

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: August 9, 2012 Time: 1:30 P.M.		Agenda Item No.: 4
Project Description: Consider a Combined Development Permit 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 on a site that is positive for archaeological resources and is within 750 of the principal archaeological site; and 3) Design Approval, Materials and colors will match existing.		
Project Location: 26285 Valley View Avenue, Carmel		APN: 009-403-022-000
Planning File Number: PLN110632		Owner: Carmel Development LLC Agent: Jon Erlandson
Planning Area: Carmel Area Land Use Plan		Flagged and staked: Yes
Zoning Designation: "MDR/2-D (18)(CZ)" [Medium Density Residential, 2 units per acre with a Design Control Overlay and an 18-foot height limit (Coastal Zone)]		
CEQA Action: Mitigated Negative Declaration		
Department: RMA - Planning Department		

RECOMMENDATION:

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

- 1) Adopt a Mitigated Negative Declaration for Carmel Development LLC;
- 2) Approve a Combined Development Permit (PLN110632), based on the findings and evidence and subject to the conditions of approval (**Exhibit C**); and
- 3) Adopt a Mitigation Monitoring and Reporting Plan.

PROJECT OVERVIEW:

The subject property is located in the unincorporated area of Carmel within the County of Monterey. The owner proposes additions to an existing two story single family dwelling, (see project description). The property is located within the boundaries of a recorded archaeological site, and evidence of potentially significant cultural resources exists on the site. Therefore, pursuant to regulations in Title 20 and the Carmel Area Land Use Plan, a Coastal Development Permit, and environmental review are required. The mitigated negative declaration prepared for the project concludes that the implementation of the recommended mitigation measures will reduce the potential impacts to cultural resources to a less than significant level.

For further information, see discussion (**Exhibit B**)

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

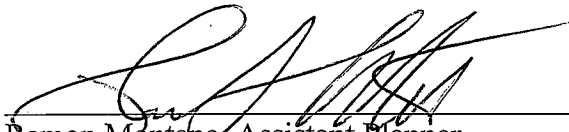
- √ RMA – Planning Department
- Environmental Health Bureau
- √ RMA - Public Works Department
- √ Water Resources Agency
- √ Cypress Fire Protection District

Monterey County Parks Department
California Coastal Commission

Agencies that submitted comments are noted with a check mark ("✓"). New conditions recommended by the RMA-Planning Department and RMA-Public Works Department; Water Resources Agency; Cypress Fire Protection District have been incorporated into the Condition Compliance Plan attached to the draft resolution (**Exhibit C**).

The project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, the original application did warrant referral to the LUAC because the project includes a Design Approval that requires approval at a public hearing. The LUAC supported the project by a unanimous vote with no recommended changes or conditions.

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



Ramon Montano, Assistant Planner
(831) 755-5169, montanor@co.monterey.ca.us
August 1, 2012

cc: Front Counter Copy; Zoning Administrator; Environmental Health Bureau; Public Works Department; Water Resources Agency; Cypress Fire Protection District; Monterey County Parks Department; California Coastal Commission; Laura Lawrence, Planning Services Manager; Ramon Montano, Project Planner; Carol Allen, Senior Secretary; Carmel Development LLC, Owner; Jon Erlandson, Agent; The Open Monterey Project; LandWatch; Planning File PLN110632.

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

This report was reviewed by Laura Lawrence, Planning Services Manager




EXHIBIT A

Project Information for PLN110632

Project Information:

Project Name:	CARMEL DEVELOPMENT LLC	
Location:	26285 VALLEY VIEW AVE CARMEL	
Permit Type:	Coastal Administrative Permit	
Environmental Status:	Mitigated Negative Declaration	Final Action Deadline (884): 8/6/2012
Existing Structures (sf):	3759	Coverage Allowed: 35%
Proposed Structures (sf):	691	Coverage Proposed: 32.3%
Total Sq. Ft.:	4450	Height Allowed: 18
Tree Removal:	NO	Height Proposed: 0
Water Source:	PUBLIC	FAR Allowed: 45%
Water Purveyor:	CAL AM	FAR Proposed: 44.9%
Sewage Disposal (method):	SEWER	Lot Size: 9900
Sewer District:	CAWD	Grading (cubic yds.): 100

Parcel Information:

Primary APN:	009-403-022-000	Seismic Hazard Zone:	II, UNDETERMINED
Applicable Plan:	CARMEL LUP	Erosion Hazard Zone:	MOD
Advisory Committee:	Carmel/Unincorporated Highlands LUAC	Fire Hazard Zone:	HIGH
Zoning:	MDR/2-D(18)(CZ)	Flood Hazard Zone:	NO
Land Use Designation:	MEDIUM DENSITY	Archaeological Sensitivity:	HIGH
Coastal Zone:	YES	Viewshed:	NO
Fire District:	CYPRESS FPD	Special Setbacks on Parcel:	NO

Reports on Project Parcel:

Soils Report #:	N/A
Biological Report #:	N/A
Geologic Report #:	LIB120004
Forest Management Rpt. #:	N/A
Archaeological Report #:	LIB120006
Traffic Report #:	N/A

EXHIBIT B

Carmel Development LLC

Project description

The project is a Combined Development 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 bathroom and a complete interior remodel to an existing two-story single family dwelling. Approximately 100 cubic yards of cut and fill will be required for the construction of the proposed additions. The project is located within an area of known archaeological resources, is within 750 of a recorded archaeological site, and will require mitigation. Mitigation measures are incorporated into the permit as conditions to ensure the development does not create a significant impact to existing archaeological and cultural resources. The property is located within a design control district therefore requires design approval.

Determination Phase I Historic Review

County tax records indicate that the structure was legally constructed in 1946 at 26285 Valley View Avenue, Carmel (APN: 009-403-022-000). Staff reviewed a Phase I Historic Review prepared for the project by Kent Seavey. The report found no evidence of the structure having a historical significance. The report indicated that the structure was not listed in the California inventory of historical places, California historical landmarks, or the National Registry of Historic Places. The county has issued permits which have significantly altered the original structure. As a result, the structure lacks the necessary physical integrity to meet the criteria for the California Register or the registry for historic places within Monterey County. Based on this information the County agrees that the existing residence is not historic in nature and requires no restrictions on development.

Legal lot determination and setback non-conformity

The current parcel configuration was created under MS-356 and was conveyed in a record of survey in 1966. However, the existing residence was allowed to be sited at the rear property line of one of the newly reconfigured lots. The Minor Subdivision Committee created a building setback, as a condition of approval, for the adjacent property to maintain a 10 foot distance from the property line thereby preventing encroachment to the existing residence.

As a result, no variance or permit was required to adopt the non-conforming setback for the existing residence. The zoning ordinance at the time structure was constructed required a 10 foot rear setback. Based on the approved survey map, the county considers the existing residence as a legal non-conforming structure. Further, no structural changes are proposed for portion of the structure which extends into the rear 10 foot setback. However, the applicant proposes to reconfigure existing non-load bearing walls and to install a new beam in the existing floor to strengthen the aged structure. This will not alter the structure it will serve to strengthen the floor. The County has reviewed the proposed changes and considers them as structural repairs designed to reinforce the existing structure. All other changes proposed to the residence meet the setback requirements under the provisions of Title 20 under Section 20.12.060.

Consistency with Carmel Area LUP

The proposed development is consistent with the requirements set forth in:

- Title 20 of the Coastal Implementation Plan Part 4, Sections 20.12.060 Site Development Standards for Medium Density Residential;
- Section 20.12.040 Principal use allowed, first single family dwelling per legal lot of record;
- Section 20.44.020.C. A Design Approval was processed through the Land Use Advisory Committee to find the project consistent with the visual integrity and neighborhood character.

Architectural Consistency

The project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) on February 6, 2012. The LUAC found the proposed additions to be architecturally consistent and compatible with the main structure and the surrounding neighborhood and voted 8-0 to support the project as proposed with no changes or conditions.

Scenic and Visual Resources

The property is outside the general Viewshed area as seen from Highway 1, scenic roads, public lands, within the Carmel segments, and Carmel City Beach as shown on General Viewshed Map A of the Carmel Area Land Use Plan (LUP) and is not visible from Point Lobos or viewing areas from 17 Mile Drive and vista points. The policies of the Carmel Area LUP direct that placement and design of new development not injure the visual integrity of the area with regard to the public viewshed. Staff conducted a site visit in October of 2011, to assess the potential viewshed impacts of the project as seen from the aforementioned areas and determined that the residence is not visible from those vantage points and therefore consistent with the Carmel Area Land Use Plan policy's protecting visual resources.

Site Development Standards

The project is consistent with the following Site Development Standards as required by the Monterey County Zoning Ordinance (Title 20) Section 20.12.060 for those areas designated Medium Density Residential:

- Height Allowed height measured from the average natural grade for a main structure is 30 feet however, this area maintains a zoning overlay limiting the height to 18 feet. The current residence was constructed prior to the current height limit and is therefore considered legal non-conforming at its current height of 23 feet. The proposed additions to the structure will not exceed the 18 foot height limitation at 17.68 feet.
- Setbacks The existing residence maintains two front setbacks but meets the criteria under the Medium Density Residential, site development standards per Section 20.12.060. The required front setback is 20 feet. Currently the two fronts of the existing residence are at 34.8 feet, and 23 feet from the front property lines. The required side setback is 5 feet, the property line designated as the side is currently 19 feet from the proposed additions. The southerly portion of the residence is considered legal non-conforming (LNC) non-conforming to setback and height. However, no additions exterior changes extending the structure or height will occur to the exterior. Therefore, the rear portion of the existing residence will remain LNC but the proposed additions meet the site development standards under Section 20.12.060.
- Building Site Coverage The allowed coverage is 35%, current site coverage is at 31.3%. The project with improvements shall increase to 32.2% therefore the structure complies with the standard for site coverage.

- Floor Area Ratio (FAR) The allowed Floor Area Ratio is 45%. The current FAR is 38%. The project with improvements shall increase FAR to 44.9% therefore the structure will not exceed the maximum FAR and is complies with the site development standards.

CEQA

Monterey County prepared a Mitigated Negative Declaration (MND) pursuant to CEQA Guidelines Section 15070. The MND and Initial Study are attached to this report as **Exhibit D** and are on file in the office of the RMA – Planning Department in File No. PLN110632. All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. The Initial Study identified potentially significant effects relative to archaeological and cultural resources. The Mitigated Negative Declaration were incorporated as conditions of approval three mitigations and monitoring actions to insure that during development all grading and soil disturbing activities will be monitored to insure the integrity of the resources and appropriately retrieval of any archaeological and cultural resources. Provisions to stop work if any human remains are discovered during construction are included as this may require additional analysis or changes to existing mitigation. Consequently, the mitigation are designed to preserve the integrity of the archaeological find by reducing potential impacts to a less than significant level as provided within the CEQA guidelines Section 15064.5. Substantial evidence supports the conclusion that impacts will be less than significant with the recommended mitigation and monitoring actions incorporated as conditions of approval for the project.

Conclusion

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

EXHIBIT C
DRAFT RESOLUTION

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

In the matter of the application of:

CARMEL DEVELOPMENT LLC (PLN110632)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Adopting a Mitigated Negative Declaration for Carmel Development LLC;
- 2) Approving the Combined Development Permit 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 on a site that is positive for archaeological resources and is within 750 of the principal archaeological site; and 3) Design Approval, Materials and colors will match existing; and.
- 3) Adopting a Mitigation Monitoring and Reporting Plan.

[PLN110632, Carmel Development LLC, 26285 Valley View Avenue, Carmel, Carmel Area Land Use Plan (APN: 009-403-022-000)]

The Carmel Development LLC application (PLN110632) came on for public hearing before the Monterey County Zoning Administrator on August 9, 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 – 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 26285 Valley View Avenue, Carmel, Carmel Area Land Use Plan (APN: 009-403-022-000). The parcel is zoned "MDR/2-D (18) (CZ)" [Medium Density Residential, 2 units per acre with a Design Control Overlay and an 18-foot height limit (Coastal Zone)], which allows for the remodel and an addition to an existing single-family dwelling with a Coastal Administrative in each case, and development on parcels with positive archaeological reports subject to a Coastal Development Permit in each case. Therefore, the project is an allowed land use for this site.
- c) The subject property is located within a high archaeological sensitivity zone and Monterey County Geographic Information Systems (GIS) indicates that the proposed development is within 750 feet of a known archaeological resource. Furthermore, per the archaeological report prepared for the project (see Finding 2 Evidence c) the project site is within the boundary of a known archaeological site. Therefore, pursuant to Section 20.146.090.B of the Carmel Area Coastal Implementation Plan, the submittal of an archaeological report was required as part of the application the report concluded that based on the research and field reconnaissance, of surface and subsurface evidence the proposed development activities could potentially affect significant archaeological resources. Therefore, a Mitigated Negative Declaration was prepared for the project to reduce the potential impacts from the proposed development to a less than significant level.
- d) The County considered the existing residence to be legal non-conforming (LNC), non-conforming only to the rear setback and height. Although portions of the existing residence are considered legal non-conforming as to setbacks and height, no structural changes are proposed for portion of the structure which extends into the rear 10 foot setback. However, the applicant proposes to reconfigure existing interior non-load bearing walls and to install a new beam in the existing floor to strengthen the aged structure. The County has reviewed the proposed changes and considers them as structural repairs designed to reinforce the existing structure. All other changes proposed to the residence meet the setback requirements under the provisions of Title 20 under Section 20.12.060.
- e) Cultural Resources: The project parcel is located within the boundary of is within the boundary of a known archaeological site. Brown sandy midden soil was found on the surface near the garage project area. Two auger bores were excavated in the border adjacent to the project area to a depth of 59 inches in order to gain additional soil subsurface information. The report concluded that there is surface and subsurface evidence of potentially significant archaeological resources on the project parcel. The County prepared an environmental analysis for the

site and determined that mitigations will be required to insure the impact from the proposed addition to the existing residence will not significantly affect archaeological and cultural resources. The project is not expected to significantly affect the stated resources. However, in conjunction to mitigation measures incorporated into this permit the following standard conditions will be incorporated into the project as a conditions of approval, that a qualified archaeological monitor during soil disturbance associated with any excavation or foundation work; and require that all excavation work stop if archaeological resources or human remains are accidentally discovered during construction.

- f) Geological Hazards: The Carmel Area Land Use Plan (LUP) Hazards Map (Map D) and the Monterey County Geographic Information Systems (GIS) indicate that the project site is located approximately 350 feet southwest the Cypress Point Fault, a potentially active fault. For purposes of applying the hazard protection policies of the LUP, Section 2.7.1 states that zones 1/8 mile on each side of active or potentially active faults are defined as high hazard areas; therefore, the project site is considered to be located in a high seismic hazard zone. Pursuant to LUP Policy 2.7.4.5 and the Carmel Area Coastal Implementation Plan Part 4, Section 20.146.080.B.1.b, a geologic and soils report was prepared addressing geological hazards identified in the Monterey County Geographical Information System (GIS). The report concluded that the based on the geotechnical report the site is suitable for the proposed development, provided the recommendations made in the report are followed in compliance with the California Uniform Building Code (See Initial Study Section 6 Geology and Soils).
- g) As allowed by Section 20.62.040. J, two of the proposed uncovered decks will extend 6 inches at the rear setback and 1.5 feet into the front setback.
- h) The project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project includes a Design Approval that requires approval at a public hearing and because the project requires environmental review. The LUAC supported the project by a unanimous vote with no recommended condition or changes.
- i) The project planner conducted a site inspection in January of 2012 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 Resource Management Agency - Planning Department for the proposed project are found in Project Files PLN110632.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Cypress Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these

departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified potential issues to Historical Resources given the age of the structure, Archaeological Resources, and Geological Hazards. Pursuant to the policies of the Carmel Area Land Use Plan, submittal of technical reports by outside consultants were required as part of the application. The reports indicated that there are no physical or environmental constraints that indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - "Phase I Historic Review" (LIB110355) prepared by Kent L. Seavey, Pacific Grove, Ca, September 21, 2011.
 - "Preliminary Archaeological Investigation" for a portion of CA-MNT-1286 (LIB070457) prepared by Archaeological Consulting, Salinas, Ca., October 31, 2005
 - "Preliminary Archaeological Assessment" (LIB120006) prepared by Archaeological Consulting, Salinas, Ca., October 26, 2011
 - "Geotechnical Report & addendum" (LIB120004) prepared by Grice Engineering, Inc., Salinas, CA, December 2011.
- c) Cultural Resources: The project parcel is located within the boundary of is within the boundary of a known archaeological site. The archaeological report prepared for the project concluded that there is surface and subsurface evidence of potentially significant archaeological resources on the project parcel. Therefore, County prepared an environmental analysis for the site and determined that mitigations will be required to insure the impact from the proposed addition to the existing residence will not significantly affect archaeological and cultural resources. As a result of the proposed mitigation measures the project is not expected to significantly affect the stated resources.
- d) Geological Hazards: See Finding 1(f).
- e) Staff conducted a site inspection in January of 2012 to verify that the site is suitable for this use.
- f) 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 PLN110632.

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

EVIDENCE: a) The project was reviewed by RMA - Planning Department, Cypress Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of

- persons either residing or working in the neighborhood.
- b) Necessary public facilities are available. The remodel of the single family dwelling and addition of a roof deck and garage will not intensify the established water or sewer use on the property.
- c) The project will not require the expansion, alteration of existing infrastructure, or affect existing public services because of the proposed development to the existing residential unit.
- d) See preceding Findings 1 & 2 and respective supporting evidence for PLN110632.

4. **FINDING:** **NO VIOLATIONS** - The subject property complies with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County'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 in January of 2012 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 PLN110632.

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 (PLN110632).
 - c) The Initial Study identified a single potentially significant effect, from the initial design of the project. However, mitigations which the applicant has agreed to have been incorporated into the project that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
 - d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and Reporting Plan have been prepared in accordance with Monterey County regulations, are designed to ensure compliance during project implementation, and are hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a

Mitigation Monitoring and/or Reporting Plan” as a condition of project approval.

- e) The Draft Mitigated Negative Declaration (“MND”) for PLN110632 was prepared in accordance with CEQA and circulated for public review from July 2, 2012 through July 31, 2012 (SCH#: 2012071001).
- f) Issues that were analyzed in the Mitigated Negative Declaration include: cultural resources, geology/soils, greenhouse gas emissions, land use/planning, noise.
- g) The initial study identified potentially significant impacts from the proposed development to archaeological resources. Impacts identified would result from unsupervised excavation work during the construction of footings to support a new first and second story addition to the existing residence. The report indicated that the proposed monitoring during excavation work will reduce the potential for significant impact to any new discovery of significant archaeological or cultural resources. Based on the recommendations in the archaeological report prepared for the project, the County determined that the proposed mitigations were consistent with the policies in the Carmel Area Land Use Plan and, therefore, adopted three mitigations as provided in Section VI item 5 in the initial study. The mitigation measures as proposed are designed ensure monitoring of all excavation work during the construction of the footings and demolition of existing carport on grade concrete slab. Additionally, in the event archaeological or cultural resources are discovered, provisions in the mitigation provide a stop work order until the discovered items can be evaluated and allow the archaeologist, in conjunction with Monterey County Planning staff, to determine if new mitigations or additional environmental review will be required.
- 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 (PLN110632) 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. 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).
- j) No comments from the public were received.

- 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.
- l) Staff conducted a site inspection in January of 2012 to verify that the mitigation measures proposed can reasonably be implemented on the site based on the project as proposed and the conditions of the area to be developed.
- m) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130.D of the Carmel Area Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3 in the Carmel Area Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application plans, and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110632.
 - e) The project planner conducted a site inspection in January of 2012.

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

DECISION

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

1. Adopt a Mitigated Negative Declaration for Carmel Development LLC; and
2. Approve the Combined Development Permit 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 on a site that is positive for archaeological resources and is within 750 of the principal archaeological site; and 3) Design Approval, Materials and colors will match existing; 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 a Mitigation Monitoring and Reporting Plan.

PASSED AND ADOPTED this 9th day of August by:

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

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

Monterey County Planning Department
DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan
PLN110632

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow 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 on a site with that is positive for archaeological resources and is within 750 of the principle archaeological site; and 3) Design Approval (materials and colors will match existing), was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)

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

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number ***) was approved by the Zoning Administrator on August 9, 2012 for Assessor's Parcel Number 009-403-022-000. The permit was granted subject to 17 conditions of approval including three mitigation measures which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

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

3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required.

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, Costanoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.

- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

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

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.

2. The descendant identified fails to make a recommendation; or

3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist to the Director of the RMA-Planning Department for approval.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

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

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

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

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

5. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department.
(RMA - Planning Department and Building Services Department)

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

The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

6. 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 August 9, 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.

7. 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.

8. 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.

9. 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.

10. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of the RMA - Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project.
(RMA - Planning Department and Building Services Department)

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

Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

11. PD016 - NOTICE OF REPORT

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A -"Phase I Historic Review" (LIB110355) prepared by Kent L. Seavey, Pacific Grove, Ca, September 21, 2011.
- "Preliminary Archaeological Investigation" for a portion of CA-MNT-1286 (LIB070457) prepared by Archaeological Consulting, Salinas, Ca., October 31, 2005
-"Preliminary Archaeological Assessment" (LIB120006) prepared by Archaeological Consulting, Salinas, Ca., October 26, 2011
-"Geotechnical Report & addendum" (LIB120004) prepared by Grice Engineering, Inc., Salinas, CA, December 2011. and is on file in the Monterey County RMA - Planning Department. All development shall be in accordance with this report." (RMA - Planning Department)

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

Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to the RMA - Planning Department.

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

12. Mitigation Measure #1:

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

In order to reduce the impact of this project on cultural resources which are presumed to exist on the parcel, a qualified professional archaeologist meeting the standards of the Register of Professional Archaeologists (ROPA) shall be present to monitor all operations on or in the vicinity of a known or potentially significant cultural resources in order to prevent or minimize impact to the resource including all ground disturbing activities within the proposed garage footprint or any area requiring excavation work related to the proposed development.

Sand exhibiting shell exposed anywhere within the proposed excavation footprint should be checked for the presence of potentially significant cultural materials or significant prehistoric cultural resources which include but not limited to:

- a. Human bone, either isolated or intact burials.
- b. Habitation (occupation or ceremonial structures as interpreted from rock rings/features, distinct ground depressions, differences in compaction (e.g., house floors).
- c. Artifacts including chipped stone objects such as projectile points and bifaces; groundstone artifacts such as manos, metates, mortars, pestles, grinding stones, pitted hammerstones; and, shell and bone artifacts including ornaments and beads."
- d. Various features and samples including hearths (fire-cracked rock; baked and vitrified clay), artifact caches, faunal and shellfish remains (which permit dietary reconstruction), distinctive changes in soil stratigraphy indicative of prehistoric activities.

The archaeologist shall be invited to all preconstruction meetings. The archaeological monitor shall have the authority to temporarily halt construction on the parcel to examine any potential significant archaeological resources or materials. To ensure compliance with this condition, prior to the issuance of a grading or building permit, the applicant shall provide evidence that he has entered into an agreement with an archaeologist to provide monitoring services. A Monitoring Closure Report suitable for compliance documentation shall be submitted at the completion of the project. Copies of this and any other reports shall be submitted to the RMA-Planning Department and shall be forwarded to, California Historical Research Information System/North West Information Center, (CHRIS/NWIC) and Sonoma State University, Rohnert Park for their archives. If cultural deposits associated with CA-MNT-1286 are exposed, a supplemental site record form shall be submitted to the CHRIS/NWIC.

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

Monitoring Action #1:

Prior to the issuance of a grading or building permit, submit a copy of a contract with a qualified archaeologist to provide monitoring services to the RMA-Planning Department.

Monitoring Action #1a:

Prior to final inspection, the archaeologist shall submit copies of the Monitoring Closure Report and any additional reports to the RMA-Planning Department.

13. Mitigation Measure #2:

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

If significant archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and if the coroner determines the remains to be Native American:

1. The coroner shall contact the Native American Heritage Commission and the RMA-Planning Department within 24 hours.
2. The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Costonoans/Ohlone tribal group, as appropriate, to be the most likely descendent.
3. The most likely descendent may make recommendation to the landowner or the person 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
4. 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:
5. 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.
6. The descendent identified fails to make a recommendation; or
7. 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 #2a:

After the building permits or grading permits have been issued, if significant archaeological resources are accidentally discovered during construction, the archaeologist shall prepare submit copies of an evaluation report and any additional reports that determine the significance of the find. The report shall include appropriate mitigations in the event further environmental review is required. The RMA-Planning Department will conduct the appropriate level of environmental review before any further action can be taken with regard to the disposition of the site.

14. Mitigation Measure #3:

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

In the event cultural materials are recovered, the archaeologist will make a recommendation to RMA Planning Department before a final inspection is granted for the building permit. The recommendation should indicate a suitable research facility to curate the cultural materials.

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

Monitoring Action #3a:

The Archaeologist will confirm in a letter report to the RMA Planning Department the status of the materials prior to a final inspection of the building permit

15. FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)

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. (Cypress Fire Protection 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.

16. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the grading permit or building permit, the owner/applicant/ contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

17. WR049 - WATER AVAILABILITY CERTIFICATION

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 permit, 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.

EXHIBIT C
CARMEL DEVELOPMENT LLC (PLN110632)
SITE PLAN, FLOOR PLAN, AND ELEVATIONS

Valley View Ave. Property
26285 Valley View Avenue
Carmel - California

PROJECT DESCRIPTION:
Remodel existing Single Family residence including new windows and doors.
Remodel existing 2-car garage, 2-car garage addition of 2-car garage with guest room and
bathrooms, new roof and deck.
OWNER:
Carmel Valley Development LLC
Post Office Box 2776
Carmel, California 93923
PROPERTY INFORMATION:
PROJECT NO: 090-00202-000
North-East Corner of 15th and Valley View, Carmel
Lot Area: 8,800 SF
Zoning: MDR2-C41(RC2)
UTILITY PROVIDERS:
GAS and ELECTRICITY: Pacific Gas & Electric
WATER SERVICE: Calum
SEWER SERVICE: Carmel Wastewater

PROJECT INFORMATION

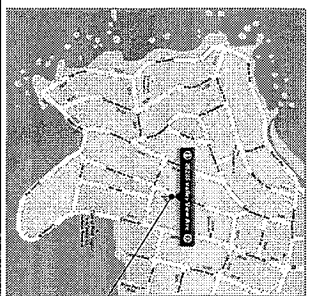
APPLICABLE CODES
• 2016 CA Building Code (Based on 2006 International Building Code)
• 2016 CA Fire Code (Based on 2006 International Fire Code)
• 2016 CA Mechanical Code (Based on 2006 Uniform Mechanical Code)
• 2016 CA Plumbing Code (Based on 2006 Uniform Plumbing Code)
• 2016 CA Electrical Code (Based on 2006 Uniform Electrical Code)
• 2006 CA Energy Code
CONSTRUCTION TYPE:
TYPE V NON-FRATED
OCCUPANCY:
TYPE R-2/J
THINGS TO BE REMOVED: NONE
GRADING: C.Y. Estimated
FILL: 30 C.Y. Estimated

EXISTING	PROPOSED
WATER/LEVEL FLOOR	2,090 S.F.
LOWER LEVEL FLOOR	1,000 S.F.
COVERED DECK	50 S.F.
EXTENSION STAIRS	78 S.F.
TOTALS	3,118 S.F. (3,118 S.F.)

EXISTING	PROPOSED
LAND/LEVEL FLOOR	2,090 S.F.
LOWER LEVEL FLOOR	1,000 S.F.
WINE CELLAR	80 S.F.
ENTRY PORCH	67 S.F.
KITCHEN DECK	78 S.F.
TOTALS	3,118 S.F. (3,118 S.F.)

EXISTING	PROPOSED
UPPER FLOOR FLOOR	440 S.F.
LOWER FLOOR DRIVEWAY	1,000 S.F.
UPPER FLOOR DRIVEWAY	200 S.F.
ENTRY PORCH	67 S.F.
TOTAL COVERAGE:	2,114 S.F. (2,114 S.F.)

PROJECT DATA



NOTES

DRAWING INDEX

5

VICINITY MAP

4

Valley View Ave. Property
26285 Valley View Ave. Carmel, California 93923



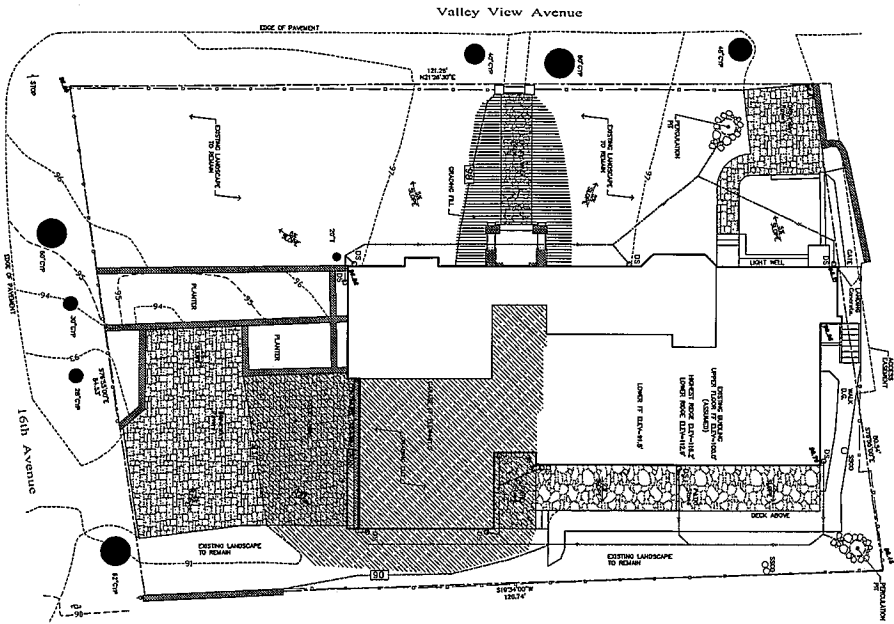
Jon Sather Erlandson Architect - C11925

"The MEWS" North East Corner of Dolores and Fifth, Carmel By The Sea

MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel, California 93921
Phone: (831) 625-6163 Fax: (831) 625-1578 Email: jon@jserlandson.com

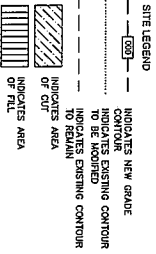
G-1.1

TITLE SHEET



NOTES:
 1. ALL GRADED SLOPES TO BE RECEIVED.
 2. CONNECTION LOCATIONS FOR BUILDING ROOF DRAIN
 3. ALL REMAINING WALLS AND DRAINAGE BEHIND WALLS
 DESIGNED BY OTHERS.

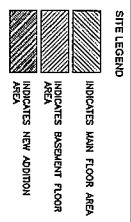
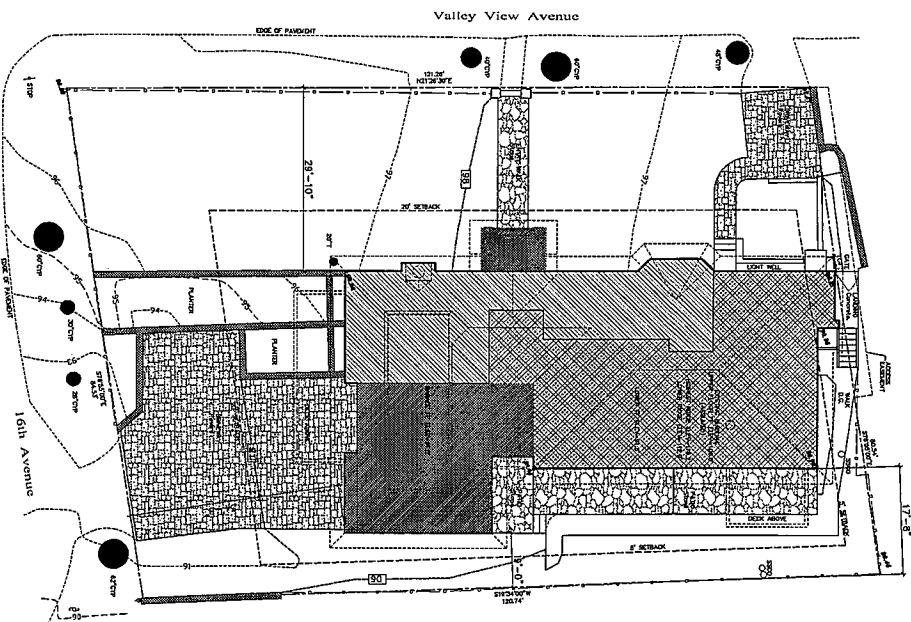
NOTE:
 1. DRAINAGE STAINING WATER DESTINATIONS AND HAVE
 THE PROPERTY IS FULLY LANDSCAPED AS IT EXISTS AND
 THE INTENT IS TO MAINTAIN THE EXISTING TO THE
 FOLLOWING CONSTRUCTION.



GRADING & DRAINAGE PLAN

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

2



SITE PLAN

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

1

Valley View Ave. Property

26285 Valley View Ave. Carmel, California 93921



Jon Sather Erlandson Architect - C11925

"The MEWS" North East Corner of Dolores and Fifth, Carmel By The Sea

MAIL: Jon Sather Erlandson, Architect Post Office Box 7105 Carmel, California 93921
 Phone: (831) 625-6163 Facsimile: (831) 625-1578 Email: jon@jserlandson.com

Job Number	26114-10	Drawn By
Date	01-20-12	Revised
Sheet Number	C-4.1	of 20

SITE AND GRADING PLAN

PROPOSED LOWER FLOOR PLAN	1
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EXHIBIT D
CARMEL DEVELOPMENT LLC (PLN110632)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

County of Monterey
State of California

MITIGATED NEGATIVE DECLARATION

FILED

JUN 29 2012

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	Carmel Development LLC
File Number:	PLN110632
Owner:	Carmel Development LLC
Project Location:	26285 Valley View Avenue, Carmel
Primary APN:	009-403-022-000
Project Planner:	Ramon Montano
Permit Type:	Combined Development Permit
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 on a site with that is positive for archaeological resources and is within 750 of the principle archaeological site; 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.

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

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

Decision Making Body:	Monterey County Board of Supervisors
Responsible Agency:	County of Monterey
Review Period Begins:	July 2, 2012
Review Period Ends:	July 31, 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, 2nd Floor, Salinas, CA 93901 (831) 755-5025

MONTEREY COUNTY

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



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

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combine development permit (Carmel Development LLC, File Number PLN110632)) at location 26285 Valley View Avenue, Carmel (Assessor's Parcel Number 009-403-022-000), Carmel Area Land Use Plan, Coastal Zone. (See description below). The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2nd Floor, Salinas, California, Prunedale Branch library, John Steinbeck Public Library, and Gabilan Public Library. The Zoning Administrator will consider this proposal at a meeting on August 9, 2012 at 1:30 p.m. in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. All Written comments on this Negative Declaration will be accepted from July 2, 2012 to July 31 2012. Comments can also be made during the public hearing.

Project Description:

Application for a 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.

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

CEQAcomments@co.monterey.ca.us

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

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

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

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

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

Re: Carmel Development LLC; File Number PLN110632

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

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

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. California Coastal Commission
4. Monterey Bay Unified Air Pollution Control District
5. Monterey County Water Resources Agency
6. Monterey County Public Works Department
7. Monterey County Parks Department
8. Monterey County Division of Environmental Health
9. Libraries (Monterey County Free Libraries – Prunedale Branch, John Steinbeck Library, El Gabilan Library)
10. Carmel Development LLC, Owner
11. Jon Erlandson, Agent
12. Open Monterey Project
13. LandWatch,
14. Property Owners within 300 feet (Notice of Intent only)

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

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

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Carmel Development LLC

File No.: PLN110632

Project Location: 26285 Valley View Avenue, Carmel

Name of Property Owner: Carmel Development LLC

Name of Applicant: Jon Erlandson

Assessor's Parcel Number(s): 009-403-022-000

Acreage of Property: 9,900 square feet

General Plan Designation: Medium Density Residential 2 units per acre

Zoning District: MDR/2-D (18) (CZ)

Medium Density residential 2 units per acre with a Design Control Overlay and an 18 foot height limit in the Coastal Zone

Lead Agency: Monterey County Resources Management Agency – Planning Department

Prepared By: Ramon A. Montano

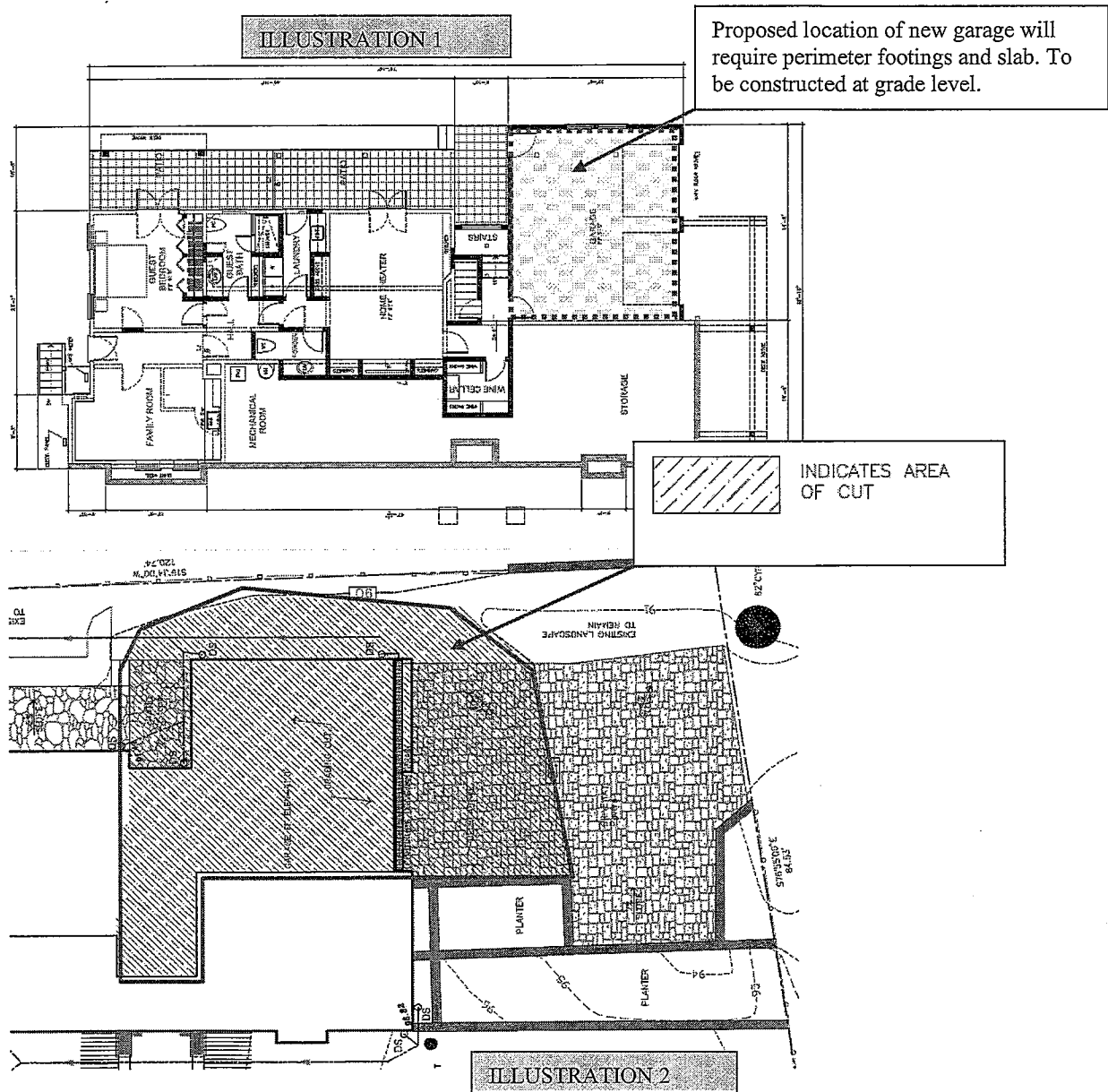
Date Prepared: June 28, 2012

Contact Person: Ramon A. Montano

Phone Number: (831) 755-5169

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project: 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 on a site with that is positive for archaeological resources and is within 750 of the principle archaeological site; 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.



The purpose of this document is to analyze a single specific impact of the proposed development, which may affect archaeological resources. The project will require excavation for the proposed additions to the existing structure as indicated in Illustration 2. The Carmel Area Land Use Plan (LUP) requires that a Coastal Development Permit be secured for such development and that the impact be minimized or avoided in order to preserve archaeological resources.

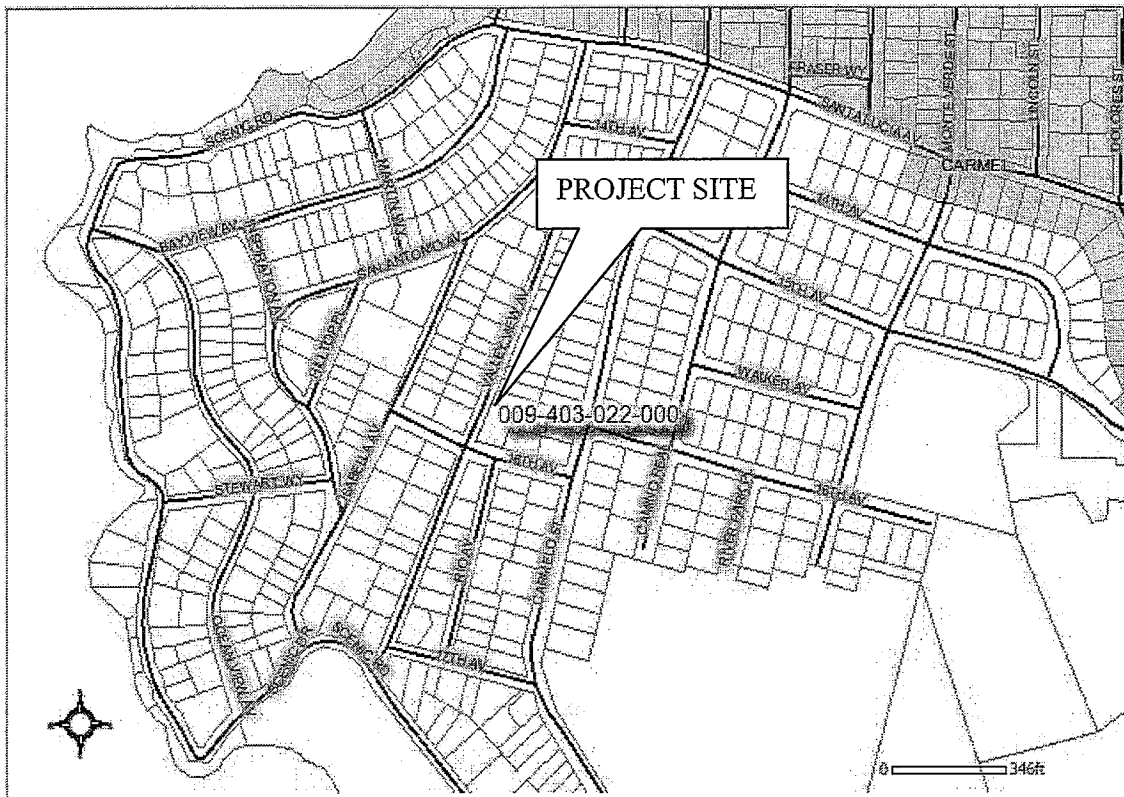


Illustration 3

- B. Surrounding Land Uses and Environmental Setting:** The subject property is located within an unincorporated area of Monterey County known as Carmel. The subject property and the surrounding residential areas are zoned Medium Density Residential, 2 units per acre with a Design Control Overlay and an 18 foot height limit in the Coastal Zone [MDR/2-D (18') (CZ)]. The surrounding properties are completely developed with similar contemporary and older single family residential units. The existing single family dwelling has been in place since its construction in 1960, with no further additions after 1966. The subject site is a 9,900 square foot rectangular shaped lot located in an area of Monterey County referred to as the Carmel Point. The subject property is developed with approximately 51% percent of the site covered with impervious material consisting of either structure or hardscape. The site is void of native vegetation but maintains several planted Cypress trees of substantial size. The grounds are planted with mixed ground covers and grass. The landscape theme is indicative of a mature built out suburban setting outside the City of Carmel. The property is located within 700 feet of the Carmel beach and 550 feet of the Carmel River Lagoon.

The Cypress Point Fault, a potentially active fault, lies approximately 350 feet southwest of the property boundary. Pursuant to Carmel Area Land Use Plan (LUP) Policy 2.7.4.5, a

geotechnical engineering report was prepared for the project. The report concludes that the soil conditions are suitable for the proposed development.

The project site does not contain biologically sensitive habitat as mapped by the County Geographical Information System. The site was inspected by the project planner to confirm the level of existing development on the property. The property contains an existing single family dwelling and impervious surfaces covers a significant portion of the lot area. The remaining areas are vegetated with non-native plants, trees, and grass.

The subject property is located within an archaeologically sensitive zone. A preliminary archaeological survey prepared for the project pursuant to LUP Policy (2.8.3.5) concluded that there is surface and subsurface evidence of potentially significant archaeological resources on the project parcel which are a portion of CA-MNT 1286. The report indicates that impacts to the site from the project are expected to be limited to the area for the foundations of the new garage and second story additions. Therefore, because of a robust data recovery project on the adjacent parcel which provided a good data baseline, the archaeological report recommended several mitigation measures to reduce the potential to significant impacts to any potentially significant cultural resources. See Discussion Section VI. 5.

Therefore, pursuant to the LUP and the California Environmental Quality Act (CEQA) Section 16064.5, a project on a site with known archaeological resources cannot be categorically exempt and requires an initial study. The proposed demolition and additions as described in the project description were analyzed for significant impacts. None of the areas in Section IV Findings and Evidence items (1, 2, 3, 4, 8, 9, 11, 13, 14, 15, 16, and 17) rose to a level of impact that warranted further discussion than provided. Other areas analyzed in this document regarding Greenhouse Gas Emissions, Geology/Soils, Noise determined that the resulting project activities would have a less than significant impact to the environment. The one aspect of the project that becomes the focus of this Initial study is the grading for the garage floor and foundation, due to the potential for significant impact to substantial archaeological resources.

Illustrations 4 and 5 provide examples of the current vegetation and confirming the amount of site disturbance.

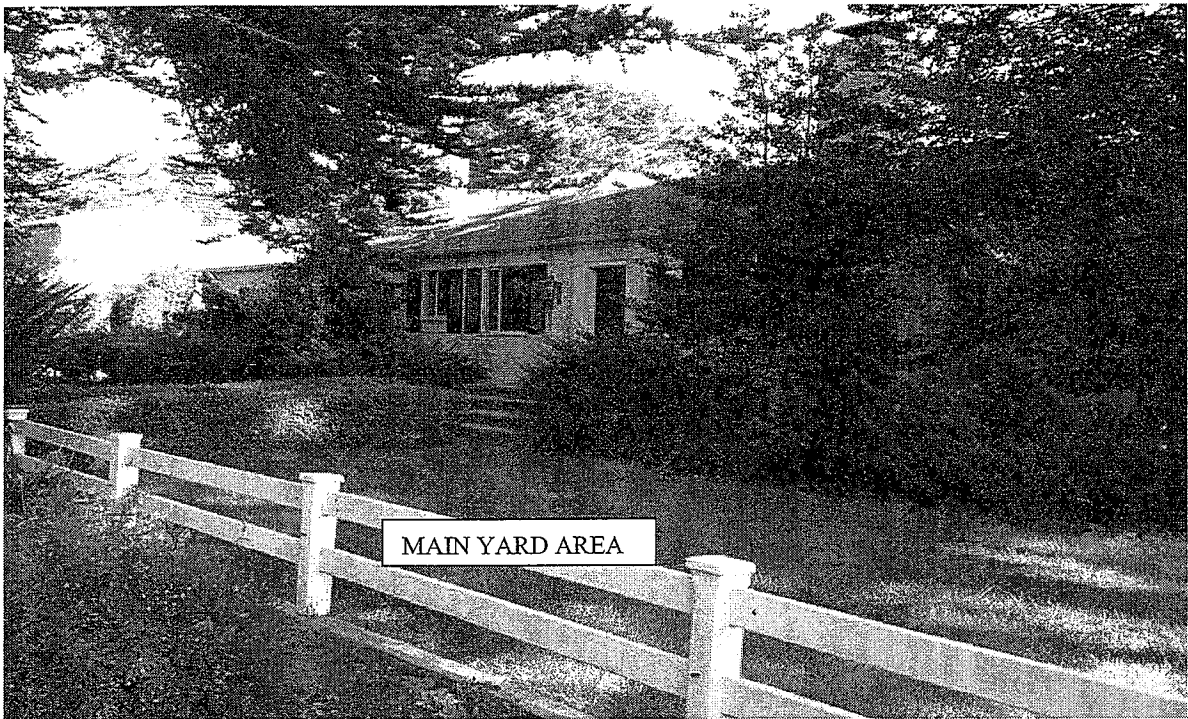


Illustration 4

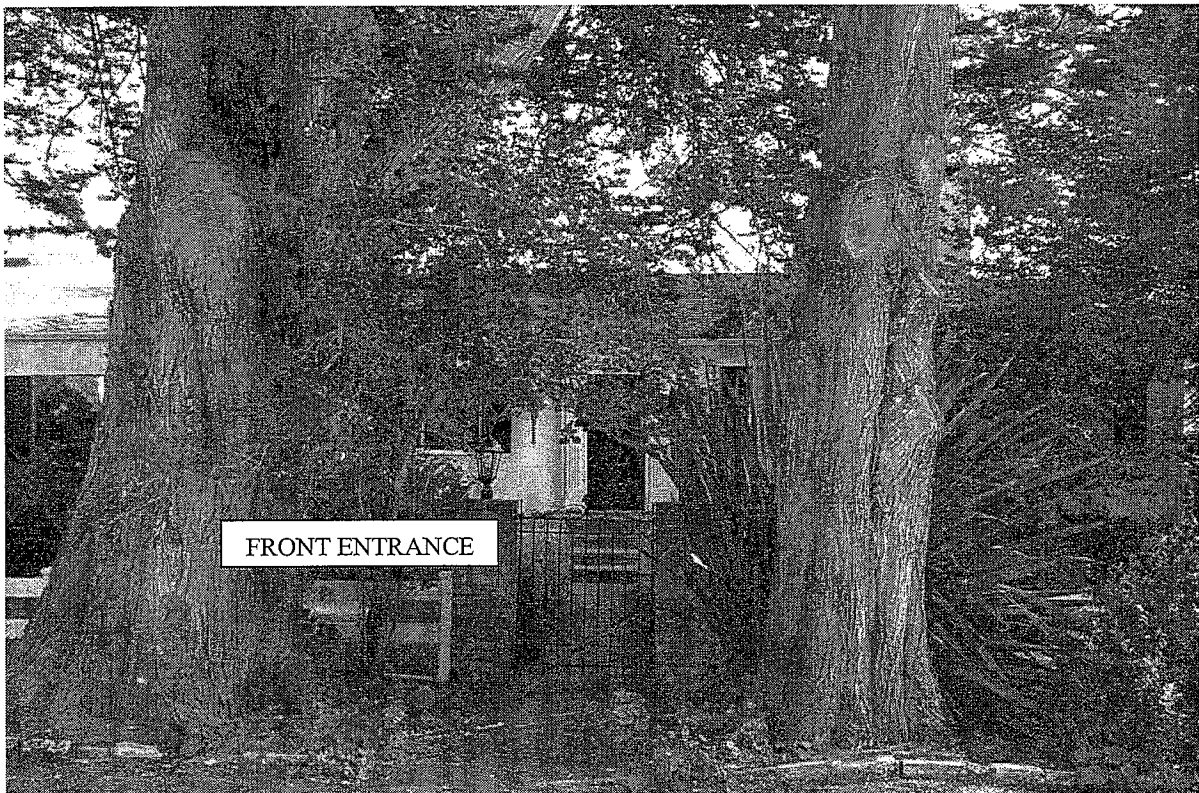


Illustration 5



Illustration 6

The aerial shows the amount of vegetation surrounding the existing residence, the highlighted rectangle approximates the location of the excavation for the proposed garage, and the area within the trapezoid will receive a deposit of fill material.

C. Other Public Agencies whose approval is required: The Monterey County RMA-Building Services Department will require a construction permit for the construction of the proposed additions. No other permits are required from any other public agency for the proposed project.

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

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

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

General Plan / Local Coastal Program – LUP.

The proposed project was reviewed for consistency with the 1982 Monterey County General Plan. Section IV. A of the environmental checklist discusses whether the project physically divides an established community, conflicts with any applicable land use plan, policy or regulation of any agency with jurisdiction over the project (refer to Local Coastal Program-LUP discussion below or conflicts with any conservation habitat plan or natural community conservation plan. The only policy in the General Plan that is not addressed by the Local Coastal Program is noise hazards. The proposed project will not generate additional noise levels beyond existing. Short term construction related noise may be generated but will be limited by the amount and type of work being done. Grading work for the project may be required to be accomplished by hand tools given the archaeological sensitivity of the property. That will reduce the potential noise to a level insignificance. The project is consistent with the General Plan policies, as explained below in Section IV.A.11. **CONSISTENT**

Water Quality Control Plan. Monterey County is included in the Central Coast Regional Water Quality Control Board – Region 3) CCRWCB). The CCRWCB regulates the sources of water quality related problems. Because the proposed project will decrease on-site impervious surfaces, and will not introduce new sources of pollution, it is not expected to contribute runoff which would exceed the capacity of storm water drainage systems or provide additional sources of polluted runoff. The proposed project would not result in water quality impacts or be inconsistent with objectives of this plan. **CONSISTENT**

Air Quality Management Plan. Consistency with the Air Quality Management Plan is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). It is not an indication of project-specific impacts, which are evaluated according to the Air District's adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact. Consistency of a residential project is determined by comparing the project population at the year of project completion with the population forecast for the appropriate five year increment that is listed in the AQMP. The Association of Monterey Bay Area Governments (AMBAG), the 2008 Population, Housing Unit, and Employment Forecasts adopted by the AMBAG Board of Directors, are the forecasts used for this consistency determination. The proposed project includes modest additions to an existing single family dwelling. Therefore, the proposed project would not result in an increase in the population and would not generate additional automotive trips. Therefore, the project is consistent with the 2008 regional forecasts and the Air Quality Management Plan (Source: IX. 5). **CONSISTENT**

Local Coastal Program-LUP. Section IV. A discusses whether the project physical divides an established community; conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project; or conflicts with any habitat conservation plan or natural community conservation plan. The project is consistent with the Carmel Land Use Plan as explained in Section VI. 10.

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

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

- ☐ Check here if this finding is not applicable

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

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

1. Aesthetics. The property is located within the interior of Carmel area known as Carmel Point area. The existing single family residence is part of a long established neighborhood. The property is not located within an area identified in the General Viewshed Map as seen from Highway 1 corridor and turnouts, scenic roads and public lands. The zoning ordinance has an 18 foot height restriction for this area. The proposed addition will add a first and second story. The structure will be constructed below the 18 foot height limit. The proposed second story addition will convert an existing large deck area into a second story and a garage as the first story. The addition will extend mass of the existing structure to the easterly side of the residence. The impact of the second story is minimized by the lower ridge height of the addition. The County referred the proposed addition to the local Land Use Advisory Committee (LUAC) to ascertain if the proposed aesthetic changes by the use of different materials and colors to would be appropriate for the neighborhood. Staff determined that there were several examples of recently remodeled homes of a similar size and aesthetic within the surrounding neighborhood. Consequently, the LUAC had no issues with the design or proposed colors and materials and recommended that the project be approved. For these reasons, the County finds the project to be consistent with the visual resource policies in the Carmel Area Land Use Plan and therefore will not degrade the visual character or quality of the site and its surroundings nor create new substantial sources of light or glare. *Therefore, there will be no impact in the area of aesthetics.* (Source IX. 1, 2, 3, 6)
2. Agricultural and Forest Resources. The Monterey County Geographical Information System indicates that the project site is not located in an area designated as Prime, Unique or Farmland of Statewide or Local Importance. The project would not result in conversion of prime agricultural lands to non-agricultural uses nor is the site under a Williamson Act Contract. The project site is located within a developed area considered urban and is not located adjacent to agriculturally-designated lands. The site is several miles from the nearest agricultural area. No timber harvesting or rezoning or loss of forested area or conversion of forest land to a non-forest use will result from the proposed development which is located within a developed residential area of Carmel within the unincorporated area of the County of Monterey. *Therefore, the proposed project would have no impacts to Agricultural and Forest Resources.* (Source: IX. 1, 2, 3, 6, 7)
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). Population-generating projects that are within the AQMP population forecast are considered consistent with the plan. The proposed project includes modifications to an existing 3,759 square foot two story single family dwelling and will not exceed the coverage

requirements of the local coastal program and will not any additional residential units. The project will result in no net change in housing units and would not, therefore, result in any additional population that could exceed current AQMP population forecast for Monterey County.

The project includes the demolition of 932 square feet of existing carport, decks, and minor site disturbance which could result in temporary short-term localized decreases in air quality due to generation of particulate emissions $PM_{2.5}$. Modeling prepared in a recent Initial Study with Urbemis 2007, Version 9.2.4 for the Richard Peery project planning file number PLN090116 used 1,200 cubic yards of excavated material which was to be transported off site by 8 cubic yard capacity trucks to the Marina Land Fill (32 mile round trip) to calculate the project impacts of dust and emissions. Therefore, because this project is located within the same vicinity as the Peery project, the 1,200 cubic yards will be the threshold used to demonstrate that this project with its proposed 100 cubic yards of cut and fill will not exceed the threshold of significance for construction related impacts. The estimated total of $PM_{2.5}$ dust and PM_{10} emissions during construction were estimated to be 0.03 pounds/day and 1.42 pounds/day respectively. An emission of less than 82 pounds of PM_{10} per day is considered to be below the threshold of significance for construction related impacts. Additionally because fewer than 4 construction projects are anticipated to be under construction in the immediate vicinity at the same time as this project, it is anticipated that cumulative PM_{10} emissions due to all projects under construction in the area at the same time will not exceed the 82 pounds per day threshold of significance. Therefore, as noted by CEQA, air emissions will not be significant and the project will not create a situation where it adds a cumulatively considerable net increase of any criteria pollutant.

The subject property is 9,900 square feet in size and the actual area of disturbance is approximately 1,400 square feet. Therefore, construction and grading activities would operate significantly below the 2.2 acres per day threshold established by the CEQA Air Quality Guidelines "Criteria for Determining Construction Impacts. Additionally construction-related air quality impacts will further reduced by incorporating standard conditions for erosion control that requires watering, and dust control including a construction management plan, indicating the hours of operation, parking and staging areas, minimization of truck trips and best management practices will be required. Consequently, the impacts from the proposed 100 cubic yards of grading for the foundation of the garage and second story addition are considered less than significant. The foregoing measures and best management practices incorporated into the project by condition will reduce the air quality impacts below the threshold of significance. (Source: IX. 1, 2, 3, 5, 6, 7, 14, 15) *Therefore, the project will have no impact on implementation of the Air Quality Plan.*

4. Biology. The project subject property is located within an urbanized area of established residential neighborhood. The 9,900 square foot lot is covered by 3,759 square feet of residential structure, and approximately 2,114 square feet of hardscape with the remaining areas in planted landscaping. The information within the Monterey County Geographic Information System (GIS) and the Carmel Area Land Use Plan (LUP), Environmentally Sensitive Habitats Known Locations Map (Map B) does not indicate that the subject property is within an area with riparian habitat, sensitive natural community identified in the LUP, marsh, vernal pool area, or migratory wildlife

corridor. Staff conducted a site visit in January of 2012 and no environmentally sensitive habitats were identified by the LUP, GIS or observed during the site visit. Pursuant to CIP Section 20.146.040.A.5 because the project is located in the existing residential area of Carmel Point, a biological survey was not required for the project. No adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other approved local, regional, or state habitat conservation plan exists for the subject property. (Source: IX. 1, 2, 3, 6, 7) *Therefore, the project will have no impact on biological resources.*

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

The project will allow improvements to an existing single family dwelling which shall remain as a residential use of the land. No changes in land use will occur which would allow the property owner to use the residence as a holding or disposal area for hazardous materials. Therefore, no transportation on or to the site of hazardous material in quantities that would constitute a significant hazard or violate state or County health and safety regulations, or through a reasonably foreseeable accident allowing the release of hazardous materials into the environment will occur. The proposed residence would not involve stationary operations, create substantial hazardous emissions, or handle hazardous materials and, therefore, would not constitute a hazard to the public health and safety to the closest school which is approximately 1.8 miles from the site. (Source: IX. 1, 2, 3, 6, 7).

The site location and scale of the project site will have no impact on emergency response or emergency evacuation and is not included on any list of hazardous materials sites. The property is not located within the vicinity of a public airport or private airstrip and would not constitute a hazard for people residing or working in the area. The Cypress Fire Protection District (CFPD) reviewed the project application and recommended condition of approval regarding fire safety. There recommended condition has been incorporated into the project. Because the structure is located adjacent to a wildfire area, the recommended condition requires the installation of a sprinkler system throughout the new and existing residence. Because the single family residence already exists, no increase in risk from wildland fires will result from the proposed addition to the existing single family residence. (Source: IX. 1, 2, 13). *Therefore, the proposed project would not result in impacts related to hazards/hazardous materials or expose people or structures to significant risk of loss by reducing the existing level of fire safety.*

9. Hydrology and Water Quality. The subject property contains an existing single family dwelling which is currently served by the California American Water Company for water and the Carmel Area Wastewater District for sewer service. There has been no indication that the proposed new residence will create a significant impact to the existing services. The applicant was required to submit a Monterey Peninsula Water Management District Residential Water Release Form and Water Permit Application, which was reviewed and approved by the Monterey County Water Resources Agency. The form indicates that the proposed project will not increase the amount of fixture units on the property. No wells are proposed as part of the project.

The drainage pattern will be slightly altered due to the construction of the new additions. However, the amount of drainage will not increase because the overall impervious and structural coverage will decrease by approximately 1.4%. Therefore, the proposed project will not result in substantial increased pollution caused by runoff. As a standard condition of approval, the Water Resources Agency requires the owner/applicant to submit a drainage plan for review and approval prior to the issuance of any grading or building permits. Therefore, the project will have no impact on existing drainage patterns. The Monterey County Geographic Information Systems (GIS) and review by the Monterey County Water Resources Agency indicate that the subject property is not located within a 100-year flood plain. Therefore, the project will not place housing within a 100-year hazard area, impede, or redirect flood flows. The property is not located in an area where flooding would result from the failure of any dam or levee. The Carmel Area Land Use Plan Hazards Map (Map D) indicates that the property is not within a tsunami hazard area. Therefore, the potential for a tsunami to have an effect on the site is very low. (Source: IX. 1, 2, 3, 6, 7). *Therefore, the proposed project would not result in any negative impacts related to hydrology/water quality or expose people or structures to significant risk or loss.*

11. Mineral Resources. The project will construct additions to an existing two story single-family home within a residential area. No mineral resources or resource recovery sites have been identified on the site as delineated in the Monterey County General Plan and the Carmel Area Land Use Plan. (Source: IX. 1, 2, 3, 6, 7). *Therefore, the proposed project would not result in impacts to mineral resources.*
13. Population and Housing. The proposed project would not induce substantial population in the area; directly as the project will only construct additions to an existing two story single-family home within a residential area or indirectly as no new infrastructure would be extended to the site. The project would not alter the location, distribution, or density of human population in the area in any significant way, or create a demand for additional housing. No persons or existing residential units will be displaced because of the project. (Source: IX. 1, 2, 3, 6, 7). *Therefore, the proposed project would not result in impacts related to population and housing.*
14. Public Services. The proposed project consists of the construction of additions to an existing two story single-family home within a residential area, which will be served by existing public services and utilities. The project would have no measurable effect on existing public services. The Monterey County Water Resources Agency, Monterey County Public Works Department, the Environmental Health Bureau, and the Cypress Fire Protection District have reviewed the project. These agencies provided comments on the project, which are incorporated into the project as recommended conditions of approval. None of the County departments/service providers indicated that this project would result in potentially significant impacts or alter acceptable services ratios or performance objectives for the following services: Fire, Police Schools or Parks. (Source: IX. 1, 2, 3, 6, 7). *Therefore, the proposed project would not result in impacts related to public services.*
15. Recreation. The project would not result in a substantial increase in use of existing recreational facilities or physical deterioration of said facilities. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project. The project is in conformance with the public access and public

recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 3 of the Public Access Maps shown in the Carmel Area Land Use Plan. The project does not include recreational facilities nor will the project require the construction or expansion of recreational facilities in the Carmel Area, which might have an adverse physical effect on the environment. (Source: IX. 1, 2, 3, 6, 7) *Therefore, the proposed project would not result in impacts related to recreation.*

16. Transportation/Traffic. The project will construct additions to an existing two story single-family home within a residential area on an existing lot of record but will not generate a significant increase in traffic movements or create new traffic hazards which might result inadequate emergency access. The County Department of Public Works has reviewed the project and deemed the project complete with a condition requiring the owner to pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The project does not conflict with adopted public transit plans nor will it affect any or impact programs or performance and safety of pedestrian facilities.

The project is not located along a proposed trail as mapped in the County's Carmel Area Land Use Plan, Figure 3. The proposed dwelling unit meets the parking requirements contained in the Zoning Ordinance Title 20. The project site is not located in the vicinity of an airport and would not result in a change in air traffic patterns that substantially increase hazards because the project will not change land use or require additional design and improvements to the existing roads. (Source IX. 1, 2, 3, 5, 6, 7). *Therefore, the proposed project would not result in impacts related to traffic transportation systems, pedestrian facilities or public or transit policies, plans or programs.*

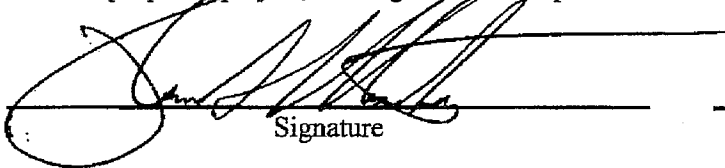
17. Utilities and Service Systems. The proposed project, consisting of additions and remodeling of an existing single family home, shall continue to be served by public utilities and services. Water will be provided by California American Water Company, gas, and electric by Pacific Gas & Electric, and sewage disposal by Carmel Area Wastewater District. The proposed additions will not cause a substantial increase nor exceed the capacity of these utilities and services or cause an increase exceeding the treatment requirements of the California Regional Water Quality Control Board's waste water treatment plan as monitored and controlled by the Carmel Area Wastewater District. The Monterey County Water Resources Agency has recommended a condition of approval that will require on-site retention of storm water which will avoid any potential impacts on storm water drainage facilities (Source: IX. 1) Development of existing lots within the forest have been accounted for by the service providers with the exception of water. The project will not require any additional water and the Water Resources Agency (WRA) has recommended a condition of approval requiring the property owner to provide them with a completed Monterey Peninsula Water Management District water release form. The owner has submitted a completed form therefore the WRA finds the project in compliance with the condition number WRO49 which confirms the availability of water for the project. Solid waste from the project will be collected by the Carmel Marina Corporation (Waste Management, Inc.) and brought to the Monterey Regional Waste Management District's Landfill and Recycling Facility, located near the City of Marina. The landfill has the total capacity

will be collected by the Carmel Marina Corporation (Waste Management, Inc.) and brought to the Monterey Regional Waste Management District's Landfill and Recycling Facility, located near the City of Marina. The landfill has the total capacity of 48 million tons, of which 40 million tons is remaining, which is expected to provide service through the year 2107. Therefore, the landfill is sufficient to accommodate the project's solid waste disposal needs and will have no impact, resulting in compliance with federal, state, and local statutes and regulations related to solid waste. (Source IX. 1, 2, 3, 6, 7, 12). *Therefore, the proposed project would not result in impacts related to utilities and service systems.*

B. DETERMINATION

Based on this initial evaluation:

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


Signature

Ramon A. Montano

June 28, 2012

Date

Assistant Planner

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		Less Than Significant			
		Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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.

		Less Than Significant			
		Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 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, forestland (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production [(as defined by Government Code section 51104(g))]? (Source IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use? (Source IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source IX: 1, 2, 3, 4, 5, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source IX: 1, 2, 3, 4, 5, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? (Source IX: 1, 2, 3, 4, 5, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source IX: 1, 2, 3, 4, 5, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source IX: 1, 2, 3, 4, 5, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source IX: 1, 2, 3, 4, 5, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. BIOLOGICAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

5. CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source IX: 1, 2, 3, 4, 6, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source IX: 1, 2, 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 IX: 1, 2, 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 IX: 1, 2, 3, 4, 6, 7, 8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/conclusions/mitigation:

Due to the intensive prehistoric use of the Carmel area by native American people, Key Policy 2.8.2 of the Carmel Area Land Use Plan (LUP) requires new land uses to incorporate all site planning and design features necessary to minimize or avoid impacts in order to maintain and protect archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed and mapped, for their scientific and cultural heritage. LUP Policy 2.8.3.4 further requires that "When developments are proposed for parcels where archaeological or other

cultural sites are located, project design shall be required which avoids or substantially minimizes impacts to such cultural sites. To this end, emphasis should be placed on preserving the entire site rather than on excavation of the resource, particularly where the site has potential, religious significance."

Based on information contained within the Carmel Area Archaeological Sensitivity Zone Map, the subject property is located within a high archaeological sensitivity zone and Monterey County Geographic Information Systems (GIS) indicates that the proposed development is within 750 feet of a known archaeological resource and within positive archaeological area. Furthermore, the project site is included within the boundary for CA-MNT-1286, a prehistoric archaeological site which has yielded evidence of prehistoric occupation dating from 8,000 years before present (Source IX. 8). Therefore, pursuant to Section 20.146.090.B of the Carmel Area Coastal Implementation Plan, the submittal of an archaeological report was required as part of the application. (Source IX: 1, 2, 3, 4, 6, 7, 8)

5 (a) Conclusion: No Impact.

Due to the age of the single family dwelling (built approximately in the early 1960s), a Phase I Historic Assessment was required as part of the application to address any impact to a potentially historical resource. The Phase I Historic Assessment, conducted by Steve Seeley dated September 21, 2011, concludes that the structure has had a substantial number of building alterations, and lacks occurrences of events of significance to the nation state or region, nor have any important individuals been identified with the existing property. Therefore, due to its lack of historic significance and because of its poor design and stated alterations, the subject property lacks the necessary physical integrity to meet the criterion for listing in the California Register or Monterey County Register of Historic places. Therefore, the dwelling cannot be considered a historic resource as defined by CEQA. Therefore, the project will have no impact on any historical resources. (Source IX: 1, 2, 3, 4, 6, 7, 8)

5(b) (c) and (d). Conclusion: Less Than Significant With Mitigation Incorporated. The project site is located within a "high" archaeological sensitivity zone. Pursuant to Section 20.146.090 of the CIP, a preliminary cultural resources reconnaissance, this included background research, limited subsurface observations of test soil boring logs, and a methodical physical inspection of the parcel. Mary Doane, B.A., and Gary Breschini, Ph.D., RPA. (Doane & Breschini) stated that inspections of the soils on the subject parcel were difficult because of the built-out nature of the parcel, which is significantly covered by structures and hardscape. However, small fragments of abalone and mussel shell were identified in the soil that is visible near the proposed garage area in the two of the soil borings that were taken to acquire additional soil information. The Preliminary Cultural Resources Reconnaissance report prepared by Doane & Breschini (Source IX. 8) states that the project is located within the boundaries of a known and recorded archaeology site, CA-MNT-1286, and within 1/2 mile of several other recorded sites. Three parcels within the block surrounding the project site, including the parcels abutting the project site on the east side of the site, have been found to contain cultural resources and the parcel adjacent the subject parcel on the east tested positive for cultural resources. (Source IX: 1, 2, 3, 4, 6, 7, 8)

The implementation of the following mitigation measures will reduce the impact of the project on cultural resources to a less than significant level.

Mitigation Measure #1:

In order to reduce the impact of this project on cultural resources which are presumed to exist on the parcel, a qualified professional archaeologist meeting the standards of the Register of Professional Archaeologists (ROPA) shall be present to monitor all operations on or in the vicinity of a known or potentially significant cultural resources in order to prevent or minimize impact to the resource including all ground disturbing activities within the proposed garage footprint or any area requiring excavation work related to the proposed development.

Sand exhibiting shell exposed anywhere within the proposed excavation footprint should be checked for the presence of potentially significant cultural materials or significant prehistoric cultural resources which include but not limited to:

- a. Human bone – either isolated or intact burials.
- b. Habitation (occupation or ceremonial structures as interpreted from rock rings/features, distinct ground depressions, differences in compaction (e.g., house floors).
- c. Artifacts including chipped stone objects such as projectile points and bifaces; groundstone artifacts such as manos, metates, mortars, pestles, grinding stones, pitted hammerstones; and, shell and bone artifacts including ornaments and beads."
- d. Various features and samples including hearths (fire-cracked rock; baked and vitrified clay), artifact caches, faunal and shellfish remains (which permit dietary reconstruction), distinctive changes in soil stratigraphy indicative of prehistoric activities.

The archaeologist shall be invited to all preconstruction meetings. The archaeological monitor shall have the authority to temporarily halt construction on the parcel to examine any potential significant archaeological resources or materials. To ensure compliance with this condition, prior to the issuance of a grading or building permit, the applicant shall provide evidence that he has entered into an agreement with an archaeologist to provide monitoring services. A Monitoring Closure Report suitable for compliance documentation shall be submitted at the completion of the project. Copies of this and any other reports shall be submitted to the RMA-Planning Department and shall be forwarded to, California Historical Research Information System/North West Information Center, (CHRIS/NWIC) and Sonoma State University, Rohnert Park for their archives. If cultural deposits associated with CA-MNT-1286 are exposed, a supplemental site record form shall be submitted to the CHRIS/NWIC.

Monitoring Action #1:

Prior to the issuance of a grading or building permit, submit a copy of a contract with a qualified archaeologist to provide monitoring services to the RMA-Planning Department.

Monitoring Action #1a:

Prior to final inspection, the archaeologist shall submit copies of the Monitoring Closure Report and any additional reports to the RMA-Planning Department.

Mitigation Measure #2:

If significant archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and if the coroner determines the remains to be Native American:

- 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 Costonoans/Ohlone tribal group, as appropriate, to be the most likely descendent.
- The most likely descendent may make recommendation to the landowner or the person 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:
 - 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.
 - The descendent identified fails to make a recommendation; or
 - 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 #2a:

After the building permits or grading permits have been issued, if significant archaeological resources are accidentally discovered during construction, the archaeologist shall prepare submit copies of an evaluation report and any additional reports that determine the significance of the find. The report shall include appropriate mitigations in the event further environmental review is required. The RMA-Planning Department will conduct the appropriate level of environmental review before any further action can be taken with regard to the disposition of the site.

Mitigation Measure #3:

In the event cultural materials are recovered, the archaeologist will make a recommendation to RMA Planning Department before a final inspection is granted for the building permit. The recommendation should indicate a suitable research facility to curate the cultural materials.

Monitoring Action #3a:

The Archaeologist will confirm in a letter report to the RMA Planning Department the status of the materials prior to a final inspection of the building permit.

6. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source IX: 1, 2, 3, 4, 7, 13) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii)	Strong seismic ground shaking? (Source IX: 1, 2, 3, 4, 7, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (Source IX: 1, 2, 3, 4, 7, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Landslides? (Source IX: 1, 2, 3, 4, 7, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (Source IX: 1, 2, 3, 4, 7, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source IX: 1, 2, 3, 4, 7, 13)	<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 IX: 1, 2, 3, 4, 7, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source IX: 1, 2, 3, 4, 7, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

The Carmel Area Land Use Plan (LUP) Hazards Map (Map D) and the Monterey County Geographic Information Systems (GIS) indicate that the project site is located 350 feet southwest the Cypress Point Fault, a potentially active fault. For purposes of applying the hazard protection policies of the LUP, Section 2.7.1 states that zones 1/8 mile on each side of active or potentially active faults are defined as high hazard areas; therefore, the project site is considered located in a high seismic hazard zone. Pursuant to LUP Policy 2.7.4.5 and the Carmel Area Coastal Implementation Plan Part 4, Section 20.146.080 Geological Hazards B.1.b. Requires that a geologic and soils report addressing hazards potential impacts affecting the project is required to be submitted. The applicant has submitted a Geotechnical Report dated December 2011 by Grice

Engineering Inc. (LIB120004). The report stated that the Cypress Point Fault is located approximately 0.05 miles away south west of the property boundary.

LUP Policy 2.7.4.1 requires that applications for grading and building permits be reviewed for potential impacts to onsite and of site development arising from geologic and seismic hazards and erosion. Although the project site is located within the annually active Monterey Bay region of the Coast Ranges Geomorphic Province, it is not located within any Earthquake Fault Zones as established in accordance with the Alquist-Priolo Earthquake Fault Zoning Act of 1972 nor have any faults been mapped on the site. However, strong seismic ground shaking associated with earthquakes along the San Andreas and/or and of the other nearby faults will undoubtedly occur at the site in the future. The engineer recommends that prior to construction, the project geologists review the site grading, improvement plans, and their potential impact on identified geologic hazards, and that the structures are designed according to the current edition of the California Building Code. The engineer, having taken into account the applicable information, has recommended seismic design parameters and procedures to reduce the risk of loss, injury, or death due to seismic shaking to a less than significant-level.

The Geotechnical Report prepared for the project also finds that the natural site slopes are gradual (less than 10%). The report indicates that no evidence of slope instability has been previously mapped nor was any evidence of landslides observed on the project site during the site investigation. As recommended by the engineer, that all structures be designed and built in accordance with the requirements of the California Building Code. (Source IX: 1, 2, 3, 4, 7, 13)

6a) (i), (iii), (d) and (e) Conclusion: No Impact.

(i) Based on the information in the Geological hazard assessment in the geotechnical report prepared for the project and current referenced Alquist-Priolo Earthquake fault zoning map indicate that the is not located within a fault rupture zone. (Source IX: 1, 2, 3, 4, 7, 13)

(iii) The soils report concludes that although the site is shown on maps as being in an area of low to moderate potential-for liquefaction, based on the soil characteristics found in the investigation, the potential for liquefaction or lateral spreading is low. (Source IX: 1, 2, 3, 4, 7, 13)

(iv) The Geotechnical Report prepared for the project also finds that the natural site slopes are gradual (less than 10%). The report indicates that no evidence of slope instability has been previously mapped nor was any evidence of landslides observed on the project site during the site investigation. As recommended by the engineer, that all structures be designed and built in accordance with the requirements of the California Building Code. (Source IX: 1, 2, 3, 4, 7, 13)

(d) The site soils are classified silty medium fine sand and are considered non-plastic. The report concludes that no special measures are required to mitigate the effects of soil expansion on foundations or concrete slabs on grade. In general, the site soils are silty medium find sands considered to be “non plastic” and because the “expansivity” or amount of water that can be absorbed by the soil has not been influential to the existing structure because no deformations attributable to expansive soils were observed nor are there problems with expansive soils in the area. (Source IX: 1, 2, 3, 4, 7, 13)

(e) Wastewater from the project will go to the Carmel Area Wastewater District facility and no septic or alternative wastewater treatment systems are proposed as part of the project. Therefore, the adequacy of the soil for wastewater treatment is irrelevant. Based on information contained in the Geologic and Soils Engineering Report, the project will have no impact on liquefaction, lateral spreading, expansive soils, or inadequate soils for wastewater systems. (Source IX: 1, 2, 3, 4, 7, 13)

6a) (i), (ii), 6(b) Conclusion: Less Than Significant.

(i) Based on the information in the Geological hazard assessment in the geotechnical report prepared for the project and current referenced Alquist-Priolo Earthquake fault zoning map indicate that the is not located within a fault rupture zone. (Source IX: 1, 2, 3, 4, 7, 13)

(ii) LUP Policy 2.7.4.1 requires that applications for grading and building permits be reviewed for potential impacts to onsite and of site development arising from geologic and seismic hazards and erosion. Although the project site is located within the annually active Monterey Bay region of the Coast Ranges Geomorphic Province, it is not located within any Earthquake Fault Zones as established in accordance with the Alquist-Priolo Earthquake Fault Zoning Act of 1972 nor have any faults been mapped on the site. However, strong seismic ground shaking associated with earthquakes along the San Andreas and/or and of the other nearby faults will undoubtedly occur at the site in the future. The engineer recommends that prior to construction, the project geologists review the site grading, improvement plans, and their potential impact on identified geologic hazards, and that the structures are designed according to the current edition of the California Building Code. The engineer, having taken into account the applicable information, has recommended seismic design parameters and procedures to reduce the risk of loss, injury, or death due to seismic shaking to a less than significant-level. (Source IX: 1, 2, 3, 4, 7, 13)

6 b Soils and earth materials on the site were found to be moderately erodible as identified in the GIS. The Geotechnical Report prepared for the project recommends that specific drainage and erosion control measures be implemented to provide surface stability of the site soils. The proposed project includes the total reduction of approximately 1.4% of existing impervious hardscape coverage as indicated on the site plan. Therefore, during and after construction, control of site drainage will also be required to prevent further erosion as provided in the erosion control measures stated in the Geotechnical Report. Additionally as a standard condition of approval, the applicant will be required to submit a drainage plan to the Monterey County Water Resources Agency for review and approval. The drainage plan will be incorporated into the plans for the grading and building permits. This will reduce the potential for loss of topsoil and substantially reduce the potential impact from erosion to a less than significant level. (Source IX: 1, 2, 3, 4, 7, 13)

6(c) Conclusion: No Impact.

As discussed above in Sections 6(a), the Geotechnical Report prepared for the project concluded that because of the conditions found on the site, the potential for liquefaction, lateral spreading, or landslides is low. The Monterey County GIS information indicates the project site is located on undifferentiated terrace deposits and that the area where the project is located has a low risk for slope failure or liquefaction. The site will not require excavation more the 2 feet in depth. The report concludes that the site and soils are suitable for the proposed additions. The soils have been determined to be stable within the context of the seismic issues when constructed in the manner prescribed by the engineer and in accordance with the California Uniform Building

Code. No of site, effects are expected since the size of the project area is confined well within the boundaries of the property. (Source IX: 1, 2, 3, 4, 7, 13)

7. GREENHOUSE GAS EMISSIONS	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source IX: 1, 2, 3, 4, 5, 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 IX: 1, 2, 3, 4, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/conclusions:

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 States vulnerability to global climate change. Pursuant to Senate Bill 97 (SB 98), 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 (responsible for regulating air quality in the region) have not identified a threshold of significance for GHG emissions. There will be GHG emissions associated with the production and transport of construction materials to and from the project site. However, at this time, quantifying the emissions would be too speculative. Therefore, in the absence of State guidance or locally adopted thresholds, a primarily qualitative approach will be used to evaluate possible impacts for the proposed project. (Source IX: 1, 2, 3, 4, 5, 7)

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 project will not result in an increase in the baseline amount of GHGs emitted prior to the project. The demolition of the existing 583 square foot carport and the addition of a 691 square foot addition within the foot print of a previously developed area will not permanently create a greater amount of vehicle trips nor will it cause in increase in the emission of carbon dioxide by fuel combustion.

Furthermore, Title 24, Part 6 of the California Building Code (Energy Efficiency Standards for Residential Buildings) requires that new construction meet the minimum requirements for energy efficient windows, insulation, lighting, plumbing, and mechanical equipment. Prior to the issuance of a building permit, the owner/applicant will be required to submit a Certificate of

Compliance (CR-1R) demonstrating that the project meets the minimum requirements for energy efficiency. The Building Services Department then verifies that the information contained in the construction plan is consistent with the requirements specified on the CR- 1R. Prior to the final of the building permit, the contractor and all sub-contractors responsible for installation of windows, insulation, lighting, plumbing and mechanical equipment are required to submit an Installation Certificate (CF-6R) certifying that the installed features, materials, components and manufactured devices conform to the construction plans and the CR-1R which were approved. It is anticipated that the new single-family residence will be much more energy efficient than the 1950s era residence it will be replacing.

Therefore, the proposed project will not result in the increase in emission of GHGs. However, due to temporary impacts caused by construction activities, the project will result in a less than significant impact to GHGs. (Source IX: 1, 2, 3, 4, 5, 7)

8. HAZARDS AND HAZARDOUS MATERIALS	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source IX: 1, 2, 3, 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 IX: 1, 2, 3, 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 IX: 1, 2, 3, 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 IX: 1, 2, 3, 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 IX: 1, 2, 3, 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 IX: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. HAZARDS AND HAZARDOUS MATERIALS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source IX: 1, 2, 3, 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 IX: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

9. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements? (Source IX: 1, 2, 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 IX: 1, 2, 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 IX: 1, 2, 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 IX: 1, 2, 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 IX: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. HYDROLOGY AND WATER QUALITY

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f)	Otherwise substantially degrade water quality? (Source IX: 1, 2, 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 IX: 1, 2, 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 IX: 1, 2, 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 IX: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j)	Inundation by seiche, tsunami, or mudflow? (Source IX: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

10. LAND USE AND PLANNING

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

Discussion/conclusions/mitigation:

10(a) Conclusion: No Impact. The proposed project is located in an urbanized area within the unincorporated area of Carmel within the County of Monterey. The project proposes to demolish approximately 583 square feet of an existing carport and second story decking attached to an existing two story single family residence. (Source IX: 1, 2, 3, 4, 5, 7))

10 (b) Conclusion: Less Than Significant with a mitigation incorporated.

The proposed project is consistent with the policies set forth in the Monterey County General Plan and the regulations found in the Monterey County Zoning ordinance (Title 20). The proposed project meets all currently required setbacks with the exception of the rear of the residence which is considered as legal-non-conforming, only to setback. No changes or new development will occur on this side of the existing residence, north end of structure, therefore the project is consistent with the site development standards in Title 20. The proposed project meets the height, lot coverage and floor area ratio requirements, including the 18 foot height limit. The proposed design of the project is consistent with the Carmel Area Land Use Plan (LUP) Visual Resources Policies for siting design, color, and texture.

The project proposed to construct a new garage and second story addition to the main structure which require earth work to prepare the pad for the slab of the garage and the footing for the proposed addition which may require up to 2 feet of excavation work. The archaeological report prepared for the project found that cultural deposits (midden layer) associated with CA-MNT-1286, a known archaeological site, are present on the westerly end of the parcel near the project area at depth between approximately 1 to 5 feet below the surface (Source 8). The LUP policy 2.8.3.4 states that "When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids or substantially minimizes impacts to such cultural sites." Consequently, the site was determined to be within the CA-MNT-1286 site. Testing for cultural resources was conducted and the field reconnaissance provided cultural materials limited to small fragments of abalone and mussel shell, including charcoal and chert flakes. Therefore based on the background research and field reconnaissance, the archaeologist concluded that there were surface and subsurface evidence of potentially significant archaeological resources on the project parcel, and considered a portion of CA-MNT-1286.

CA-MNT-1286 has been the subject of several previous studies, which have determined that the archaeological deposit is a significant cultural resource. However because the impacts associated with the proposed project area expected to be limited to the foundation area for the new garage. Due to the significant amount of previous data, recovery on adjacent parcels to the east, a good data baseline has been created. Therefore, the archaeologist recommends three mitigation measures.

Those measures have been incorporated into the project to reduce the potential for impact to any subsurface cultural resources. Implementation of mitigation measures 1 through 4 (Section IV.5), require monitoring by a qualified archaeologist during ground disturbing activities which have the potential to affect cultural resources. If cultural deposits or significant resource is discovered during construction, implementation of the suggested mitigation measures in this report will bring the project into conformance by minimizing significant impact to found cultural deposits or to require the project to be redesigned to avoid new significant cultural sites. The proposed project will not conflict with any other land use plan, policy or regulation adopted for the purpose of avoiding or mitigating and environmental effect, therefore with the mitigation incorporated, impacts related to Land Use Planning will be less than significant. (Source IX: 1, 2, 3, 4, 5, 7))

10 (c) Conclusion: No Impact.

The subject property is not located within an area that has an adopted habitat conservation plan or natural community conservation plan. There will be no impact. (Source IX: 1, 2, 3, 4, 5, 7)

11. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source IX: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Source IX: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

12. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source IX: 1, 2, 3, 4, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. NOISE	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/conclusions:

The proposed project is located within an area recognized as an urban setting, within an established neighborhood. Therefore, the proposed project may cause a temporary impact to sensitive receptors caused by grading, demolition, and construction activities. However, the noise affect created from the construction activities with not result in a permanent significant impact. (Source IX: 1, 2, 3, 4, 6, 7)

12(a), (c), (e), (f) Conclusion: No Impact.

The proposed project will not create a substantial permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project. Therefore, the proposed will have no impact on permanent noise levels. The project site is not located within an airport land use plan area nor is it in within the vicinity of a public airport, public use airport, or private airstrip. Therefore, the project will not expose people residing or working within the project area to excessive noise levels and thus will have no impact. (Source IX: 1, 2, 3, 4, 6, 7)

12(b) and (c) Conclusion: Less Than Significant Impact.

The proposed project includes the demolition of 583 square feet of decking and a carport and construction of a new first and second story addition with associated grading. The subject neighborhood is located within an established neighborhood. Potential sensitive receptors include single family residences within the immediate vicinity. Therefore, the proposed project may cause a temporary increasing ambient noise levels and it may expose persons to ground borne vibration and noise levels within the project vicinity due to demolition, construction, and grading operations.

Development activities may include the operations of backhoes, and trucks which will cause localized noise levels to temporarily increase above the existing ambient levels. All development activities will be required to adhere to the County's noise control Ordinance Chapter (10.60) of the Monterey County Code. The County has incorporated as a condition of approval the requirement to submit a Construction Management Plan (CMP) which will indentify the following: *duration of the construction, hours of operation, and estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas.* The County will utilize the information to insure that the temporary nature of the construction activities, of the proposed project will have a less than significant impact on the ambient noise levels of the neighborhood. (Source IX: 1, 2, 3, 4, 6, 7)

13. POPULATION AND HOUSING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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 IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

15. RECREATION		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

16. TRANSPORTATION/TRAFFIC		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in inadequate emergency access? (Source IX: 1, 2, 3, 4, 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
Would the project:					
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 IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

17. UTILITIES AND SERVICE SYSTEMS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 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 IX: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source IX: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source IX: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source IX: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source IX: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/conclusions/mitigations:

The proposed project will have no impacts on Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Hazardous Resources Hydrology/Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities/Service Systems.

Less than significant impacts have been identified for Geology and Soils, Greenhouse Gas Emissions, Land Use Planning, Noise.

Potential impacts to Cultural Resources caused by construction of the project have been identified and mitigation measures have been recommended to reduce the potential for impact to a less than significant level. (Source IX: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14)

(a) Conclusion: Less Than Significant with mitigation incorporated.

Based upon the proposed scope of the project, the analysis throughout this initial study of the proposed project indicated that there is the potential to degrade the quality of the environment in the project area from construction activities only. Based on the information in the Archaeological report and various other studies prepared for CA-MNT-1286, it was determined that the

archaeological deposit is a significant cultural resource. Therefore, because the impacts from the project are expected to be limited to the foundations of the new garage and because of previous robust data recovery project conducted on the adjacent parcel provided a good data baseline, the report recommended 3 mitigation measures which have been incorporated into this initial study. (Source IX: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14) *There is no foreseeable or observable potentially significant impacts will occur to the biological environment as a result for this residential infill project, however mitigations incorporated herein will insure that no impacts to significant cultural resources or significant impact to cultural materials because of construction activities will occur.*

(b) Conclusion: No Impact.

The project will require demolition and normal construction activities within an established residential neighborhood to make first and second story additions to an existing single family dwelling; therefore, the project will not create a substantial adverse effect on human beings, either directly or indirectly. Implementation of the proposed project will result in temporary minor incremental reductions in air quality in the project vicinity and no changes to traffic conditions. The incremental air quality transportation/traffic, public services and utility impacts of the project when considered in combination with the effects of past projects, current projects and probable future projects in the surrounding area, will result in no impact. (Source IX: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14) *There is no foreseeable or observable cumulative impact to the environment for this residential infill project.*

(c) Conclusion: No Impact.

The project as proposed will add additional living areas to an existing residence. Impacts from the construction activities are not considered significant and are temporary. Therefore, no direct or indirect changes are anticipated as a result of the proposed additions affecting the environment in a substantial way which would affect human beings. The project is consistent with the current General Plan and the Carmel Area Land Use Plan requirements and County health and safety codes for development requirements in residential areas. (Source IX: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14) *Therefore, the project as a whole will have no significant impacts on the environment and will not cause substantial adverse effects on human beings, either directly or indirectly.*

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

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

Projects that were determined to have a “de minimis” effect were exempt from payment of the filing fees.

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

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

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

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN110632 and the attached Initial Study.

IX. REFERENCES

1. Project Application/Plans contained in File Number PLN110632.
2. Monterey County 1982 General Plan.
3. Carmel Area Land Use Plan and Coastal Implementation Plan Part 5
4. Title 20 of the Monterey County Code (Zoning Ordinance)
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised June 2008. <http://www.mbuapcd.org/index.cfm/Cat/66.htm>
6. Site visits conducted by the project planner in January of 2012.
7. Monterey County Planning Department GIS system and selected property report for Assessor’s Parcel Number 009-403-022-000
8. Preliminary Archaeological Reconnaissance, prepared by Archaeologist Consulting, Salinas, dated October 26, 2011.
9. Phase 1 Historical Review, prepared by Kent Seavey, Pacific Grove, dated September 21, 2011.
10. Monterey County Assessor’s Database.
11. Monterey County Codes Chapters 10.60, and 18.03, 18.16, 18.17
12. Monterey Regional Waste Management District website.
<http://www.mrwmd.org/pdf/mrwmd%20annual%20report%202008%20.pdf>
13. Geotechnical Report, prepared by Grice Engineering and Geology Inc, Salinas, dated December 15, 2011.

14. Initial Study/Mitigated Negative Declaration, prepared by Delinda Robinson of the Monterey County RMA-Planning Department for the Richard Peery project PLN090116 March 3, 2011 and adopted by the planning Commission on April 27, 2011.
15. Monterey County Accela database.

X. ATTACHMENT

Site Plan

GRADING & DRAINAGE PLAN

EXHIBIT E
CARMEL DEVELOPMENT LLC (PLN110632)
LAND USE ADVISORY COMMITTEE MINUTES

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, WALD, DAVIS, HALL, Jeselasky, 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, Jeselasky, 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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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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Action by Land Use Advisory Committee

Project Referral Sheet

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

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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:

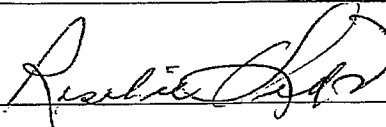
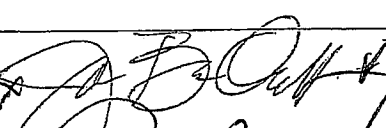
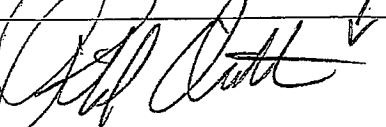
Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow remodel of and additions to an existing 3,290 square foot single-story residence which includes a 2,687 square foot single family dwelling with a 603 square foot garage to include the conversion of the existing garage 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 C. Outter	X		- support project. - Applicant has been very accomodating to the Outters. changed plans, trimmed trees.
 Jeff Outter	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
the 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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MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

AYES: Weber, McKeen, 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 2nd Floor
Salinas CA 93901
(831) 755-5025

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Advisory Committee: **Carmel Unincorporated/Highlands**

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

**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT**

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 Markette (Arch)
Don McBRIDE (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: _____

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PLANNING & BUILDING
INSPECTION DEPT

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

NOES: None

ABSENT: None

ABSTAIN: None

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
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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, Meheen, Hirst, 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 2nd 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 neighbor on 16th</i>	<input checked="" 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: _____

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

NOES: None

ABSENT: None

ABSTAIN: None

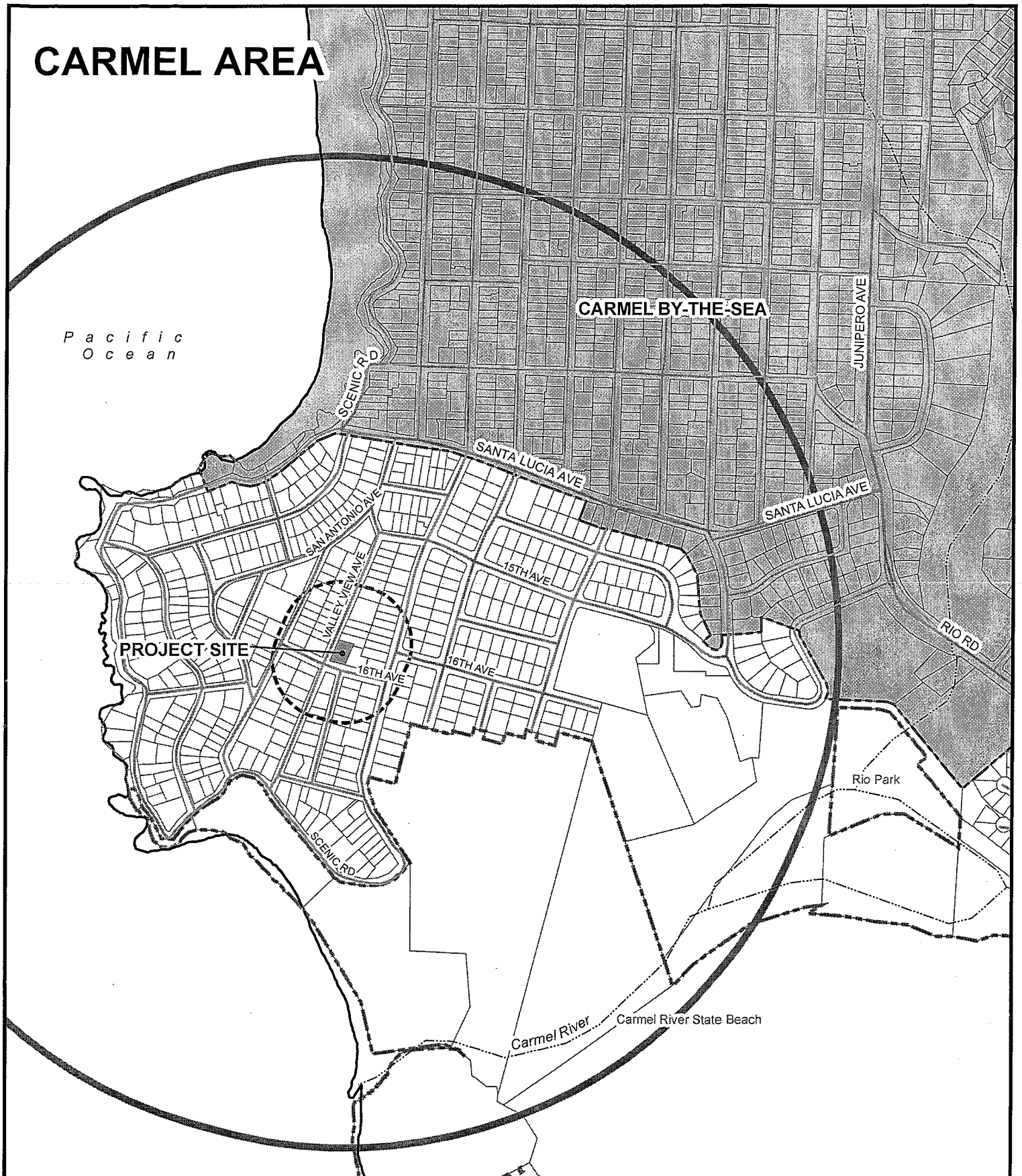
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PLANNING & BUILDING
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EXHIBIT F
VICINITY MAP

CARMEL AREA

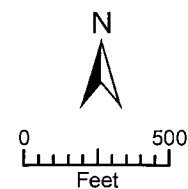


APPLICANT: CARMEL DEVELOPMENT LLC

APN:009-403-022-000

FILE # PLN110632

Water 2500' Limit 300' Limit City Limits



PLANNER: MONTANO