<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? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV

**7. GREENHOUSE GAS EMISSIONS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

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

Although the proposed project will create a temporary impact to air quality caused by construction activities, the result of the project will not increase the baseline amount of GHGs emitted prior to the project to a level of significance. The temporary impacts of construction for the CMU landscape wall will not permanently create a greater amount of vehicle trips nor will it cause an increase in the emission of carbon dioxide (CO<sub>2</sub>) by fuel combustion.

**8. HAZARDS AND HAZARDOUS MATERIALS**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 2, 3, 5, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 2, 3, 5, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 2, 3, 5, 6, 7)	<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? (Source: 1, 2, 3, 5, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3, 5, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3, 5, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 2, 3, 5, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 2, 3, 5, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV

**9. HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 3, 6, 7)	<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 or siltation</u> on- or off-site? (Source: 1, 3, 6, 7)	<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? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV

10. LAND USE AND PLANNING		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a) Physically divide an established community? (Source: 1, 2, 3, 4, 5, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1,2, 3, 4, 5, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3, 4, 5, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV

11. MINERAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV

12. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV

13. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 2, 3, 6, 7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**13. POPULATION AND HOUSING**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV

**14. PUBLIC SERVICES**

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV

**15. RECREATION**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV

**16. TRANSPORTATION/TRAFFIC**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 3, 6, 7)	<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? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV

17. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section IV

## VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

### Discussion/Conclusion/Mitigation:

#### **(a) Less Than Significant**

Based upon the analysis throughout this Initial Study, the project shall not have the potential to degrade the quality of the environment, 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. The specific work described in the project application will not result in a reasonably foreseeable direct or indirect impact to the habitat of a fish or wildlife species. Replacement of the existing 6 foot tall fence and new covered porch with stepping stones will not modify or cover new portions of native soils. No biological resources are located on the property. The upper eastern portion of the parcel provided no surface or subsurface evidence of potentially significant cultural resources.

#### **(b), (c) No Impact.**

The project would not result in significant construction-related impacts, and would not create any long-term impacts on the local area. The temporary and short-term environmental effects from

project-related construction activities would not cause substantial adverse effects on human beings, either directly or indirectly. Because the project is not a construction project that will take many months to complete, there will be no cumulative effects from this project or any projects currently in the area.

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](http://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 PLN100583 and the attached Initial Study / Proposed Mitigated Negative Declaration.

## ***IX. REFERENCES***

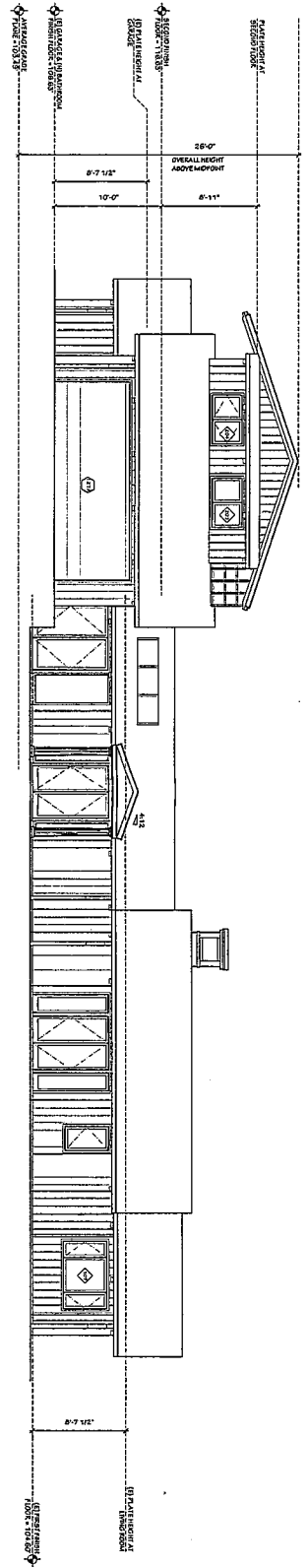
1. Project Application/Plans in Planning file NO. PLN100583
2. 1982 Monterey County General Plan
3. Carmel Area Land Use Plan and Coastal Implementation Plan, Part 4
4. Title 20 of the Monterey County Code (Zoning Ordinance)
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008
6. Site Visit conducted by the project planner on April 20, 2012.
7. Planning Department's Geographic Information System
8. Archaeological Assessment for remodel and addition of existing SFD (LIB \_\_\_\_\_)

## **ATTACHMENTS**

Site Plans and Elevations

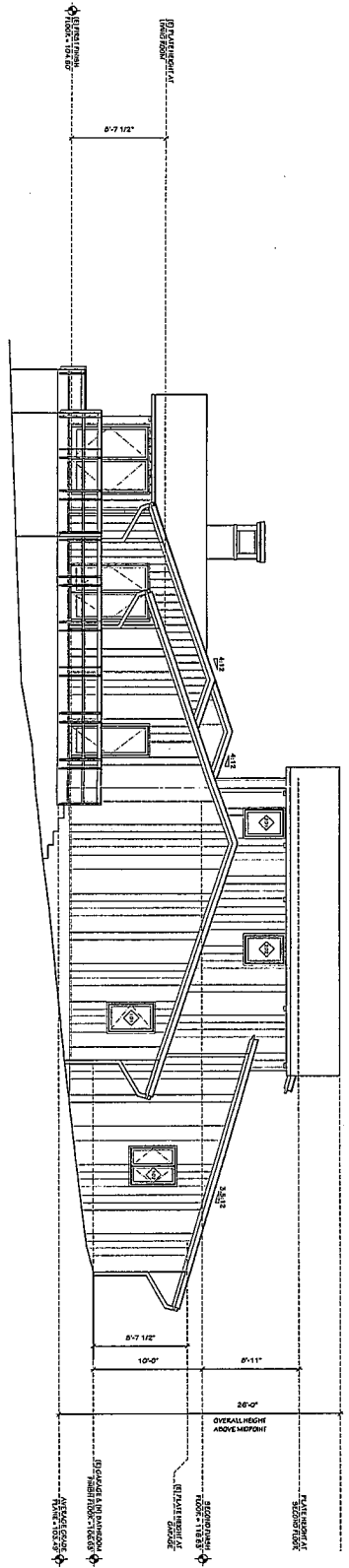


MEASUREMENTS IN 1/8" INCHES  
 DIMENSIONS IN 1/8" INCHES  
 DIMENSIONS IN 1/8" INCHES  
 DIMENSIONS IN 1/8" INCHES



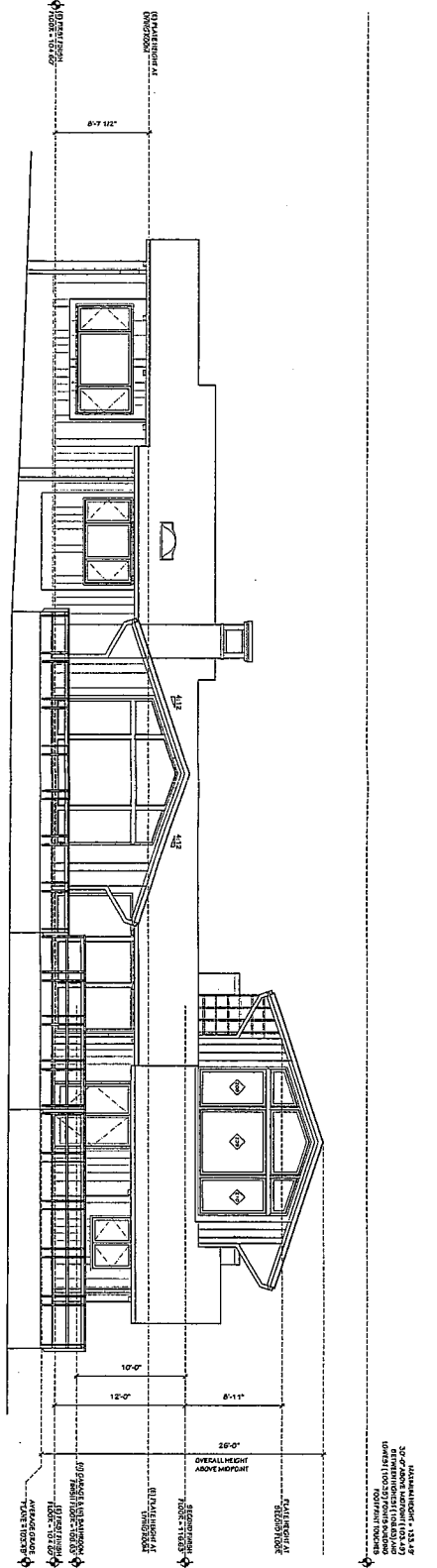
SOUTH ELEVATION

MEASUREMENTS IN 1/8" INCHES  
 DIMENSIONS IN 1/8" INCHES  
 DIMENSIONS IN 1/8" INCHES  
 DIMENSIONS IN 1/8" INCHES

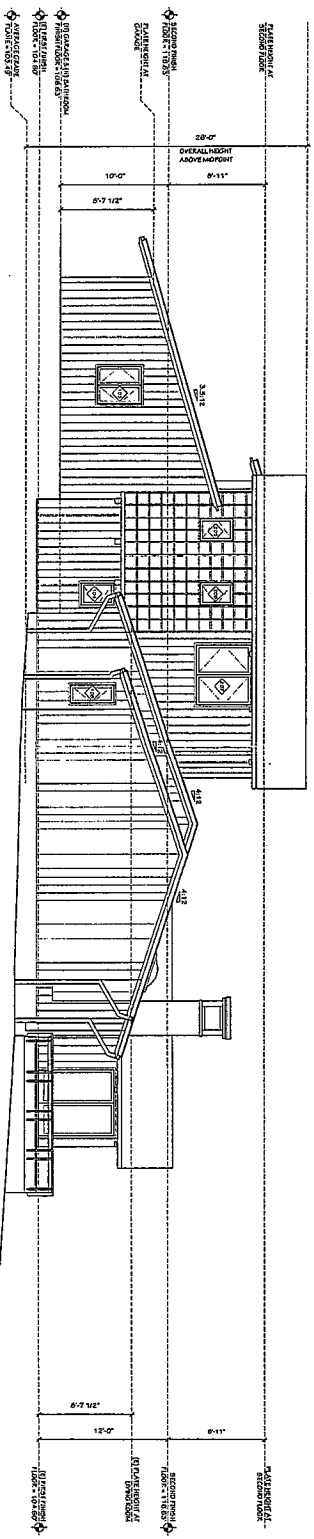


WEST ELEVATION

MEASUREMENTS IN 1/8" INCHES  
 DIMENSIONS IN 1/8" INCHES  
 DIMENSIONS IN 1/8" INCHES  
 DIMENSIONS IN 1/8" INCHES



NORTH ELEVATION 3



EAST ELEVATION 1

PROFESSIONAL SEAL: REGISTERED ARCHITECT  
 CALIFORNIA ARCHITECTURAL BOARD  
 1550 S. MAIN STREET, SUITE 100, ANAHEIM, CA 92805  
 ARCHITECT: JAMES W. HARRIS, AIA