MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: March 13, 2013 Time: 1:30 P.M	**Agenda Item No.: 1**
Project Description: Consider Minor and Trivial Amendment (PLN130012) for demolition over 50% of exterior walls in order to construct already approved: 1) Design Approval (PLN100443) allowing a remodel of an existing 2,704 square foot single family dwelling including a 965 square foot lower level family room/bedroom addition, a new 525 square foot second story master bedroom and two main floor cantelievered windows resulting in a total floor area of 4,194 square feet; colors and materials consist of tan stucco with exterior stone cladding, cedar stained wood beams and shutters, metal clad windows, bronze railing, copper gutters and American slate roofing materials; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 3) a Variance to exceed allowable 35% lot coverage and allow existing legal non-conforming lot coverage of 37.5%, and 4) grading consisting of approximately 150 cubic yards of cut. The existing 426 square foot garage will remain.	
Project Location: 26195 Scenic Road, Carmel	**APN:** 009-422-023-000
Planning File Number: PLN130012	**Owner:** 26195 Scenic Holdings, LLC **Agent:** Eric Miller Architects
Planning Area: Carmel Area Land Use Plan	**Flagged and staked:** No
Zoning Designation: : "MDR/2-D (18) (CZ)" [Medium Density Residential/ 2 units per acre, Design Control(18 foot height limit) (Coastal Zone)]	
CEQA Action: Previously Adopted Negative Declaration	
Department: RMA - Planning Department	

RECOMMENDATION:

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

1) Find the project consistent with previously adopted Negative Declaration; and
2) Approve PLN130012, based on the findings and evidence and subject to the conditions of approval (**Exhibit B).**

PROJECT OVERVIEW:

This Minor and Trivial Amendment was originally set for Administrative Hearing on February 4, 2013. However, when the Public Notices were mailed out to the neighbors, they were concerned with the description and what changes were proposed to the previous approval. The only difference is the new owners need to remove most of the structure, leaving just the garage, in order to build the levels below and above the existing structure. The new owners intend to build what has already been approved. The original project (PLN100443) did not grant an entitlement for demolition, and therefore, this Minor and Trivial Amendment would grant that entitlement. A Negative Declaration analyzed as aspects of the project as a whole and was adopted for the previous project.

The project was re-noticed for the Zoning Administrator hearing. This project, which is located on the most prominent parcel of Scenic Road, has had a lot of previous controversy. The neighbors are requesting a public hearing so the new owners can explain their demolition plans. The neighbors are also concerned with the Variance to exceed allowable lot coverage of 35% that was granted with the previous project.

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

RMA - Public Works Department
Environmental Health Bureau

Water Resources Agency
Carmel Highlands Fire Protection District
Parks Department
California Coastal Commission

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the RMA Planning Department have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

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

/S/ ELIZABETH GONZALES

Elizabeth Gonzales
(831) 755-5102, gonzalesl@co.monterey.ca.us

cc: Front Counter Copy; Zoning Administrator; Carmel Highlands Fire Protection District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Wanda Hickman, Planning Services Manager; Elizabeth Gonzales, Project Planner; 26195 Scenic Holdings, LLC, Owner; Eric Miller Architects, Agent; The Open Monterey Project; LandWatch; Planning File PLN120013

Attachments:
Exhibit A – Project Data Sheet
Exhibit B – Resolution
- Conditions of Approval/Mitigation Monitoring Reporting Plan
- Demolition and Construction Management Plan

Exhibit C – Zoning Administrator Resolution No. 11-015
Exhibit D – Adopted Negative Declaration
Exhibit E – Letters of Concern
Exhibit F – Vicinity Map

This report was reviewed by Bob Schubert, Senior Planner BS

EXHIBIT A

Project Information for PLN130012

Project Information:

Project Name:	26196 SCENIC HOLDINGS, LLC		
Location:	26196 SCENIC ROAD, CARMEL		
Permit Type:	Minor and Trivial Amendment		
Environmental Status:	Negative Declaration	**Final Action Deadline (884):**	7/29/2013
Existing Structures (sf):	2704	**Coverage Allowed:**	35%
Proposed Structures (sf):	1490	**Coverage Proposed:**	37.5%
Total Sq. Ft.:	4194	**Height Allowed:**	18
Tree Removal:	0	**Height Proposed:**	16
Water Source:	Public	**FAR Allowed:**	45%
Water Purveyor:	Cal Am	**FAR Proposed:**	45%
Sewage Disposal (method):	Public	**Lot Size:**	.16
Sewer District:	Carmel Riviera	**Grading (cubic yds.):**	150

Parcel Information:

Primary APN:	009-422-023-000	**Seismic Hazard Zone:**	III
Applicable Plan:	Carmel LUP	**Erosion Hazard Zone:**	Low
Advisory Committee:	Carmel Highlands	**Fire Hazard Zone:**	Low
Zoning:	MDR/2- (18) (CZ)	**Flood Hazard Zone:**	N
Land Use Designation:	residential	**Archaeological Sensitivity:**	High
Coastal Zone:	yes	**Viewshed:**	Y
Fire District:	Carmel Highlands FPD	**Special Setbacks on Parcel:**	Y

Reports on Project Parcel:

Soils Report #:	LIB070443
Biological Report #:	N/A
Geologic Report #:	LIB060154
Forest Management Rpt. #:	N/A
Archaeological Report #:	LIB060155
Traffic Report #:	N/A

EXHIBIT "B"

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

In the matter of the application of:
26195 SCENIC HOLDINGS LLC (PLN130012)
Resolution by the Monterey County Zoning Administrator Approving a Minor and Trivial Amendment (PLN130012) for demolition over 50% of exterior walls in order to construct already approved: 1) Design Approval (PLN100443) allowing a remodel of an existing 2,704 square foot single family dwelling including a 965 square foot lower level family room/bedroom addition, a new 525 square foot second story master bedroom and two main floor cantelievered windows resulting in a total floor area of 4,194 square feet; colors and materials consist of tan stucco with exterior stone cladding, cedar stained wood beams and shutters, metal clad windows, bronze railing, copper gutters and American slate roofing materials; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 3) a Variance to exceed allowable 35% lot coverage and allow existing legal non-conforming lot coverage of 37.5%, and 4) grading consisting of approximately 150 cubic yards of cut. The existing 426 square foot garage will remain.
The property is located at 26195 Scenic Road, Carmel (APN: 009-422-023-000), Carmel Area Land Use Plan

RESOLUTION NO._____

The Minor and Trivial Amendment application (PLN130012) came on for public hearing before the Monterey County Zoning Administrator on March 13, 2013. 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 AND EVIDENCE

1. **FINDING:** The County has received and processed an amendment to PLN100443.
EVIDENCE: (a) An application for a Minor and Trivial Amendment was submitted on January 17, 2013. The project being amended requires demolition over 50% of exterior walls in order to construct additions to the existing structure.
(b) The property is located at 26195 Scenic Road, Carmel (Assessor's Parcel Number 009-422-023-000). The project is zoned "MDR/2-D (18) (CZ)" Medium Density Residential, 2 units per acre, 18 foot height limit in the Coastal Zone.
(c) On March 31, 2011, the Zoning Administrator approved PLN100443 (Resolution No. 11-015) for a Design Approval to

allow a remodel of an existing 2,704 square foot single family dwelling including a 965 square foot lower level family room/bedroom addition, a new 525 square foot second story master bedroom and two main floor cantelievered windows; colors and materials consist of tan stucco with exterior stone cladding, cedar stained wood beams and shutters, metal clad windows, bronze railing, copper gutters and American slate roofing materials; a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; a Variance to exceed allowable 35% lot coverage and allow existing legal non-conforming lot coverage of 37.5%, and grading consisting of approximately 150 cubic yards of cut.

(d) This Minor and Trivial Amendment (PLN130012) allows for demolition over 50% of exterior walls in order to construct already approved Design Approval (PLN100443). These modifications shall be in addition to the previously applied findings, evidence and conditions of the Design Approval (PLN100443).

(e) All applicable conditions of approval from PLN100443 that have not cleared shall be carried forward to permit PLN130012. The following new conditions of approval have been incorporated into the attached Conditions of Approval: Condition #5 through Condition #15 along with four standard conditions of approval required to implement the changes in the project.

(f) 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 amendment found in Project Files PLN100443 and PLN130012.

2. **FINDING:** The project as proposed is consistent with the previously approved permit(s) pursuant to Monterey County Code Section 20.70.105.A and does not cause impacts not already assessed in original permit action. As approved and amended, permit number PLN130012 will become and be referred to as the approved permit.

EVIDENCE: (a) The Minor and Trivial Amendment is consistent with the original permit because the approved project was analyzed with respect to construction of the same home as currently proposed, except for demolition of over 50% of the existing walls for the improvements.

(b) The project is minor or trivial in nature pursuant to the regulations in 20.70.105.A (Amendment to Coastal Development Permits) because there are no additional impacts that are not already assessed in original permit.

(c) 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 amendment found in Project Files PLN100443 and PLN1300012.

3. **FINDING:** **CEQA (Neg Dec)** - On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the

proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE: (a) 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 (PLN100443).

(b) The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a Negative Declaration. The Initial Study is on file in the RMA-Planning Department and is hereby incorporated by reference (PLN100443).

(c) The Draft Negative Declaration ("ND) for PLN100443 was prepared in accordance with CEQA and circulated for public review from February 16, 2011 to March 17, 2011 (SCH #2007071027). Issues that were analyzed in the Negative Declaration include: aesthetics, air quality, cultural resources, geology and soils, greenhouse gases, hydrology/water quality, noise and traffic and transportation.

(d) Conditions of Approval are incorporated to ensure compliance during project implementation and is hereby incorporated herein by reference as **Exhibit 1**.

(c) 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 amendment found in Project Files PLN100443 and PLN130012.

4. **FINDING:** Consideration of the request for the amendment has been carried out pursuant to Monterey County Code Section 20.84.040.A of Monterey County Code Title 20 (Zoning).

EVIDENCE: (a) On February 1, 2013, notices were mailed to residents within 300 feet of the project site and posted in at least 3 different public places on and near the subject property.

(b) No objections were received during the notification period from February 3, 2013 to February 12, 2013.

(c) 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 amendment found in Project Files PLN100443 and PLN130012.

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

EVIDENCE: (a) Monterey County Code Section 20.70.105.A and B states that if objections are received, the amendment shall be considered by the original decision making body. Objections were received and the original hearing body is the Zoning Administrator.

(b) Section 20. 86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of

Supervisors.

(c) Monterey County Code Section 20.86.080.A.3, states the project is appealable to the Coastal Commission if any approved project involving development that is permitted in the underlying zone as a conditional use. The original project is appealable.

DECISION

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

3) Find the project consistent with previously adopted Negative Declaration; and

4) Approve a Minor and Trivial Amendment (PLN130012) for demolition over 50% of exterior walls in order to construct already approved: 1) Design Approval (PLN100443) allowing a remodel of an existing 2,704 square foot single family dwelling including a 965 square foot lower level family room/bedroom addition, a new 525 square foot second story master bedroom and two main floor cantelievered windows resulting in a total floor area of 4,194 square feet; colors and materials consist of tan stucco with exterior stone cladding, cedar stained wood beams and shutters, metal clad windows, bronze railing, copper gutters and American slate roofing materials; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 3) a Variance to exceed allowable 35% lot coverage and allow existing legal non-conforming lot coverage of 37.5%, and 4) grading consisting of approximately 150 cubic yards of cut. The existing 426 square foot garage will remain and be in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference;

PASSED AND ADOPTED this 13th day of March, 2013.

_____

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION WAS MAILED TO THE 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 _____.

(Coastal Projects)
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

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

NOTES

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

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

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

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

Form Rev. 01-31-2013

Monterey County Planning Department

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130012

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Minor and Trivial Amendment (PLN130012) for demolition over 50% of exterior walls in order to construct already approved: 1) Design Approval (PLN100443) allowing a remodel of an existing 2,704 square foot single family dwelling including a 965 square foot lower level family room/bedroom addition, a new 525 square foot second story master bedroom and two main floor cantelievered windows resulting in a total floor area of 4,194 square feet; colors and materials consist of tan stucco with exterior stone cladding, cedar stained wood beams and shutters, metal clad windows, bronze railing, copper gutters and American slate roofing materials; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 3) a Variance to exceed allowable 35% lot coverage and allow existing legal non-conforming lot coverage of 37.5%, and 4) grading consisting of approximately 150 cubic yards of cut. The existing 426 square foot garage will remain and was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Minor and Trivial Amendment (Resolution Number ___) was approved by [Director of Planning for Assessor's Parcel Number 009-422-023-000 on February 13, 2013. The permit was granted subject to 15 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."

Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

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. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its 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, recordation of the certificates of compliance 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. PD008 - GEOLOGIC CERTIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant/Geological Consultant shall submit certification by the geological consultant to the RMA - Planning Department showing project's compliance with the geological report.

6. PD009 - GEOTECHNICAL CERTIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report.
(RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant/Geotechnical Consultant shall submit certification by the geotechnical consultant to the RMA-Building Services Department showing project's compliance with the geotechnical report.

7. PD010 - EROSION CONTROL PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services.
(RMA - Planning Department and RMA - Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.

8. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to the RMA - Planning Department for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to the RMA-Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

9. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by the RMA-Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit the RMA-Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to the RMA-Building Services Department.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

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. PW0014 - DRAINAGE IMPROVEMENT STUDY

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Provide an on-site/off-site drainage improvement study prepared by a registered Civil Engineer. Study to be approved by Public Works Department and the Water Resources Agency and shall be incorporated in the improvement plans. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Engineer shall prepare drainage study and improvement plans for review and approval by DPW. - Prior to Building/
Grading Permits Issuance or Recordation of Final Map

12. 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.

13. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

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

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

14. FIRE021 - FIRE PROTECTION- 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. Responsible Land Use Department: Carmel Highlands Fire Protection District

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

15. FIRE029 - ROOF CONSTRUCTION - (CYPRESS/PEBBLE BEACH)

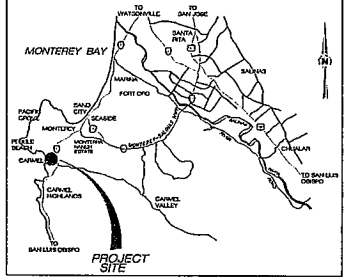
Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction
Responsible Land Use Department: Carmel Highlands Fire Protection District

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Half-Size on 12x18

VICINITY MAP



PROJECT DATA

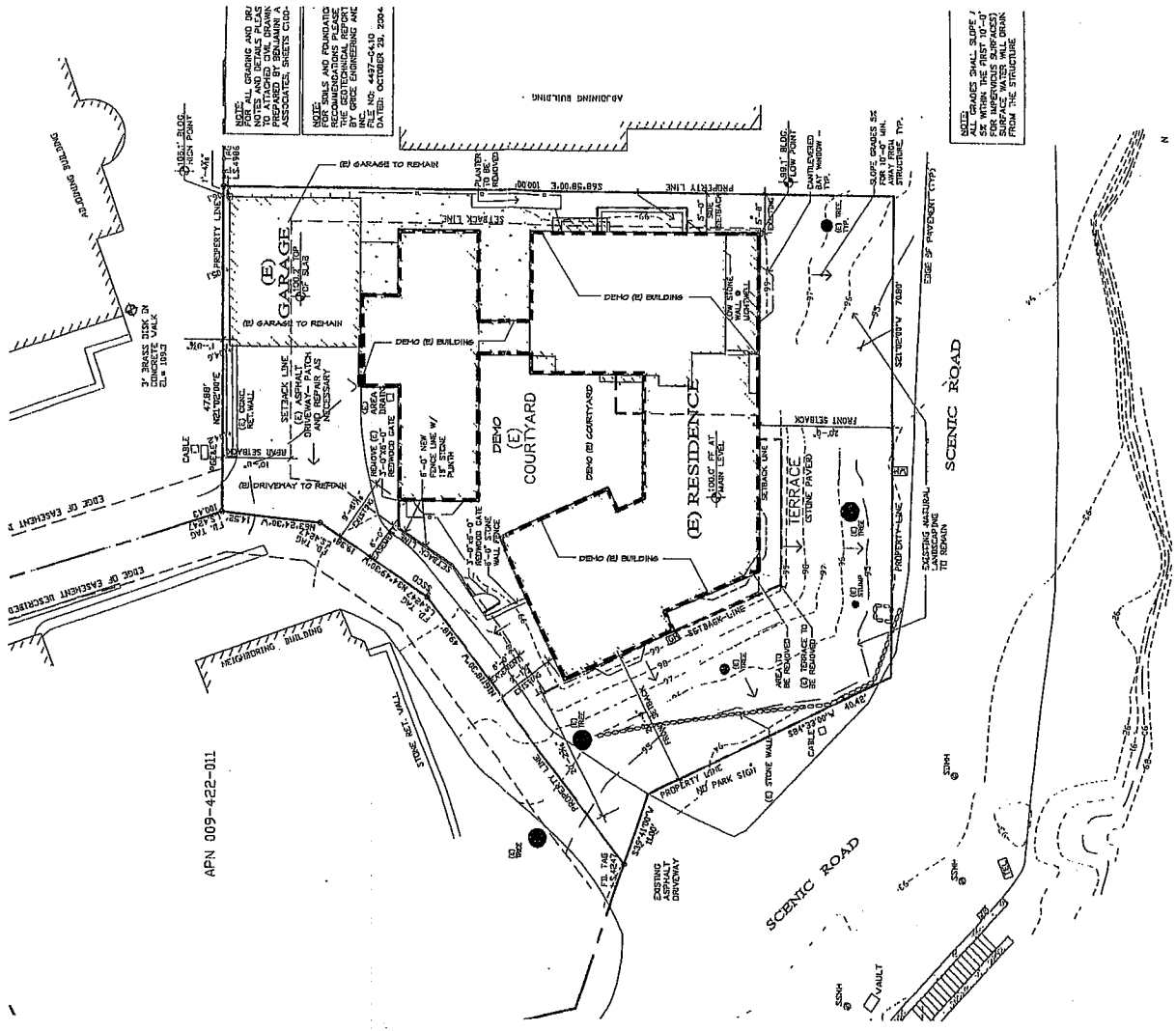
OWNER:	26145 Scenic Holdings, LLC 2000 McKinney, Suite 1200 Dallas TX 75201
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 157 GRAND AVE. SUITE 106 PACIFIC GROVE, CA 93950 CONTACT: LUYEN VU PH: 831-372-0410
A.P.N.:	009-422-023-000
PROPERTY ADDRESS:	26145 Scenic Road, Carmel, CA 93901
LOT COVERAGE:	
LOT SIZE:	7,174 S.F.
BUILDING SIZE:	2,704 S.F.
PAVED AREA:	992 S.F.

NOTES:

1. DEMOLISH ALL EXISTING BUILDING, ~~GARAGE~~, COURTYARD, RETAINING WALLS, AND HARDSCAPE.
2. NO TREE OR VEGETATION TO BE REMOVED.

CONSTRUCTION MANAGEMENT

PROJECT MANAGER:	LUYEN VU
TEL NO:	831-372-0410
NO. OF TRUCK TRIPS/DAY	3
NO. OF CONSTRUCTION WORKERS	6
AMOUNT OF GRADING/DAY	N/A
HOURS OF OPERATION	8 AM TO 5 PM
PROJECT SCHEDULING	2 MONTHS
PROPOSED ROUTE FOR HAULING MATERIAL	SCENIC TO SANTA LUCIA REHWAY 1 TO MARINA DISPOSAL SITE



DEMOLITION & CONSTRUCTION MANAGEMENT PLAN

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

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
157 GRAND suite 106 PACIFIC GROVE, CA 93950
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

Demolition & Construction Management Plan

JOB NAME: 26145 Scenic Holdings, LLC
26145 Scenic Road
Carmel, California
009-422-023-000

DATE:	1/7/13
SCALE:	1/8"=1'-0"
DRAWN:	GAD
JOB NUMBER:	12.24

A-1.0
SHEET OF

GRADING & DRAINAGE NOTES

1. ESTIMATED SITE EARTHWORK QUANTITIES

CUT =	50	CUBIC YARDS
FILL =	50	CUBIC YARDS
SITE WORK EXPORT =	0	CUBIC YARDS

SITE EARTHWORK QUANTITIES ARE GENERAL ESTIMATES ONLY EARTHWORK QUANTITIES FROM RETAINING WALL BACKFILL, TRENCHES, OR RECOMPACTION. SOIL SHRINK/SWELL NOT INCLUDED IN THIS ESTIMATE.

2. EXCESS MATERIAL (IF ANY) MAY BE DISPERSED ONSITE AT A LOCATION DIRECTED BY THE SOILS ENGINEER IF ALLOWED BY PLANNING DEPT.
3. NOTE NOT USED
4. NOTE NOT USED
5. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, HISTORICAL, OR ARCHAEOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE, WORK SHALL BE IMMEDIATELY HALTED WITHIN 100 FEET OF THE FIND. THE MONTEREY COUNTY RMA — PLANNING DEPARTMENT SHALL BE NOTIFIED SO THAT NO FURTHER WORK OCCURS WITHIN 100 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED, PROFESSIONAL ARCHAEOLOGIST.
6. PRIOR TO FINALIZING OF GRADING
7. ALL CUT AND FILL SLOPES SHALL BE 2H : 1V OR FLATTER UNLESS OTHERWISE PERMITTED BY A SOILS ENGINEER. THE CONTRACTOR SHALL REVIEW THE SITE WITH THE ENGINEER AND COMPLY WITH HIS REQUESTS FOR ANY MINOR GRADE CHANGES.
1. ALL WORK SHALL CONFORM TO SOILS REPORT BY THE SOILS ENGINEER

ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE MONTEREY COUNTY EROSION CONTROL ORDINANCE #2806. ALL GRADING SHALL CONFORM TO MONTEREY COUNTY ORDINANCE #2535

ALL WORK SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION, OF THE COUNTY OF MONTEREY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL SITE EARTHWORK IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY A REPRESENTATIVE OF THE SOILS ENGINEER. NO DEVIATION FROM THE SPECIFICATIONS SOILS AND CIVIL ENGINEER

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORK HOURS.

THE CONTRACTOR SHALL, UPON BECOMING AWARE OF SURFACE AND/OR SUBSURFACE CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION, PROMPTLY NOTIFY THE SOILS ENGINEER PRIOR TO CONTINUING TO WORK IN THAT AREA

ANY SOILS OR OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ADEQUATELY WATERED DURING AND AFTER CONSTRUCTION OPERATIONS TO PREVENT DUST FROM BECOMING AIRBORNE IN ACCORDANCE WITH LOCAL DUST CONTROL ORDINANCES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ANY UNDERGROUND UTILITIES ON THE PROJECT SITE PRIOR TO EARTHWORK OPERATIONS.

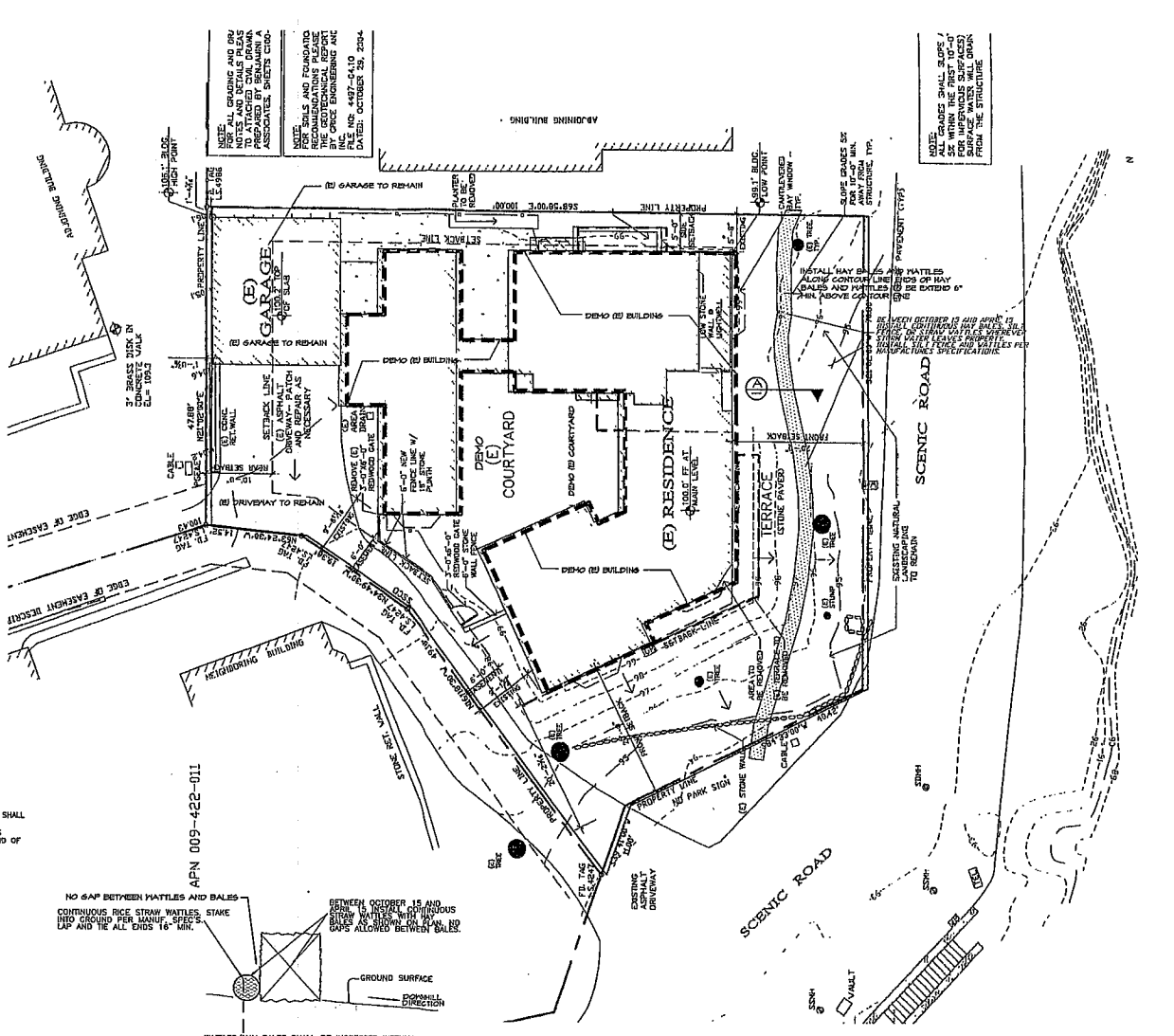
ANY DISCREPANCIES OR OMISSIONS FOUND IN THESE PLANS SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY. THE ENGINEER WILL CLARIFY DISCREPANCIES OR OMISSIONS, IN WRITING, WITHIN A REASONABLE TIME.

IF THE SURROUNDING STREETS ARE SUBJECTED TO DIRT TRACKING FROM THE CONSTRUCTION SITE, DIRT FROM GRADING OPERATIONS SHALL BE SWEPT FROM THE STREET PRIOR TO RAINFALL AND DAILY WHEN ACCUMULATION OCCURS.

ALL TREES TO BE PROTECTED FROM DAMAGE PER MONTEREY COUNTY STANDARDS.

EROSION-SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE MONTEREY COUNTY EROSION CONTROL ORDINANCE #2806. ALL GRADING SHALL CONFORM TO MONTEREY COUNTY ORDINANCE
2. ALL CONSTRUCTION MATERIALS SHALL BE STORED AT HIGHER ELEVATIONS ON THE SITE THAT ARE PROPERLY GRADED TO MINIMIZE CONTACT WITH SURFACE RUNOFF AND STANDING WATER. ANY AND ALL MATERIAL THAT COULD CONTAMINATE WATER RUNOFF WHEN EXPOSED TO RAIN SHALL BE COVERED WITH PLASTIC SHEETING DURING PERIODS OF RAIN, AS WELL AS DURING HIGH WINDS (WINDS EXCEEDING 20 MPH). ANY LIQUID MATERIAL STORED ON SITE SHALL BE STORED PROPERLY WITHIN THEIR CONTAINERS AND NOT USED IN EXPOSED AREAS DURING PERIODS OF RAIN. CARE SHALL BE TAKEN TO AVOID ANY SPILLS OF SOLID MATERIALS THAT WILL DISSOLVE IN WATER, OR LIQUID MATERIAL THAT WILL BE CARRIED AWAY WITH STORM RUNOFF. ACCIDENTAL SPILLS SHALL BE PROPERLY MITIGATED, IMMEDIATELY, TO THE POINT WHERE WATER CONTAMINATION IS MINIMIZED, IF NOT ELIMINATED.
3. VEGETATION REMOVAL BETWEEN OCTOBER 15 AND APRIL 15 SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN TEN (10) DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT EROSION OF FRESHLY GRADED AREAS DURING CONSTRUCTION AND UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
5. REMOVAL BETWEEN OCTOBER 15 AND APRIL 15 SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN TEN (10) DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. BETWEEN OCTOBER 15 AND APRIL 15, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY HYDROSEEDING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION AS APPROVED BY THE RMA— PLANNING DEPARTMENT. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ALL PLANTS SHALL BE NATIVE TO AREA AND CAPABLE OF CONTINUALLY STABILIZING SOIL WITHOUT MAINTENANCE ONCE ESTABLISHED.
6. IF AREAS ARE DISTURBED THAT ARE IN THE PROCESS OF BEING LANDSCAPED OR CONSTRUCTED DURING THE RAINY SEASON, THE DOWN SLOPE LIMITS OF THE AREAS SHALL BE BOUNDED WITH HAY BALE DIKES AND SILT FENCES TO SCREEN THE STORM RUNOFF SEDIMENT FROM LEAVING THE CONSTRUCTION AREA. ALL STORM DRAIN INLETS THAT ARE FUNCTIONAL DURING CONSTRUCTION SHALL BE PROTECTED WITH HAY BALES PER THE DETAILS INCLUDED HEREIN. IF THE INLETS ARE NOT UTILIZED DURING THE RAINY SEASON, THEY SHALL BE SEALED TO PREVENT WATER FROM ENTERING. AFTER EACH STORM, ALL STORM PROOFING PROVISIONS SHALL BE INSPECTED AND REPAIRED IF NECESSARY. IF SILT ACCUMULATION HAS OCCURRED, THE SILT SHALL BE REMOVED AND REDEPOSITED ON THE SITE.
7. TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION AREA SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY FENCING OFF THE CANOPY DRIPLINES AND/OR CRITICAL ROOT ZONES (WHICHEVER IS GREATER). SAID PROTECTION, APPROVED BY A CERTIFIED ARBORIST SHALL BE DEMONSTRATED PRIOR TO ISSUANCE OF BUILDING PERMITS.
8. A LETTER FROM A CERTIFIED ARBORIST SHALL BE SUBMITTED DOCUMENTING THAT THE TREE PROTECTION HAS BEEN APPROVED BY THE ARBORIST AS BEING ADEQUATE TO PROTECT THE TREES DURING THE DEMOLITION ACTIVITIES. THE ARBORIST LETTER SHOULD ALSO INCLUDE RECOMMENDATIONS FOR ANY SPECIAL MEASURES NECESSARY TO PROTECT THE TREES WHICH ARE IMMEDIATELY ADJACENT TO AREAS TO BE DEMOLISHED AND WHOSE ROOTS AN/OR DRIPLINES EXTEND INTO THE AREAS BEING DEMOLISHED INCLUDING STRUCTURES, PAVING, AND HARDSCAPE AREAS. THE ARBORIST'S RECOMMENDATIONS ARE TO BE INCLUDED ON THE PLANS.
9. IF ASBESTOS IS FOUND, THE APPLICANT/OWNER IS TO SUBMIT AN ASBESTOS ABATEMENT PLAN TO THE MONTEREY BAY UNIFIED AIR POLLUTION CONTROL DISTRICT (MBUAPCD) AND THE RMA— PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. IF ASBESTOS IS FOUND TO BE PRESENT, SUBMIT COPY OF ASBESTOS ABATEMENT PLAN TO RMA—PLANNING AND MBUAPCD.
10. DOCUMENTATION SHALL BE SUBMITTED THAT WORKERS INVOLVED WITH LEAD-BASED PAINT REMOVAL ARE EPA CERTIFIED.
11. ANY SOILS OR OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ADEQUATELY WATERED DURING AND AFTER CONSTRUCTION OPERATIONS TO PREVENT DUST FROM BECOMING AIRBORNE IN ACCORDANCE WITH LOCAL DUST CONTROL ORDINANCES.
12. IF IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ANY UNDERGROUND UTILITIES ON THE PROJECT SITE PRIOR TO EARTHWORK OPERATIONS.



WATTLES/HAY BALES SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT STORM. REPAIRS AND/OR REPLACEMENT SHALL BE MADE PROMPTLY

BETWEEN APRIL 15 AND OCTOBER 15 WATTLES/HAY BALES SHALL BE IN PLACE DURING CONSTRUCTION AND SHALL BE PLACED WHERE SHOWN ON PLANS TO PREVENT SILT OR SEDIMENT FROM LEAVING THE PROJECT SITE.

WATER SHALL BE CHANNELED SO AS TO PASS THROUGH WATTLE/HAY BALE BARRIER PRIOR TO LEAVING SITE.

(A) HAY BALE / STRAW WATTLE SECTION

NTS

SILT FENCE MAY ALSO BE USED IN LIEU OF WATTLES. INSTALL PER MANUF. SPECIFICATIONS

LANDSCAPE & RESTORATION NOTE:

ALL DISTURBED AREAS SHALL BE PLANTED WITH CALIFORNIA NATIVE PLANTS APPROPRIATE TO THE ONSITE ENVIRONMENT. ALL PLANTS SHALL BE WATERED AND FERTILIZED AS REQUIRED FOR PLANTS TO BE ESTABLISHED.

N

GRADING & DRAINAGE PLAN

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

REVISION	No.

CONSULTANT:

ARCHITECT

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GRADING & DRAINAGE PLAN

JOB NAME: 26195 Scenic Holdings, LLC
26195 Scenic Road
Carmel, California
004-422-023-000

DATE:	1/7/19
SCALE:	1/8"=1'-0"
DRAWN:	CAD
JOB NUMBER:	12.24

A-1.1

SHEET OF

Half-Size on 12x18

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Half-Size on 12x18

NORTH EAST ELEVATION

NORTH WEST ELEVATION

STREET ELEVATION

NORTH WEST ELEVATION

WEST ELEVATION

FRONT ELEVATION

SHEET OF A-1.3	JOB NUMBER: 1224	DRAWN: CAD	SCALE: N.T.S.	DATE: 1/7/13	PHOTOGRAPHIC VIEWS JOB NAME: 26195 Scenic Holdings, LLC 26195 Scenic Road Carmel, California 004-422-023-000

ARCHITECT
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CONSULTANT:

REVISION	No.

EXHIBIT "C"

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

In the matter of the application of:
MOELLENTINE, LON AND MORLEY (PLN100443)
RESOLUTION NO. 11-015
Resolution by the Monterey County Zoning Administrator:

1) Adopting the Negative Declaration; and
2) Approving Design Approval to allow a remodel of an existing 2,278 square foot single family dwelling including a 965 square foot lower level family room/bedroom addition, a new 525 square foot second story master bedroom and two main floor cantilevered windows (colors and materials consisting of tan stucco siding, cedar stained wood shutters and beams, exterior stone cladding, bronze railings, copper gutters, blended multi-colored slate roofing materials); there is an existing 426 square foot detached garage that will remain. Coastal Development Permit to allow development within 750 feet of a known archaeological resource; a Variance to allow existing legal non-conforming lot coverage of 37.5% from 35% allowable lot coverage; and grading consisting of approximately 150 cubic yards of cut.

(PLN100443, Moellentine, Lon and Morley, 26195 Scenic Road, Carmel Area Land Use Plan (APN: 009-422-023-000

The Coastal Development Permit application (PLN100443) came on for public hearing before the Monterey County Zoning Administrator on March 31, 2011. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 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) Site Description. The subject site is 7,175 square feet and is located at

26195 Scenic Road, Carmel (Assessor's Parcel Number 009-422-023-000), Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential/2 units per acre, Design Control Area/18-Foot Height Limit in the Coastal Zone ("MDR/2-D (18) (CZ)"). There is an existing 1-story, 2,278 square foot single family residence and 426 square foot detached garage on the property and single family homes are an allowed use in the MDR zone. A 12-foot wide, private road easement is located along the east side of the property and extends from Scenic Road to Ocean View Avenue.

c) Applicants are proposing a Design Approval for a remodel of an existing 2,278 square foot single family dwelling including a 965 square foot lower level family room/bedroom addition, a new 525 square foot second story master bedroom and two main floor cantilevered windows. Existing 426 square foot garage will remain. Entitlements also include a Coastal Development Permit to allow development within 750 feet of a known archaeological resource and a Variance to allow existing legal non-conforming lot coverage.

d) Design Approval Pursuant to Chapter 20.44, Design Control Zoning Districts, the project requires design review of structures to make sure they are appropriate to assure protection of the public viewshed, neighborhood character, and assure visual integrity. To ensure that the additions will not detract from the visual quality of Carmel Point, natural colors and materials (tan stucco siding, cedar stained wood shutters and beams, exterior stone cladding, bronze railings, copper gutters, blended multi-colored slate roofing materials) will be used to blend into the character of the neighborhood.

e) Visual Resources. The proposed project is located in a visually sensitive area along Carmel Point and four existing mature cypress trees provide natural screening of the existing residence. This project has been evaluated for consistency with the Visual Resources policies of the Carmel Area Land Use Plan (CLUP) and Carmel Coastal Implementation Plan as part of a Negative Declaration *(See Finding 5)*.

f) Cultural Resources. Although there are no known resources located on the subject site, the property is located within 750 feet of a known archaeological resource. In addition, the Kuster house located north of the property is considered a historic structure. A Phase II Historical Assessment analyzed potential impacts of the proposed addition on the historic integrity of the Kuster House. The integrity of the Kuster House's setting and feeling was compromised long ago leaving the Kuster House with little to no integrity of setting. This project has been evaluated for consistency with the Cultural Resources policies of the Carmel Area Land Use Plan (CLUP) and Carmel Coastal Implementation Plan as part of a Negative Declaration *(See Finding 5)*.

g) The project planner conducted a site inspection on September 10, 2010 to verify that the project on the subject parcel conforms to the plans listed above.

h) On September 20, 2010, the Carmel Highlands Land Use Advisory Committee recommended approval (6-0) of the project as proposed. The LUAC members who had seen previous plans submitted for this location felt the new plans were a vast improvement and did not impact

the scenic viewshed for this sensitive location. Dr. Bruce Meyer, owner of the historic Kuster House, complimented the applicant on plans that do not impact the scenic character of location on Scenic Road.

i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100443.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Highlands Fire Protection District, Parks, 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) Technical reports by outside historic, archaeological, geotechnical and geoseismic consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

- "Historic Preservation Interpretation" (LIB060156) prepared by Kent Seavey, Pacific Grove, CA, November, 2004;
- "Phase II Assessment: Preliminary Impact Analysis" (LIB060156) prepared by Sheila McElroy, San Francisco, CA, March 16, 2006;
- "Preliminary Archaeological Reconnaissance" (LIB060155) prepared by Archaeological Consulting, Salinas, CA, October, 2004;
- "Geotechnical Soils-Foundation and Geoseismic Report" (LIBN060154) prepared by Grice Engineering, Inc., Pacific Grove, CA, October, 2004;
- "Geotechnical Site Reconnaissance" (LIB070443) prepared by Haro, Kasunich & Associates, Watsonville, CA, April, 2006;

c) Staff received an email from Haro, Kasunich & Associates on December 21, 2010, confirming that the recommendations in the Geotechnical Site Reconnaissance have not changed as the soils have not changed since the reconnaissance.

d) Staff conducted a site inspection on September 10, 2010 to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100443.

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, Carmel Highlands Fire Protection District, Parks, 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 for the existing structure and will continue to be available. Water is supplied by Cal Am and the structure is hooked into the Carmel Area Wastewater District (CAWD).

c) Preceding findings #1 and #2 and supporting evidence for PLN100443.

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

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

b) Staff conducted a site inspection on September 10, 2010 and researched County records to assess if any violation exists on the subject property.

c) 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 PLN100443.

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

EVIDENCE: a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.

b) 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 (PLN100443).

c) The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a Negative Declaration. The Initial Study is on file in the RMA-Planning Department and is hereby incorporated by reference (PLN100443).

d) The Draft Negative Declaration ("ND) for PLN100443 was prepared in accordance with CEQA and circulated for public review from February 16, 2011 to March 17, 2011 (SCH #2007071027). Issues that were

analyzed in the Negative Declaration include: aesthetics, air quality, cultural resources, geology and soils, greenhouse gases, hydrology/water quality, noise and traffic and transportation.

e) Conditions of Approval are incorporated to ensure compliance during project implementation and is hereby incorporated herein by reference as **Exhibit 1**.

f) Evidence that has been received and considered includes: the application, technical studies/reports (*see Finding 2/Site Suitability*), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in the RMA-Planning Department (PLN100443) and are hereby incorporated herein by reference.

g) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game (DFG) regulations. For purposes of the Fish and Game Code, all land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

h) No comments from the public were received.

i) The Monterey County Planning Department, located at 168 W. Alisal, Second Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

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

EVIDENCE: a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan can be demonstrated.

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

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

d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100443

e) The project planner conducted a site inspection on September 10, 2010.

7. **FINDING:** **VARIANCE (Authorized Use)** – The Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

EVIDENCE: a) The property has a zoning designation of "MDR/2-D (18) (CZ)"

Medium Density Residential, 2 units per acre, Design Control, 18 foot height limit, Coastal Zone. The authorized use is consistent with a residential use.

b) In accordance with Section 20.12.060 of the Monterey County Coastal Implementation Plan (Part 1), floor area ratio (FAR) in the MDR/2 Zoning District shall not exceed 45% while building site coverage shall not exceed 35%. However, the residence was constructed prior to the adoption of the Local Coastal Program (LCP); creating a building site coverage of 37.7%, and creating a legal nonconforming structure, thus authorizing the use. Floor area ratio does not exceed allowable 45%.

c) The applicants are not asking for a special privilege; but due to size, shape and location of the structure, requests to maintain existing lot coverage created prior to the adoption of the LCP. They are not expanding that allowable 37.7% and are reducing it to 37.5% (.2% reduction).

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 PLN100443.

8. **FINDING:** **VARIANCE (Special Circumstances)** - Because of special circumstances applicable to the subject property, including the size, shape, topography, location of the lot, or the surrounding area, the strict application of development standards in the Monterey County Codes is found to deprive the subject property of privileges enjoyed by other property owners in the vicinity under identical zoning classification.

EVIDENCE: a) Section 20.12.060 of Monterey County Code requires a building site coverage maximum of 35%. The intent of this regulation is to limit the amount of square footage on a lot to preserve natural views out on the Carmel Point. (See Finding 7)

b) As originally built, and prior to the adoption of the Local Coastal Program, development of the site included a 2,278 square foot residence and a 426 square foot detached garage, creating building site coverage of 37.7%, thus creating a legal nonconforming structure. Proposed construction includes a 965 square foot lower level addition that is completely below grade with a 525 square foot second story. These additions do not affect the lot coverage percentage. An existing 9 square foot planter will be removed, thereby reducing the lot coverage to 37.5%. Due to the limited ability for development on this highly visual parcel, there is a special circumstance that would allow the existing legal nonconforming site coverage to continue.

c) This parcel is oddly shaped with two rights-of-way which restricts development. Setback off Scenic Road is 20 feet; the parcel is considered a corner lot key lot which means the private road easement has a 6 foot setback requirement. Neither will be affected by the proposed project. The application requests a remodel of the existing structure with minor additions that do not impact the visual resources and maintains the scenic character of the neighborhood.

d) There are special circumstances on the site that warrant a variance to allow the existing legal nonconforming building site coverage provided there is no special privilege (*Finding 9*) and it is an authorized use

(*Finding 7*).

e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100443.

f) The project planner conducted a site inspection on September 10, 2010 to verify the circumstances related to the property.

9. **FINDING:** **VARIANCE (Special Privileges)** - The variance shall not constitute a grant of privileges inconsistent with the limitations upon other property owners in the vicinity and zone in which such property is situated.

EVIDENCE: a) Assessors' Records indicate that the residence was constructed prior to certification of the Local Coastal Program. As originally built development of the site included a 2,278 square foot residence and a 426 square foot detached garage, creating building site coverage of 37.7%, thus creating a legal nonconforming structure.

b) Pursuant to Section 20.68.020.A, no such land use shall be expanded, enlarged, increased, or extended to occupy a greater area than that occupied when the legal nonconforming use was established. Proposed construction includes a 965 square foot lower level addition that is completely below grade with a 525 square foot second story. These additions do not affect the lot coverage percentage nor do they expand the footprint of the house. An existing 9 square foot planter will be removed, thereby reducing the lot coverage to 37.5%.

c) Staff recognizes that a number of houses in the vicinity exceed FAR and building site coverage, as these approvals were granted prior to adoption on the 1983 Local Coastal Program (LCP). There is no grant of special privilege as the County created the legal nonconforming site coverage and a Variance is required because that site coverage exceeds current standards in Monterey County Code (Title 20).

d) The project planner conducted a site inspection on September 10, 2010, to identify circumstances related to other property in the vicinity and in the same zoning district.

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

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

b) Section 20.86.080.A.3 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Costal Commission because the project includes conditional uses (Coastal Development Permit) to allow development on a property within 750 of a known archaeological resource.

DECISION

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

A. Adopt the Negative Declaration; and

B. Approve Design Approval to allow a remodel of an existing 2,278 square foot single family dwelling including a 965 square foot lower level family room/bedroom addition, a

new 525 square foot second story master bedroom and two main floor cantilevered windows (colors and materials consisting of tan stucco siding, cedar stained wood shutters and beams, exterior stone cladding, bronze railings, copper gutters, blended multi-colored slate roofing materials); there is an existing 426 square foot detached garage that will remain; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) a Variance to allow existing legal non-conforming lot coverage of 37.5% from 35% allowable lot coverage; and grading consisting of approximately 150 cubic yards of cut .

PASSED AND ADOPTED this 31st day of March, 2011.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON APR 0 6 2011

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 APR 1 6 2011

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

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

Monterey County Planning Department

Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN100443

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
1. PD001 - SPECIFIC USES ONLY This permit (PLN100443) is for a Design Approval to allow a remodel of an existing 2,278 square foot single family dwelling including a 965 square foot lower level family room/bedroom addition, a new 525 square foot second story master bedroom and two main floor cantelievered windows (colors and materials consisting of tan stucco siding, cedar stained wood shudders and beams, exterior stone cladding, bronze railings, copper gutters, blended multi-colored slate roofing materials); there is an existing 426 square foot detached garage that will remain. Coastal Development Permit to allow development within 750 feet of a known archaeological resource; a Variance to allow existing legal non-conforming lot coverage of 37.5% from 35% allowable lot coverage; and grading consisting of approximately 150 cubic yards of cut. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)	Planning	The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.
2. PD002 - NOTICE PERMIT APPROVAL The applicant shall record a Permit Approval Notice which states: "A permit (Resolution 11-015) was approved by the Zoning Administrator for Assessor's Parcel Number 009-422-023-000 on March 31, 2011. The permit was granted subject to 19 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department.	Planning	Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.
3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT		

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (RMA - Planning Department)	Planning	The Owner/Applicant shall adhere to this condition on an on-going basis. Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.
4. PD011 - TREE AND ROOT PROTECTION Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)	Planning	Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to the RMA - Planning Department for review and approval. During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist. Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to the RMA-Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.
5. PD010 - EROSION CONTROL PLAN		

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	Planning	Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval. The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.
6. PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department and Building Services Department)	Planning	Prior to final inspection, the Owner/Applicant/Geotechnical Consultant shall submit certification by the geotechnical consultant to the RMA-Building Services Department showing project's compliance with the geotechnical report.
7. PD005 - FISH & GAME FEE NEG DEC/EIR 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)	Planning	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.
8. PD008 - GEOLOGIC CERTIFICATION Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report. (RMA - Planning Department)	Planning	Prior to final inspection, the Owner/Applicant/Geological Consultant shall submit certification by the geological consultant to the RMA - Planning Department showing project's compliance with the geological report.
9. PD014(A) - LIGHTING-EXTERIOR LIGHTING PLAN		

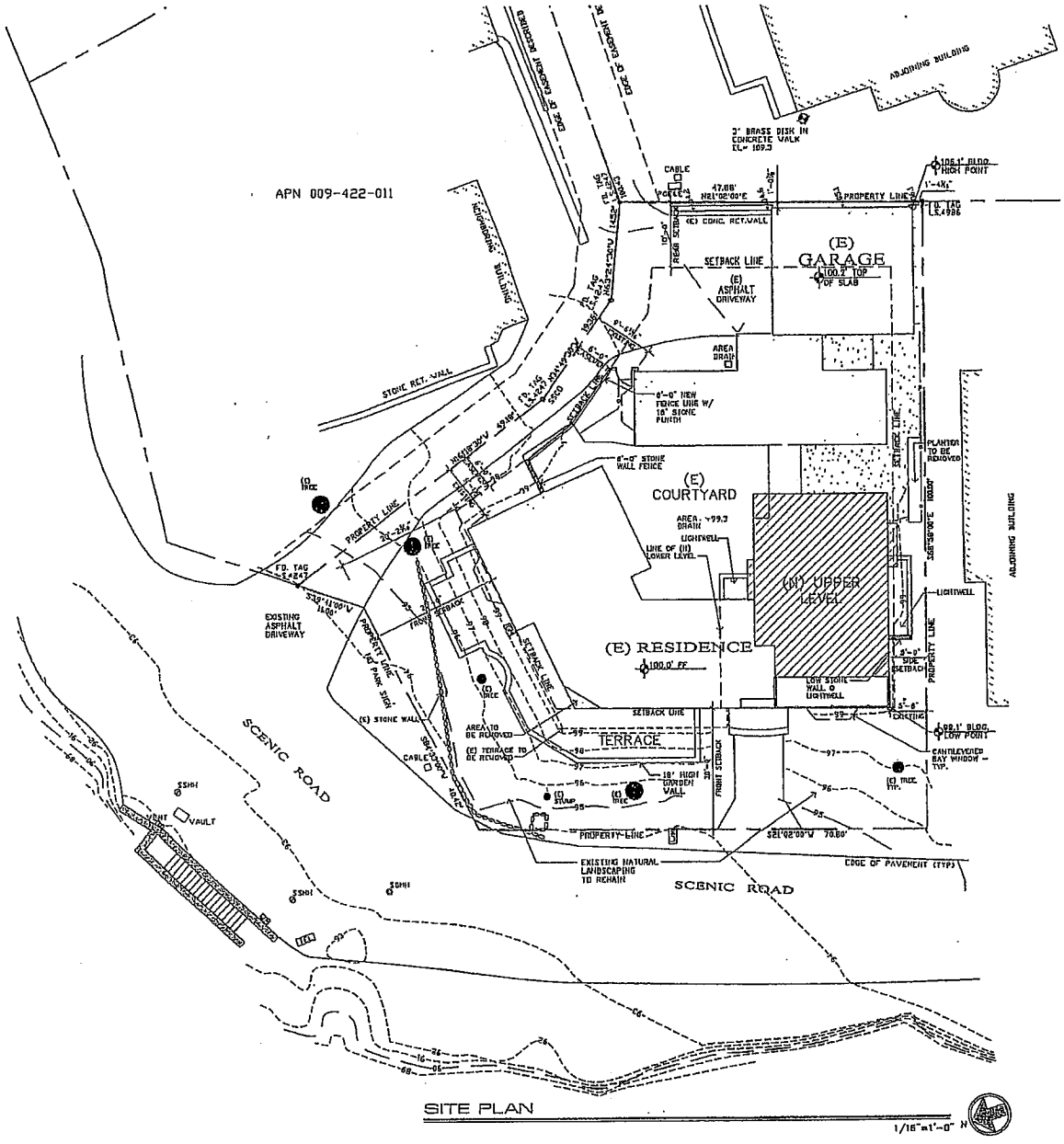
Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)	Planning	Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans. Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.
10. PD041 - HEIGHT VERIFICATION 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)	Planning	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. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)		

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)	Planning	Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, ¿I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures.¿ Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by the RMA-Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval. Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit the RMA-Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval. Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to the RMA-Building Services Department.

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
		Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.
12. PD016 - NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states the Name of the report, Date of the report, report preparer Name, that the report is on file in the Monterey County RMA - Planning Department Library # and that all development shall be in accordance with this report. (RMA - Planning Department)	Planning	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.
13. PD007- GRADING WINTER RESTRICTION 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)	Planning	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.
14. FIRE011 - ADDRESSES FOR BUILDINGS		

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Carmel Highlands Fire District)	Fire	
15. FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Carmel Highlands Fire District)	Fire	Applicant shall enumerate as Fire Dept. Notes on plans. - Prior to issuance of building permit. Applicant shall schedule fire dept. rough sprinkler inspection. - Prior to framing inspection Applicant shall schedule fire dept. final sprinkler inspection - Prior to final building inspection
16. ROOF CONSTRUCTION - FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD) All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Carmel Highlands Fire District)	Fire	Applicant shall enumerate as Fire Dept. Notes on plans - Prior to issuance of building permit.
17. PW0044 ¿ CONSTRUCTION MANAGEMENT PLAN		

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
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)	Pub Works	Applicant shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval - Prior to issuance of the Grading Permit or Building Permit. The approved measures shall be implemented during the construction/grading phase of the project - On-going through con-struction phases.
18. PW0014 ¿ DRAINAGE IMPROVEMENT STUDY Provide an on-site/off-site drainage improvement study prepared by a registered Civil Engineer. Study to be approved by Public Works Department and the Water Resources Agency and shall be incorporated in the improvement plans. (Public Works)	Pub Works	Applicant's Engineer shall prepare drainage study and improvement plans for review and approval by DPW. - Prior to Building/ Grading Permits Issuance or Recordation of Final Map
19. WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Water	Submit the Water Release Form to the Water Resources Agency for review and approval. -Prior to issuance of any building permits



PLANNING INFO.

- PROPERTY OWNER:
  LOU & MORLEY MOELLENTINE
  544 DENORE RIDGE
  NEW CANAAN, CT. 06840
  PH. (203) 966-2580
- PROJECT ADDRESS:
  26195 SCENIC ROAD
  CARMEL, CA.
- PROJECT SCOPE:
  REMODEL AN EXISTING SINGLE STORY, SINGLE FAMILY RESIDENCE, REMOVE 9 S.F. OF (E) LOT COVERAGE & CONSTRUCT A NEW 525 S.F. UPPER LEVEL ADDITION AND NEW 965 S.F. BASEMENT LEVEL ADDITION
- OCCUPANCY: R3, U1
- CONST. TYPE: V, NR
- A.P.N. 009-422-023
- LEGAL DESC.: LOT: 28 BLOCK: B16
- ZONE: MDR-2-D(18) (CZ)
- MAX BLDG. HT: 18' FT
- GRADING: BASEMENT & FOUNDATION EXCAVATION: 150 CY CUT
- TREE REMOVAL: NONE
- TOPOGRAPHY: GENTLY SLOPING
- PROJECT CODE COMPLIANCE:
  1. 2007 CBC, CMC, CPC, CFC, CEC, & T-24 CALIFORNIA ENERGY CODE
- ENERGY METHOD: MICROPAS V8.0, ENERGY PRO 5.0
- LOT AREA: 7,175 S.F. (.16 Ac.)
- LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
BUILDINGS	2,704		9	2,695
TOTAL	2,704		9	2,695

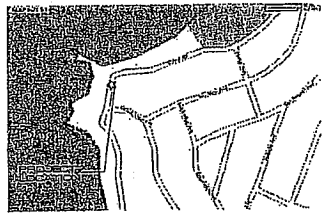
- LOT COVERAGE ALLOWED: 2,511 SF (35%)
- LOT COVERAGE PROPOSED: 2,695 SF (37.5%)
- LOT COVERAGE EXISTING: 2,704 SF (37.7%)
- F.A.R. CALCULATIONS

MAIN BUILDING	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
LOWER FLOOR	0	965	0	* 965
MAIN FLOOR	2,278	0	-9	2,278
UPPER FLOOR	0	525	0	525
GARAGE	426	0	0	426
TOTAL	2,704	534	-9	3,229

*NOTE: SQUARE FOOTAGE OF LOWER LEVEL DOES NOT COUNT DUE TO SUBGRADE CONDITIONS

- F.A.R. ALLOWED: 3,229 SF (45%)
- F.A.R. PROPOSED: 3,229 SF (45%)

VICINITY MAP



PROPOSED REMODEL AND ADDITIONS FOR:
MR. & MRS. MOELLENTINE
APN: 009-422-023
26195 SCENIC ROAD CARMEL, CA.

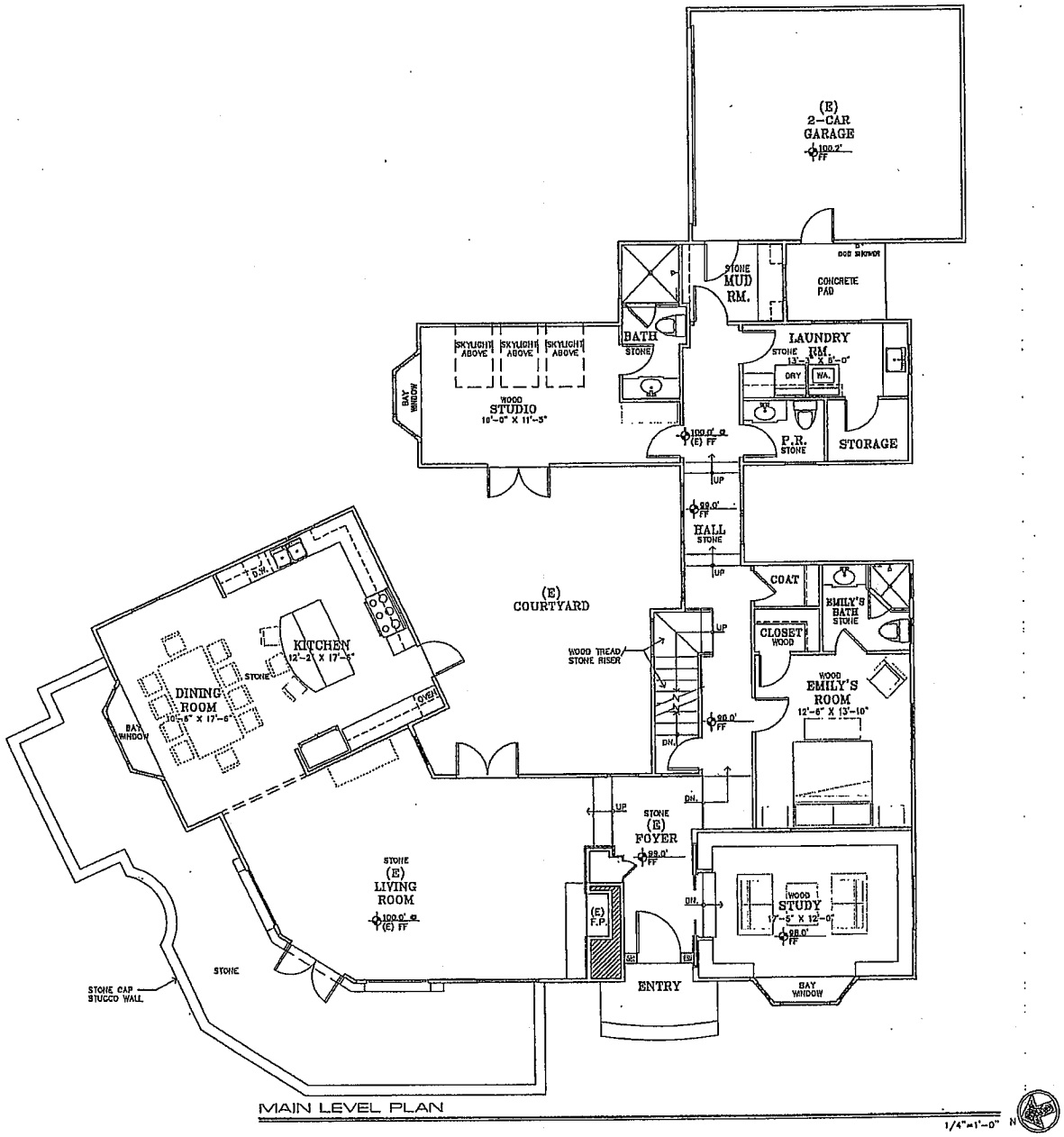
INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN
JOHN A. DILLARD AIA ■ JOHN C. MATTHAMS
701 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950

SITE PLAN

DATE: 08-17-10
PRE-APPLICATION

REVISIONS:
1 08-02-10 PLANNING REVIEW
2 08-27-10 PRE APP SUB.
3 09-11-10 PLANNING REVIEW
4

SHEET NO.
A1.0



MAIN LEVEL PLAN

1/4"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- STONE VENEER
- CMU WALL - SEE STUCTURAL DWG'S

PROPOSED REMODEL AND ADDITIONS FOR:

MR. & MRS. MOELLENTINE

APN: 009-422-023

26195 SCENIC ROAD CARMEL, CA.

INTERNATIONAL DESIGN GROUP
ARCHITECTURE * INTERIOR DESIGN
JOHN E. MATTHAMS
JUN A. SILLANO AIA
721 LIGHTHOUSE AVE * PACIFIC GROVE CA. * 93950
PHONE (831) 646-1282 * FAX (831) 646-1290 * EMAIL info@idgroup.com

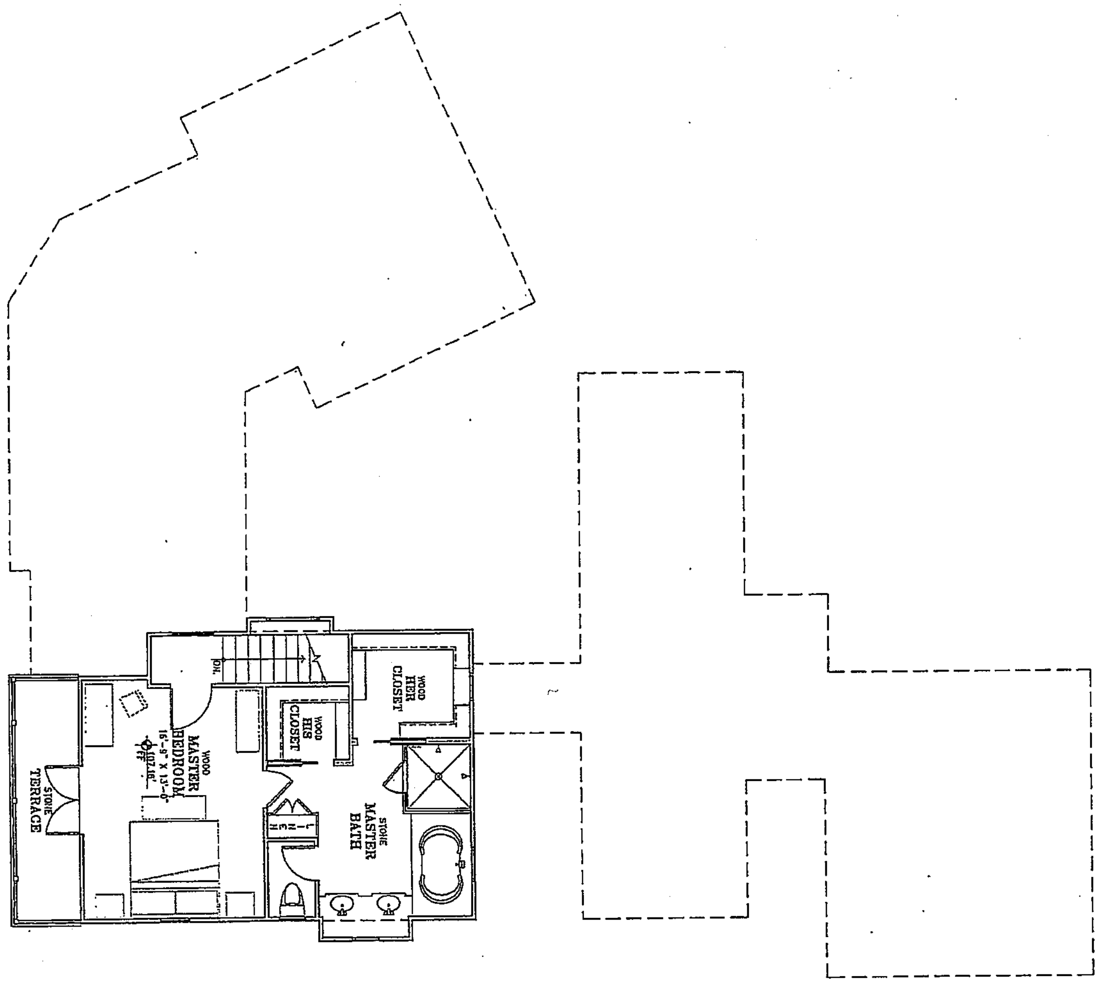
MAIN LEVEL PLAN

DATE: 08-17-10
PRE-APPLICATION

REVISIONS:
1. 09-09-10 CLIENT REVIEW
2. 09-22-10 PRE APP SUB.
3. 09-11-10 CLIENT REVIEW
4.
5.

SHEET NO.
A2.0

UPPER LEVEL PLAN



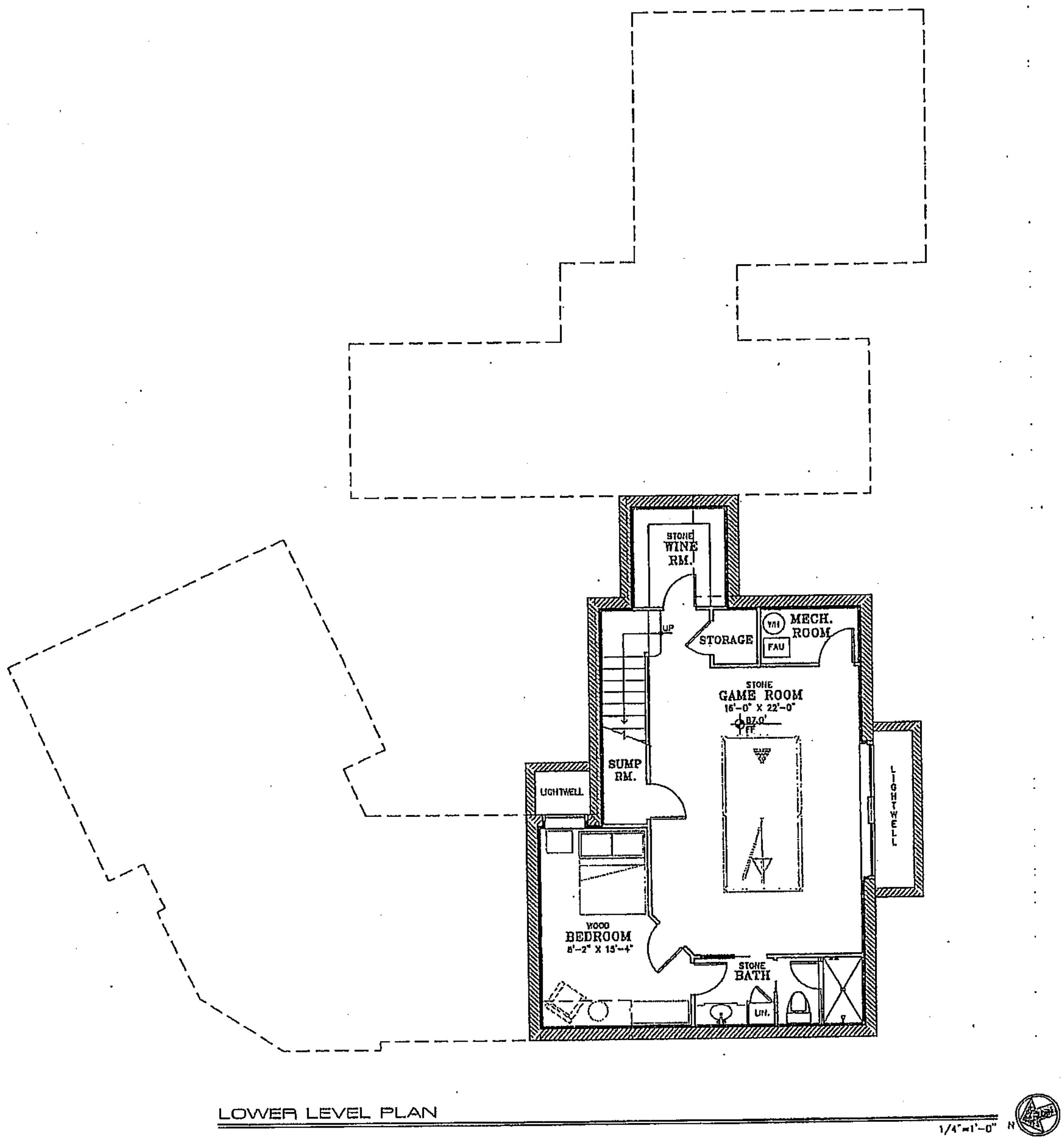
1/4"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL U.O.N.
- STONE VENEER
- CMU WALL – SEE STUCTURAL DWG'S

UPPER LEVEL PLAN DATE: 08-17-10 PRE-APPLICATION REVISIONS: 1 06-09-10 CLIENT REVIEW 2 06-22-10 PRE APP SUB. 3 08-11-10 CLIENT REVIEW 4 SHEET NO. A3.0		INTERNATIONAL DESIGN GROUP ARCHITECTURE ■ INTERIOR DESIGN JUN A. SILLANO AIA JOHN E. MATTHAMS 721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950	PROPOSED REMODEL AND ADDITIONS FOR: MR. & MRS. MOELLENTINE APN: 009-422-023 26195 SCENIC ROAD CARMEL, CA.	ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE ...



LOWER LEVEL PLAN

1/4"=1'-0"

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- STONE VENEER
- CMU WALL – SEE STUCTURAL DWG'S

PROPOSED REMODEL AND ADDITIONS FOR:

MR. & MRS. MOELLENTINE
APN: 009-422-023
26195 SCENIC ROAD CARMEL, CA.

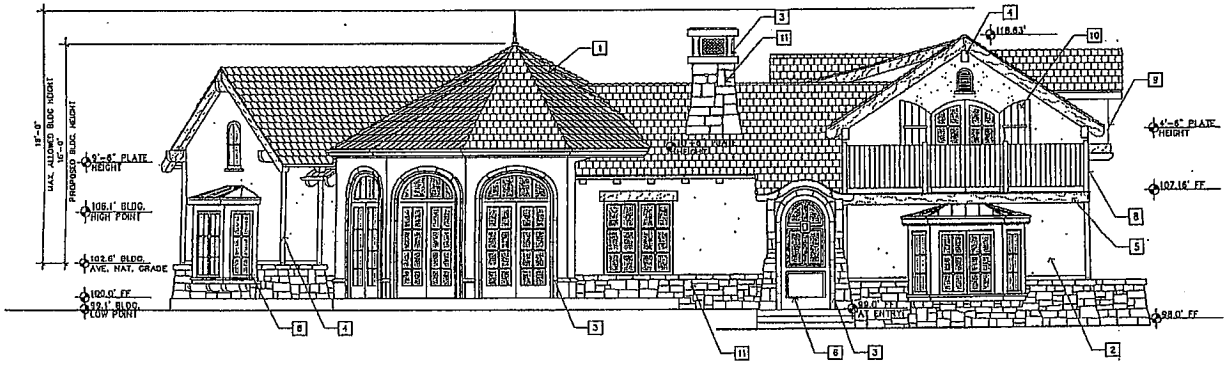
INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN
JUN A. SILLANO AIA JOHN S. MATTHAMS
721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950

LOWER LEVEL PLAN

DATE: 05-17-10
PRE-APPLICATION

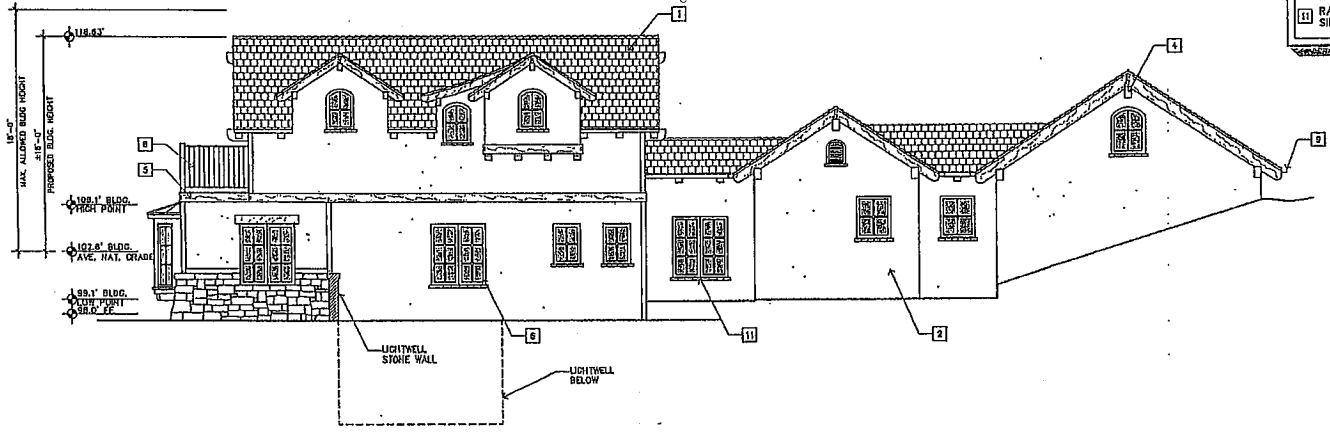
REVISIONS:
- 05-09-10 CLIENT REVIEW
- 06-22-10 PRE APP SUB.
- 08-11-10 CLIENT REVIEW

SHEET NO.
A4.0



WEST (FRONT) ELEVATION

1/4"=1'-0"



SOUTH (SIDE) ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1. NEW CLASS "A" SLATE ROOF
2. PAINTED EXTERIOR STUCCO–SMOOTH FINISH – 3 COATS, O/ METAL LATH, O/ 2 LAYERS GRADE "D" PAPER, O/PLYWD
3. CUT STONE SURROUND
4. NEW STAINED REDWOOD BEAMS; 6X OR 8XCORBELS; 4X RAFTER TAILS; 4X WOOD TRIM; 4X HDR. BM.–REDWOOD OR EQUAL
5. NEW STAINED 4X HORIZONTAL BAND W/ BUTTERFLY DOWELS @ CORNERS– REDWOOD OR EQUAL W/ COPPER CAPS
6. KOLBE–KOLBE DOORS & WINDOWS W/ DARK BRONZE FINISH OR EQUAL
7. STAINED GRADE GARAGE DOOR–CEDAR OR EQUAL
8. POWDER COATED – GALVANIZED RAILING W/ 4X4 POST
9. HALF ROUND COPPER GUTTERS; LEADER BOXES, & DOWNSPOUTS
10. STAINED REDWOOD FIXED SHUTTERS W/ BRONZE HINGES
11. RANDOM STONE VENEER @ WALLS AND WINDOW SILLS

PROPOSED REMODEL AND ADDITIONS FOR:

MR. & MRS. MOELLENTINE

APN: 009-422-023

26195 SCENIC ROAD

CARMEL, CA.

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN
JON A. BILLAND AIA ■ JOHN C. MATTHEWS
721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA. ■ 93950
PH (831) 646-1001 ■ FAX (831) 646-1005 ■ EMAIL

WEST/SOUTH ELEVATIONS

DATE: 08-17-10

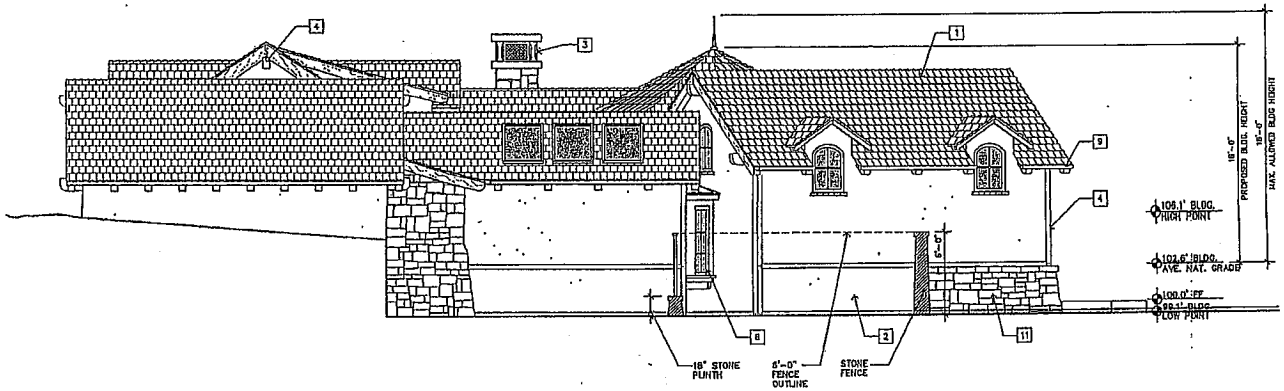
PRE-APPLICATION

REVISIONS:

1. 08-02-10 CLIENT REVIEW
2. 09-22-10 PRE APP SUB
3. 09-11-10 CLIENT REVIEW
4.

SHEET NO.

A6.0



EAST (REAR) ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1. NEW CLASS "A" SLATE ROOF
2. PAINTED EXTERIOR STUCCO–SMOOTH FINISH – 3 COATS, O/ METAL LATH, O/ 2 LAYERS GRADE "D" PAPER, O/PLYWD
3. CUT STONE SURROUND
4. NEW STAINED REDWOOD BEAMS; 6X OR 8XCORBELS; 4X RAFTER TAILS; 4X WOOD TRIM; 4X HDR. BM.–REDWOOD OR EQUAL
5. NEW STAINED 4X HORIZONTAL BAND W/ BUTTERFLY DOWELS @ CORNERS– REDWOOD OR EQUAL W/ COPPER CAPS
6. KOLBE–KOLBE DOORS & WINDOWS W/ DARK BRONZE FINISH OR EQUAL
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10. STAINED REDWOOD FIXED SHUTTERS W/ BRONZE HINGES
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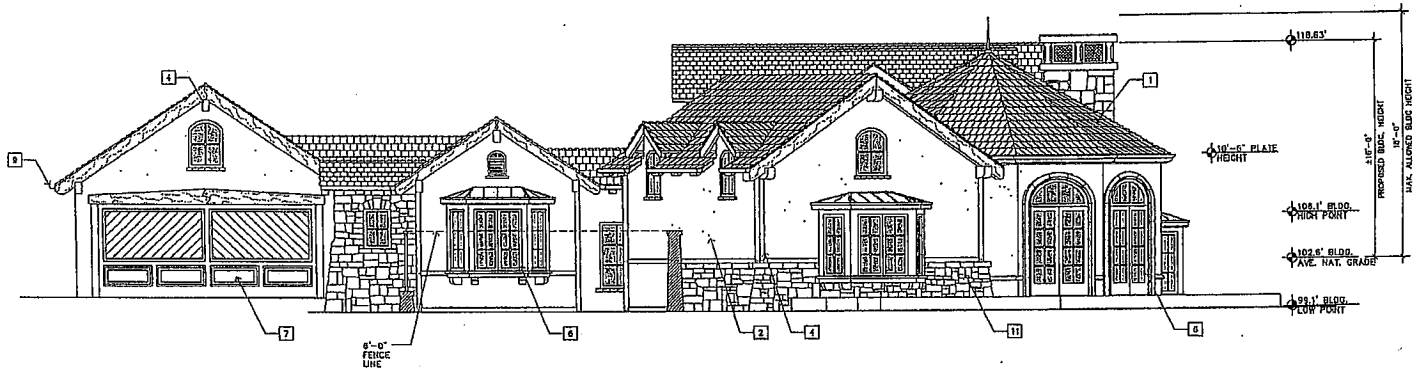


NORTH (SIDE) ELEVATION

1/4"=1'-0"

PROPOSED REMODEL AND ADDITIONS FOR:

MR. & MRS. MOELLENTINE

APN: 009-422-023

26195 SCENIC ROAD CARMEL, CA.

INTERNATIONAL DESIGN GROUP
ARCHITECTURE * INTERIOR DESIGN
JON A. SILLANO AIA JOHN E. MATTHAMS
761 LIGHTHOUSE AVE * PACIFIC GROVE CA. * 93950

EAST/NORTH ELEVATIONS

DATE: 08-17-10
PRE-APPLICATION

REVISIONS:
- 06-02-10 CLIENT REVIEW
- 06-22-10 PRE APP SUB.
- 08-11-10 CLIENT REVIEW

SHEET NO. A6.1

EXHIBIT "D"

County of Monterey
State of California
NEGATIVE DECLARATION

Project Title:	MOELLENTINE
File Number:	PLN100443
Owner:	LON AND MORLEY MOELLENTINE
Project Location:	26195 SCENIC ROAD, CARMEL CA
Primary APN:	009-422-023-000
Project Planner:	ELIZABETH GONZALES
Permit Type:	COASTAL DEVELOPMENT PERMIT
Project Description:	Coastal Development Permit to allow development within 750 feet of a known archaeological resource; Design Approval to allow a remodel of an existing 2,704 square foot single family dwelling including a 965 square foot lower level family room/bedroom addition, a new 525 square foot second story master bedroom and two main floor cantelievered windows; and a Variance to allow existing legal non-conforming lot coverage. The property is located at 26195 Scenic Road, Carmel (Assessor's Parcel Number 009-422-023-000), 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:	Zoning Administrator
Responsible Agency:	County of Monterey
Review Period Begins:	February 16, 2011
Review Period Ends:	March 17, 2011

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

Date Printed: 3/12/2002

Reviewing Agencies Checklist *Supplementary Document N*

KEY

S = Document sent by lead agency
X = Document sent by SCH
√ = Suggested distribution

Resources Agency

_____ Boating & Waterways
__S___ Coastal Commisssion
_____ Coastal Conservancy
_____ Colorado River Board
_____ Conservation
_____ Fish & Game
_____ Forestry
_____ Office of Historic Preservation
___S__ Parks & Recreation
_____ Reclamation
_____ S.F. Bay Conservation & Development Commission
_____ Water Resources (DWR)

Business, Transportation & Housing

_____ Aeronautics
_____ California Highway Patrol
__S___ CALTRANS District # ___5_____
_____ Department of Transportation Planning (headquarters)
_____ Housing & Community Development

_____ Food & Agriculture

Health & Welfare

_____ Health Services _____

State & Consumer Services

_____ General Services
_____ OLA (Schools)

Cal-EPA

_____ Air Resources Board
_____ APCD/AQMD
_____ California Waste Management Board
_____ SWRCB: Clean Water Grants
_____ SWRCB: Delta Unit
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Regional WQCB # _____ (_____)

Youth & Adult Corrections

_____ Corrections

Independent Commissions & Offices

_____ Energy Commission
_____ Native American Heritage Commission
_____ Public Utilities Commission
_____ Santa Monica Mountains Conservancy
_____ State Lands Commission
_____ Tahoe Regional Planning Agency
_____ Other _____

Public Review Period (to be filled in by lead agency)

Starting Date: February 16, 2011 Ending Date: March 17, 2011

Signature: Date: 2/14/2011

Lead Agency (Complete if applicable)

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: International Design Group, Inc.
Address: _721 Lighthouse Avenue _____
City/State/Zip: _Pacific Grove, CA 93950_____
Phone: ___(831) 626-1261_____

For SCH Use Only:

Date Received at SCH _____
Date Review Starts _____
Date to Agencies _____
Date to SCH _____
Clearance Date _____

Notes:

Notice of Completion

Supplementary Document M

Mail to: State Clearinghouse, 1400 Tenth Street, Sac., CA 95814 916/445-0613

See NOTE BELOW

SCH #

Project Title: MOELLENTINE

Lead Agency: MONTEREY COUNTY PLANNING DEPARTMENT

Contact Person: ELIZABETH GONZALES

Street Address: 168 WEST ALISAL STREET

Phone: 831-755-5102

City: SALINAS Zip: 93906

County: MONTEREY

Project Location: 26195 SCENIC ROAD, CARMEL

County: MONTEREY City/Nearest Community: CITY OF CARMEL

Cross Streets: OCEAN VIEW AVENUE Zip Code: 93923 Total Acres: .16 (7175 SQ FT)

Assessor's Parcel No.: 009-422-023-000 Section: 16 Twp ____ Rang ____ Base ____

Within 2 Miles: State Hwy #: ____ Waterways: ____

Airports: ____ Railroads: ____ Schools: ____

Document Type

CEQA: ☐ NOP ☐ Supplement/Subsequent EIR NEPA: ☐ NOI **Other:** ☐ **Joint Document**

XX Neg Dec ☐ Draft EIR ☐ Draft EIS ☐ Final Document

Local Action Type

☐ General Plan Update	☐ Specific Plan	☐ Rezone	☐ Annexation
☐ General Plan Amendment	☐ Master Plan	☐ Prezone	☐ Redevelopment
☐ General Plan Element	☐ Planned Unit Development	☐ Use Permit	XXCoastal Permit
☐ Community Plan	☐ Site Plan	☐ Land Division (Subdivision, Parcel Map, Tract Map, etc.)	☐ Other ____

Development Type

XX Residential:	*Units* 2	*Acres* 1		☐ Water Facilities:	*Type* ____ *MGD* ____
☐ Office:	*Sq. Ft.* ____	*Acres* ____	*Employees* ____	☐ Transportation	*Type* ____
☐ Commercial:	*Sq. Ft.* ____	*Acres* ____	*Employees* ____	☐ Mining:	*Mineral* ____
☐ Industrial:	*Sq. Ft.* ____	*Acres* ____	*Employees* ____	☐ Power	*Type* ____ *Watts* ____
☐ Educational:	____			☐ Waste Treatment:	*Type* ____
☐ Recreational:	____			☐ Hazardous Waste:	*Type* ____
				☐ Other:	____

Project Issues Discussed in Document

XX Aesthetic/Visual	☐ Flood Plain/Flooding	☐ Schools/Universities	☐ Water Quality
☐ Agricultural Land	☐ Forest Land/Fire Hazard	☐ Septic Systems	☐ Water Supply/Groundwater
☐ Air Quality	XX Geologic/Seismic	☐ Sewer Capacity	☐ Wetland/Riparian
XX Archaeological/Historical	☐ Minerals	X Soil Erosion/Compaction/Grading	☐ Wildlife
XX Coastal Zone	XX Noise	☐ Solid Waste	☐ Growth Inducing
☐ Drainage/Absorption	☐ Population/Housing Balance	☐ Toxic/Hazardous	XX Land Use
☐ Economic/Jobs	☐ Public Services/Facilities	XX Traffic/Circulation	☐ Cumulative Effects
☐ Fiscal	☐ Recreation/Parks	☐ Vegetation	☐ Other:

Present Land Use/Zoning/General Plan Use: RESIDENTIAL/MDR-2-D (18") (CZ) MEDIUM DENSITY RESIDENTIAL, 2 UNITS PER ACRE, DESIGN CONTROL, EIGHTEEN FOOT HEIGHT LIMIT, COASTAL ZONE

Project Description: Consider: . Coastal Development Permit to allow development within 750 feet of a known archaeological resource; Design Approval to allow a remodel of an existing 2,704 square foot single family dwelling including a 965 square foot lower level

family room/bedroom addition, a new 525 square foot second story master bedroom and two main floor cantelievered windows; and a Variance to allow existing legal non-conforming lot coverage.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Completion Preparation or previous draft document) please fill in.

MONTEREY COUNTY

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

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

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for a Coastal Development Permit (Moellentine, File Number PLN100443) at 26195 Scenic Road (APN 009-422-023-000) (see description below). The Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2nd Floor, Salinas, California and the Harrison Memorial Library at Ocean and Lincoln Streets, Carmel. The Zoning Administrator will consider this proposal at a meeting on March 30, 2011, in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from February 16, 2011 to March 17, 2011. Comments can also be made during the public hearing.

Project Description: Coastal Development Permit to allow development within 750 feet of a known archaeological resource; Design Approval to allow a remodel of an existing 2,704 square foot single family dwelling including a 965 square foot lower level family room/bedroom addition, a new 525 square foot second story master bedroom and two main floor cantelievered windows; and a Variance to allow existing legal non-conforming lot coverage.

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

CEQAcomments@co.monterey.ca.us

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

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do

not wish to send a follow-up hard copy, then please contact the Department to confirm that the entire document was received.

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

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

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

Re: MOELLENTINE File Number PLN0100443

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

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

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
2. CalTrans – San Luis Obispo office
3. California Coastal Commission
4. County Clerk's Office
5. Association of Monterey Bay Area Governments
6. Carmel High School District
7. Carmel Riviera Water Company

8. Monterey Bay Unified Air Pollution Control District
9. City of Carmel, P.O. Drawer G, Carmel-by-the-Sea CA 93921
10. Carmel Highlands Fire Protection District
11. Monterey County Agricultural Commissioner
12. Monterey County Water Resources Agency
13. Monterey County Public Works Department
14. Monterey County Parks Department
15. Monterey County Division of Environmental Health
16. Monterey County Sheriff's Office
17. Monterey Free Libraries
18. Harrison Memorial Library at Ocean and Lincoln Streets, Carmel
19. Lon & Morley Moellentine, Owners
20. International Design Group, Inc. Jun Siliano, 721 Lighthouse Ave, Pacific Grove 93950
21. Property Owners within 300 feet (Notice of Intent only)

Revised 01-25-2008

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:	Moellentine
File No.:	PLN100443
Project Location:	26195 Scenic Road, Carmel, CA
Name of Property Owner:	Lon and Morley Moellentine
Name of Applicant:	International Design Group, Inc.
Assessor's Parcel Number(s):	009-422-023-000
Acreage of Property:	.16 acres
General Plan Designation:	Residential
Zoning District:	MDR/2-D (18')(CZ) (Medium Density Residential, 2 units per acre, Design Control, 18 foot height limit, Coastal Zone)
Lead Agency:	Monterey County RMA Planning Department
Prepared By:	Elizabeth Gonzales
Date Prepared:	January 10, 2011
Contact Person:	Elizabeth Gonzales
Phone Number:	(831) 755-5102

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The project consists of a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; Design Approval to allow a remodel of an existing 2,704 square foot single family dwelling including a 965 square foot lower level family room/bedroom addition, a new 525 square foot second story master bedroom and two main floor cantelievered windows; grading of approximately 150 cubic yards of cut; and a Variance to allow existing legal non-conforming lot coverage. The property is located at 26195 Scenic Road, Carmel (Assessor's Parcel Number 009-422-023-000), Carmel Area Land Use Plan, Coastal Zone.

The primary CEQA issues involve aesthetics, cultural resources, geology/soils, hydrology/water quality, noise, transportation/traffic, and land use/planning. The issues listed above will be affected by the proposed project and are summarized below. However, evidence supports the conclusion that impacts will be less than significant for aesthetics, cultural resources, noise, geology/soils, land use/planning and transportation/traffic. Detailed analysis for each issue can be found in Section VI. – Environmental Checklist.

Although located within a sensitive scenic area of the Carmel Area, the 525 square foot addition will not detract from the visual quality of Carmel Point, natural colors and materials (Carmel stone, wood doors and windows, bronze railings and slate roofing materials) will be used to blend into the character of the neighborhood. Existing mature cypress trees provide natural screening of the existing residence and will not be removed as part of project development. The project is located within 750 feet from a known resource, an archaeological report states that the project site lies in an area considered to be a non-unique archaeological resource since it does not meet the criteria for unique archaeological resources contained in CEQA Section 21083.2(g).

The existing residential structure has been partially subexcavated into the site, including a 5 foot retaining wall that contains the back excavation adjacent to the Kuster property line. There were no signs of structural problems to either the existing residence, the neighbor adjacent or to the Kuster house; therefore excavation will be less than significant. All development activities will be required to adhere to the County's Noise Control Ordinance (Chapter 10.60 of the Monterey County Code). The project, as designed, will minimize temporary noise impacts by: 1) limiting demolition, construction and grading operations to the hours of 8:00 am to 5:00 pm, Monday through Friday only; and 2) notifying adjoining residences regarding any substantial construction activities beyond the scope of work. Construction related truck traffic will result in approximately 15 truck trips during project grading to remove 150 cubic yards of earth materials. As a condition of approval, the applicant will submit a construction management plan which identifies staging areas, parking plan, access routes which will be followed during construction activities, duration of the construction and working hours. Additionally, construction related traffic impacts are considered temporary in duration and are therefore considered less than significant.

B. **Surrounding Land Uses and Environmental Setting:**
The property is zoned MDR/2-D (18') (CZ) and is located at 26195 Scenic Road in Carmel, (Assessor's Parcel Number 009-422-023-000), and is within the Coastal Zone. The property is located within a highly scenic area of Carmel and is within the immediate vicinity of Carmel Point. The Carmel Point contains majestic rock formations along with the ocean. The property is accessed directly off of Scenic Road. The project property slopes moderately to the north (towards Scenic Road) at an average grade of 8% and is considered relatively level across. The northern edge of the property lies approximately 30 feet above mean sea level and is inland from the Pacific Ocean and Scenic Road.

The 7,175 square foot property currently contains a single family residence with an attached two car garage in the rear. The garage is accessed via a private road-right-of way which is shared by other adjacent residences. The project lot is fairly well developed with structures and includes some landscaping and a few mature cypress trees. The property does not contain suitable habitat for sensitive species or vegetation.

Immediately behind the garage is a historic residence known as the Kuster House. The historic reports state that the integrity of the Kuster House's setting and feeling was compromised long ago. Throughout its period of significance, the Kuster House and garage sat amidst a large coastal area free of any other structures. The house is now surrounded by dense residential development in all directions, in part due to the subdivision of and subsequent development on the historic Kuster lot itself in the 1950s. In addition, a non-historic guesthouse was added to the Kuster House garage in 1958.

The neighborhood Carmel Highlands/Unincorporated Land Use Advisory Committee supported the project as proposed, stating that the second story addition would not impact the scenic viewshed for this sensitive location. The neighbor and owner of the historic Kuster House also complimented the applicants on the plans, stating that they do not impact the scenic character on Scenic Road.

The surrounding properties are similarly zoned Medium Density Residential with lot sizes averaging 4,000 sq. ft. All of these properties are currently developed with single family dwellings and are primarily used for residential purposes.

C. **Other public agencies whose approval is required:** (e.g. permits, financing approval, or participation agreement) None that would not be under this request.

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

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

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

Air Quality Management Plan: Grading for the lower level addition to the existing single family dwelling and the use of heavy machinery have the potential to create minimal short-term air quality impacts. Ozone emissions from project construction are accommodated in the emission inventories of the Air Quality Management Plan and will not have a significant impact on the attainment or maintenance of ozone Ambient Air Quality Standards (Reference #6).

Monterey County Certified Local Coastal Program – Carmel Area Land Use Plan (CALUP): The Carmel Area Land Use Plan (Reference #3) designates the site with a "Medium Density Residential" (MDR) land use designation. The MDR designation allows single-family dwellings. The proposed project is consistent with allowable uses under this designation.

The project is consistent with the Local Coastal Program's public coastal-access requirements since the project will not block any historic shoreline access routes and the project site is inland from Scenic Road and the shoreline.

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

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

☒ Aesthetics	☐ Agriculture and Forest Resources	☒ Air Quality
☐ Biological Resources	☒ Cultural Resources	☒ Geology/Soils
☒ Greenhouse Gas Emissions	☐ Hazards/Hazardous Materials	☒ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☒ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☒ Transportation/Traffic	☐ Utilities/Service Systems	☐ Mandatory Findings of

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

☐ Check here if this finding is not applicable

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

EVIDENCE: Based upon the planner's project analysis, many of the above topics on the checklist do not apply. Less than significant impacts or potentially significant impacts are identified for **Aesthetics, Air Quality, Cultural Resources, Geology/Soils, Greenhouse Gases, Hydrology/Water Quality, Noise, and Transportation/Traffic.** The project will have no quantifiable adverse environmental effect on the categories not checked above, as follows:

2. **Agricultural and Forest Resources:** The project site is not zoned for agricultural use and is not under a Williamson Act Contract. The parcel is currently developed and within a residential area. Existing trees on site will not be affected by the addition. Therefore, there are no impacts to agricultural land or forest resources. (References: 1, 3, 4, 7)

4. **Biological Resources:** The proposed project will be located on an existing developed parcel within a medium density residential area. The project will not affect any species identified as a candidate, sensitive, or special status species nor will it affect riparian habitat, marine habitat, federally protected wetlands or the movement of any native resident or migratory fish or wildlife species. The project will not conflict with any local policies or ordinances protecting biological resources or with the provisions of an approved local, regional, state or federal habitat conservation plan. There is no tree removal proposed. Therefore, there are no impacts to biological resources. (References: 1, 3, 4, 7)

   The environmentally sensitive habitats of the Carmel Coastal Segment are unique, limited and fragile resources of statewide significance, therefore they shall be

protected, maintained and, where possible, enhanced and restored. (Policy 2.3.2 CALUP)

8. **Hazards/Hazardous Materials:** The project is for residential use and will not involve the transport, use, or disposal of hazardous materials. No known hazardous materials exist on the project site. The Carmel Highlands Fire Protection District reviewed the project and deemed it complete with standard fire protection conditions. Therefore, there are no impacts to hazards/hazard materials. (References: 1, 3, 4, 7, 8)

   In addition to seismic activity, various human activities can create or aggravate geologic hazards. Road construction and site excavation are leading cause of erosion. Vegetation removal, improper grading, cut and fill operations, and inadequate drainage are all factor which trigger landslides. (Policy 2.7.1 CALUP) Project construction will be required to be in conformance with the site-specific geotechnical report, which addresses geological stability and potential seismic hazards being at a minimum.

11. **Mineral Resources:** No mineral resources have been identified or will be affected by this project. Therefore, there are no impacts to mineral resources. (References: 1, 3, 7, 8)

10. **Land Use:** The proposed project is required to be consistent with the plans, policies, requirements, and standards of the Local Coastal Program (LCP). The LCP for this site consists of the Carmel Area Land Use Plan, Carmel Area Coastal Implementation Plan (Part 4), Part 6 of the Coastal Implementation Plan, and Part 1 of the Coastal Implementation Plan (Title 20 Zoning Ordinance). It will not conflict with any of these policies. The proposed project will not physically divide an established community. Staff's review did not find any applicable habitat conservation plan or natural community conservation plan covering the project area. There is an existing single family dwelling located on the parcel that is proposed for an addition. Therefore, there would be no impacts to the land use policies. (References: 1, 2, 3, 4, 5, 7)

13. **Population/Housing:** The addition to an existing single family dwelling on a legal lot of record within the project vicinity will not substantially induce growth and will not displace housing or people. Therefore, there are no impacts to population or housing. (References: 1, 3, 7)

14. **Public Services:** There is an existing residence that is proposed for an addition. Current Fire Protection district, local schools and public parks will continue to provide services. No intensification of use is expected. Therefore, there is no impact to public services. (References: 1, 3, 4, 7)

15. **Recreation:** The property is zoned Medium Density Residential. No recreational uses exist on the property. The project is in conformance with the public access and public recreation policies of the Coastal Act and the Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). The project will not 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. The project does not include recreational facilities, nor require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. Therefore, there is no impact to recreation. (References: 1, 3, 4, 7)

17. **Utilities and Service Systems:** The proposed project will utilize an existing public water system for its water needs and an existing sewer system for its wastewater disposal as it is currently connected to these systems. The project is currently served by Cal Am and the Carmel Riviera Sewer District. Pursuant to Policy 4.4.1 (CALUP) existing sewer and water qualify under County standards. These systems are of adequate capacity to serve the project as evidenced by Monterey County's interdepartmental review of this project. Therefore, there are no impacts to utilities and service systems. (References: 1, 3, 4, 7)

B. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

Signature

Feb 14 2011

Date

Elizabeth Gonzales

Associate Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.
b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

a) The significance criteria or threshold, if any, used to evaluate each question; and
b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (Source: 1, 3, 4, 7, 17)	☐	☐	■	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 3, 4, 7, 17)	☐	☐	■	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 3, 4, 7, 17)	☐	☐	■	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 3, 4, 7, 17)	☐	☐	■	☐

Discussion:

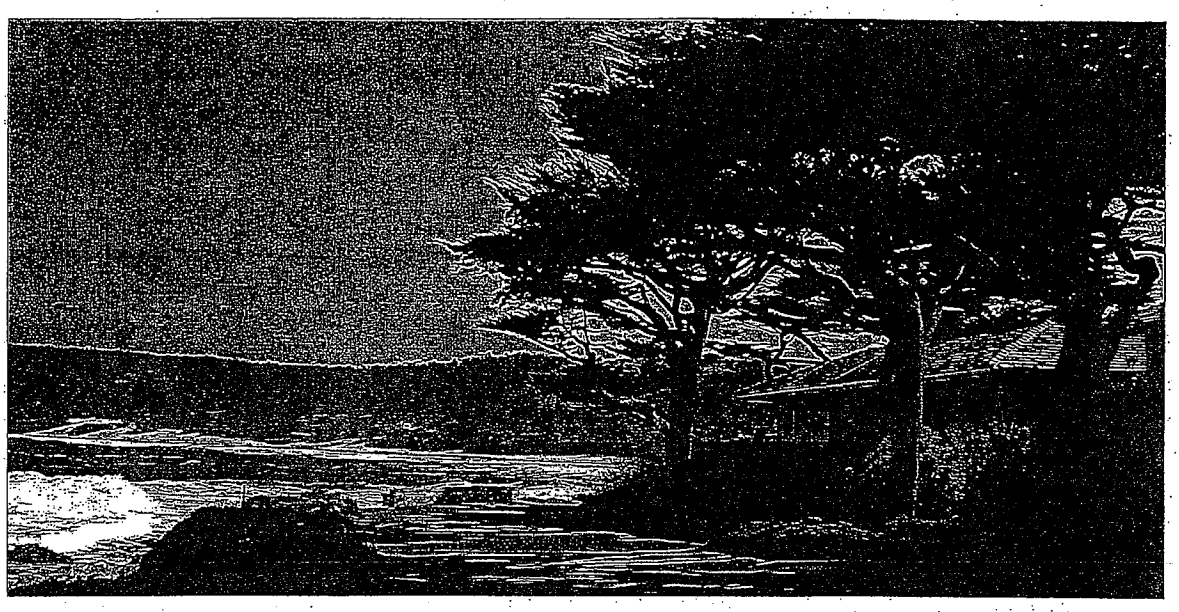
The property is located within a highly scenic area of Carmel and is within the immediate vicinity of Carmel Point. The property is accessed directly off of Scenic Road. The project property slopes moderately to the north (towards Scenic Road) at an average grade of 8% and is relatively level across. The northern edge of the property lies approximately 30 feet above mean sea level and is inland from the Pacific Ocean and Scenic Road.

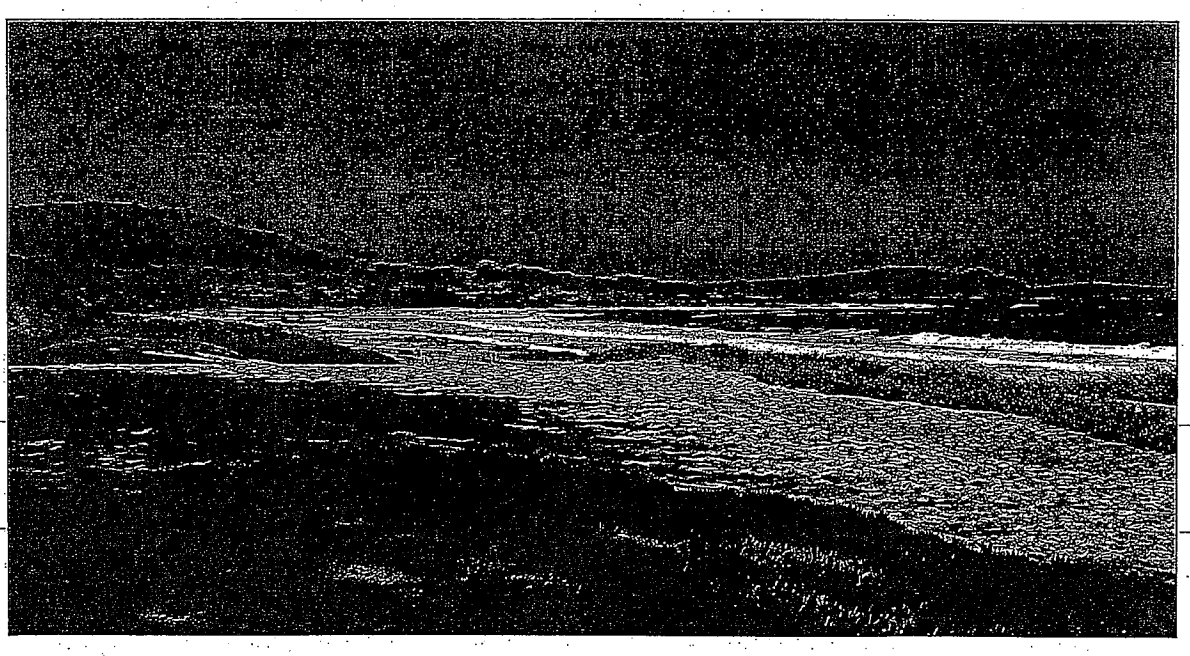
Conclusion:

4(a), (b), (c), (d): Less Than Significant Impacts. The proposed project has the potential to affect a scenic vista, the existing visual character of the site and surroundings, and may affect day or nighttime views due to additional sources of light.

According to the Carmel Area Land Use Plan, the scenic qualities of the Carmel area have long been a cherished part of the Monterey coast. Sweeping vistas of rocky headlands and sandy beaches, architecturally compatible residences and farm buildings, pine and cypress-topped ridges, open grazing lands, and cultivated fields are all interrelated elements of the natural mosaic that attracts visitors from all around the world. Of particular concern is the potential for new development to degrade the visual quality of what is presently a highly scenic stretch of California's coastline. The high visibility of the Camel Point area from numerous public viewpoints renders it a particularly important scenic resource of the Carmel area.

Project site as seen from Carmel City Beach. Photo taken from the south end of the Carmel Beach parking lot.





Carmel City Beach as seen from the project site. Photo taken uphill and south of the proposed home site.

Although located within a sensitive scenic area of the Carmel Area, known as Carmel Point, the 525 square foot second story master bedroom addition will not have the potential to degrade the area's visual quality. To ensure that the addition will not detract from the visual quality of Carmel Point, natural colors and materials (Carmel stone, wood doors and windows, bronze railings and slate roofing materials) will be used to blend into the character of the neighborhood. Existing mature cypress trees provide natural screening of the existing residence and will not be removed as part of project development. According to the Carmel Coastal Implementation Plan, the public viewshed are those areas visible from major public viewing areas such as 17 Mile Drive, Scenic Road, Highway 1 Corridor and turn-outs, roads/viewpoints/sandy beaches within Point Lobos Reserve and Carmel River State Beach, Garrapata State Park, and Carmel City Beach. The project will also require the addition of anodized bronzed non-reflective windows and downlit lighting to ensure additional night light screening as conditions of approval.

The visual resource policies set forth in the Carmel Area Land Use Plan are intended to safeguard the coast's scenic beauty and natural appearance. These policies were used as thresholds in order to determine visual impacts resulting from the proposed project. Applicable policies[1] require that the design and siting of structures not detract from the natural beauty of the scenic shoreline in the public viewshed, that development be designed to minimize visibility and blend into the natural surroundings, and that siting and design control measures be applied to new development to ensure protection of the Carmel areas scenic resources. Therefore, the impacts from the addition are less than significant.

[1] Policies 2.2.3.1; 2.2.3.4; 2.2.3.6; 2.2.3.8; and 2.2.4.10.

2. AGRICULTURAL AND FOREST RESOURCES

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 2, 3, 4, 7)	☐	☐	☐	■
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 3, 4, 7)	☐	☐	☐	■
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 2, 3, 4, 7)	☐	☐	☐	■
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 3, 4, 7, 8)	☐	☐	☐	■
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 3, 4, 7)	☐	☐	☐	■

Discussion/Conclusion/Mitigation:

See previous Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 2, 3, 6)	☐	☐	☐	■
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 2, 3, 6)	☐	☐	☐	■
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 2, 3, 6)	☐	☐	☐	■
d) Result in significant construction-related air quality impacts? (Source: 1, 2, 3, 6)	☐	☐	■	☐
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 3, 6)	☐	☐	■	☐
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 2, 3, 6)	☐	☐	☐	■

Discussion:

Applicable air quality criteria for evaluation of the project's impacts are established by the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS), which are equal to or more stringent than federal standards. The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. The CARB has established 14 air basins statewide and the project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The CARB has established air quality standards and is responsible for the control of mobile emission sources, while the MBUAPCD is responsible for enforcing standards and regulating stationary sources. The MBUAPCD's *2008 Air Quality Management Plan for the Monterey Bay Region* (AQMP) has been established to evaluate a project's potential for a cumulative adverse impact on regional air quality (ozone levels).

Conclusion:

Air Quality (a), (b), (c), (f) – No Impact

The MBUAPCD's *2008 Air Quality Management Plan for the Monterey Bay Region* (AQMP) addresses state air quality standards. Population-generating projects that are within the AQMP population forecasts are considered consistent with the plan. The proposed project consists of the remodel and addition to an existing single family dwelling and therefore it will not generate any increase in population. Since there is no potential for increased population, the proposed project is consistent with the AQMP and will have no impact.

At present, Monterey County is in attainment for all federal air quality standards and state standards for Carbon monoxide (CO), Nitrogen dioxide (NO_2), and fine particulate matter ($PM_{2.5}$). Monterey County is in non-attainment for PM_{10} and is designated as non-attainment-transitional for the state 2 hour ozone standard (2008 exceedances of the National ozone standard were affected by smoke from the 2008 California Wildfire Siege, whereby over 250,000 of wildland vegetation burned in Monterey County). Although the project includes grading, demolition, and construction activities; and similar projects occur within the vicinity of the subject property, the air emissions meet the standard for pollutants. 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 proposed construction activities will not create objectionable odors affecting a substantial number of people due to the scale of the proposed construction. Therefore, no impacts related to generation of odors are expected to occur.

Based on URBEMIS 2007, Summer Emissions (Pounds/Day), construction for this remodel and addition calculates to 3.5 pounds per day, which is far below the limit of 82 pounds per day, and therefore, has no impact on air quality. Summary is attached.

Air Quality (d) & (e) - Less Than Significant Impact

Excavation for the 965 square foot lower level family room/bedroom addition and upper level addition will result in temporary minor increases in emissions from construction vehicles and dust generation. The proposed project involves grading (150 cubic yards cut) to accommodate the additions, which will be hauled off-site. The subject parcel is 7,175 square feet and therefore, construction and grading activities would operate below the 2.2 acres per day threshold established by the CEQA Air Quality Guidelines "Criteria for Determining Construction Impacts." Furthermore, construction-related air quality impacts will be controlled by implementing Monterey County standard conditions for erosion control that require watering, erosion control, and dust control. These impacts are considered less than significant because the foregoing measures and best management practices incorporated into the project design and the minimal grading activities reduce the air quality impacts below the threshold of significance. Since the subject property is located within an established residential neighborhood, sensitive receptors are considered to be the residents within the immediate vicinity. Impacts caused by construction will be temporary and a preliminary construction management plan has been submitted with the application. The construction phasing plan includes: hours of operation, the amount of anticipated truck trips, and the proposed truck route. The proposed truck route utilizes larger arterial roads in order to access Highway 1 which will cause a less than significant impact on the neighborhood. Therefore, the project as proposed, its temporary nature, and required

conditions will cause a less than significant impact to construction-related air quality and sensitive receptors.

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: 1, 3, 4, 7, 17)	☐	☐	☐	■
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 3, 4, 7, 17)	☐	☐	☐	■
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 3, 4, 7, 17)	☐	☐	☐	■
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 3, 4, 7, 17)	☐	☐	☐	■
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 3, 4, 7, 17)	☐	☐	☐	■
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 3, 4, 7, 17)	☐	☐	☐	■

Discussion/Conclusion/Mitigation:
See previous Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced

5. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 3, 4, 7, 12, 13, 14, 15, 16, 18)	☐	☐	■	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1, 3, 4, 7, 12, 13, 14, 15, 16, 18)	☐	☐	■	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 3, 4, 7, 12, 13, 14, 15, 16, 18)	☐	☐	■	☐
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 3, 4, 7, 12, 13, 14, 15, 16, 18)	☐	☐	■	☐

Discussion:

According to the Monterey County Geographic Information System, the project site is identified as an area of high archaeological sensitivity. County staff requested that an archaeological report be prepared for the project to evaluate the potential for significant archaeological resources on-site and the potential for impacts to these resources as a result of the project. A Preliminary Archaeological Reconnaissance of Assessor's Parcel 009-422-023 was prepared by Archaeological Consulting (October 14, 2004) for the project. Phase I and Phase II Historical Assessments were prepared for the project which evaluated the historic integrity of the existing residence and identified project related impacts on historical resources. Based on the above documentation and review by historical experts and the Monterey County Planning Department, the following analysis is based on the analysis and findings made in these reports.

The 7,175 square foot property currently contains a single family residence with a garage addition in the rear. The garage is accessed via a private road-right-of way which is shared by other adjacent residences. Immediately behind the garage is a historic residence known as the Kuster House.

Conclusion:

5 (a), (b), (c), (d): Less Than Significant Impact. Analysis was conducted to determine whether the proposed project has the potential to cause a substantial adverse change to an archaeological resource pursuant to CEQA Section 15064.5 and/or the potential to disturb any human remains. According to the archaeology report, the parcel is located within 750 feet of a archaeological site. There was no evidence of a previous archaeological reconnaissance having included the project parcel. However, several neighboring parcels have been subject to previous archaeological studies. These studies found that the cultural resources in this large, late period site tend to be widely and unevenly disseminated. Field research of the subject parcel did not find evidence of potentially significant materials from the historic period of occupation. It was

concluded that in view of the rather sparse and widely scattered nature of the midden components and the fact that baseline data on the site has previously been obtained from other projects, future research should focus on identification and recovery of features and other cultural materials which can supplement the existing site data record.

Although the Archaeological Report states that initially the proposed development could have the potential to cause a significant impact, the conclusion of the report states that the project site lies in an area considered to be a non-unique archaeological resource since it does not meet the criteria for unique archaeological resources contained in CEQA Section 21083.2(g). The project will not directly or indirectly destroy a unique paleontological resource or geologic feature. Geological and archaeological investigations for the project and vicinity did not find any evidence of these resources at the site.

Staff has incorporated a standard condition of approval that states "If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it."

A Historic Report was prepared by Kent Seavey (November 20, 2004) for the existing residence. According to the report, the existing residence is not eligible for listing in the California Register under any of the Register's applicable criteria, and therefore does not qualify as a historic resource under CEQA. However, according to Section 15064.5 of the California Environmental Quality Act (CEQA), a determination of the significance of impacts to historical resources is necessary since the project has the potential to impact a resource included in a local register of historical resources (neighboring Kuster House).

A Phase II Assessment Preliminary Impact Analysis was prepared by Sheila McElroy (March 16, 2006) for the proposed project to determine what, if any, impacts the proposed project would have on the historic integrity of the adjacent Kuster House property at 26205 Ocean View Avenue. The Kuster House is listed on the Monterey County's Local Official Register of Historic Resources. The proposed project is located approximately 30 feet west of the Kuster property. Review of the Kuster House DPR forms 523a and b indicates that the house is considered "significant" for its association with Ted Kuster and its unique architectural design. The Kuster residence was constructed about 1921 and a free-standing single-story garage was added to the property at the southeast corner in 1928. In 1958, a guesthouse was constructed on top of the original, single-story stone garage. The Kuster House is of the (towered) French Eclectic style popular between about 1915 and 1945. The non-historic guesthouse obscures public view of the east elevation of the main residence. Today the residence is surrounded by mature, naturalistic landscaping, high stone garden and patio walls, and is sited dramatically above grade with views of the ocean filtered through the surrounding Cypress trees. Residences surround the Kuster House property on three sides.

The Kuster House, in and of itself, is in excellent condition and retains most, if not all, of the original character-defining features. As a stand-alone building, it retains a high level of integrity because of the location, design, materials, workmanship, and association to Kuster remain.

However, the aspects of the historic setting, and feeling of the original property were significantly altered when the property was subdivided into five lots and subsequently developed. These impacts have lessened the integrity of the original property and, therefore, have lessened the physical characteristics of the property.

Impacts to the Kuster house began over 50 years ago. Since 1955, the previously owned Kuster parcels have been completely developed and re-developed as evidenced with the recently completed construction of properties of original Kuster parcels A and B located at 26189 Scenic Drive (construction date 1999), 26183 Scenic Drive (construction date 2002), and 26249 Ocean View Avenue (construction date 2004), as well as other new construction and major alterations in the immediate vicinity. Surrounding residences range from one to three stories in height and are in a variety of architectural styles. Even on the remaining Kuster parcel the intrusion of the second story guesthouse dominates the southeast corner of the property and obstructs views of the resource.

The applicant had asked Carey & Co., Inc. to prepare a supplemental evaluation of the property located at 26195 Scenic Road in Carmel. Based on previous reports and a site reconnaissance, Carey & Co., Inc. analyzed the proposed Moellentine House's potential impact on the historic integrity of the neighboring Kuster House. Specifically, they (1) evaluated why the Kuster House is included in the Monterey County Historic Resource Inventory and (2) assessed the environmental issue of whether or not the proposed project would cause a substantial adverse change in the historic significant of the Kuster House. The evaluation does not evaluate aesthetics (scenic vistas, scenic resources, visual character, light or glare) or zoning code issues.

Because the proposed project does not entail modification to the Kuster House, it would have no impact on the Kuster House's integrity of location, design, materials, workmanship, or association. Therefore, the proposed project would not have an adverse impact in the integrity of the Kuster House's feeling or setting.

As described in the Circa report, the integrity of the Kuster House's setting and feeling was compromised long ago. Throughout its period of significance, the Kuster House and garage sat amidst a large coastal area free of any other structures. The house is now surrounded by dense residential development in all directions, in part due to the subdivision of and subsequent development on the historic Kuster lot itself in the 1950s. In addition, a non-historic guesthouse was added to the Kuster House garage in 1958. While these profound alterations to the vicinity do not prevent the Kuster House from conveying its historic significance, they do leave the house with little to no integrity of setting. The changes to the vicinity have also compromised the Kuster House's integrity of feeling, by making it nearly impossible to appreciate the house's original placement in the midst of an empty, windswept beachhead. As a result, Carey & Co., Inc. concludes that the proposed residence would not create a substantial adverse change in the Kuster House's integrity of setting or feeling.

The combination of alterations to the original setting through construction and subdivision have long ago lowered the integrity of the Kuster House's historical setting to such an extent that redevelopment on the Moellentine property does not constitute a significant impact.

Additionally, both the current and proposed buildings comply with all restrictions stated in the original property conveyance. This point is further illustrated by the relative heights of the proposed structure in relation to its neighbors and the Kuster House. Therefore, the proposed development will result in a less-than-significant impact to the historic resources as identified in the Monterey County's Local Official Register of Historic Resources.

6. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 2, 3, 4, 7, 8, 9, 10) Refer to Division of Mines and Geology Special Publication 42.	☐	☐	■	☐
ii) Strong seismic ground shaking? (Source: 1, 2, 3, 4, 7, 8, 9, 10)	☐	☐	■	☐
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 2, 3, 4, 7, 8, 9, 10)	☐	☐	■	☐
iv) Landslides? (Source: 1, 2, 3, 4, 7, 8, 9, 10)	☐	☐	☐	■
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1, 2, 3, 4, 7, 8, 9, 10)	☐	☐	■	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 2, 3, 4, 7, 8, 9, 10)	☐	☐	■	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source: 1, 2, 3, 4, 7, 8, 9, 10)	☐	☐	☐	■
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 2, 3, 4, 7, 8, 9, 10)	☐	☐	☐	■

Discussion:
The project site lies in an area identified by the Monterey County Geographic Information System as Undetermined in terms of seismic sensitivity, and that the site lies within 1/8th of a mile of a potentially active fault line (Cypress Point). A Geotechnical Soils-Foundation and Geoseismic Report was prepared by Grice Engineering and Geology, Inc. (October 29, 2004) for the project. The Geotechnical Site Reconnaissance prepared by Haro, Kashunich and Associates states that the whole site consists of granite rock and there is no potential for hazard. On December 21, 2010, Haro, Kasunich and Associates, confirmed that their recommendations in that report do not change as the soils have not changed.

Conclusion:
6(a)(i), (ii), (iii): Less Than Significant Impact. The proposed project has the potential to expose people or structures to seismic hazards. According to the Geotechnical report, the site is located within three active fault areas. The San Andreas Rift System, located approximately 30.3 miles to the northeast, has the greatest potential for seismic activity. The Palo Colorado-San Gregorio Fault Zone, located approximately 4.2 miles to the southwest, is not as likely to rupture as the San Andreas, and a seismic event along this fault would likely produce earth movements of a slightly lesser intensity. The Rinconada-King City Fault, approximately 10.1 miles to the northeast and the Zayante-Vergeles Fault, approximately 25.8 miles to the northeast can also be expected to produce seismic events, but will be considerably less in intensity than the two mentioned above. Two minor faults are located near the site, The Cypress Point Fault, approximately 200 to 300 feet to the northeast, and the Sylvian Thrust Fault, approximately 3.0 miles to the northeast. These faults are short and localized, however, the energy release will be considerably less significant than for most of the previously mentioned faults. The report further states that observation of the site's geologic features and historical knowledge of local geological hazards indicate that the property has a low probability of damage from geologic activity and would be suitable for residential development. Additionally, the new single family residence would be required to be built in conformance to the Uniform Building Code, which contains regulations to protect structures within active or potentially active seismic areas. Therefore, the potential for exposure to seismic hazards would be less than significant.

6(b): Less Than Significant Impact. Soils onsite were found to be typical of the area according the Geotechnical Soils-Foundation and Geoseismic Report prepared for the project. The topsoils were observed to an approximate depth of 1.0 to 2.0 feet and the subsoils continue to the granite. These soils were well graded sands, weathering residuals from the underlaying granite bedrock. The topsoils were observed loose, damp and containing few to some amounts of humus and roots. The subsoils were observed moist and medium dense to dense. The project will require 150 cubic yards of cut for the basement. The report concludes that general excavation of the bedrock is possible and the difficulty is associated with degree of weathering. The report notes that the residence to the north is of similar design which includes a basement garage. All concentrated roof and area drainage should be released to the surface downslope of the development area in a manner which prevents its return to this or any other sites. The area of dispersal should be determined by a site inspection and should take into account downstream drainages.

In order to minimize soil erosion and water runoff velocities, the project will be required to adhere to the following standard requirements: 1) engineering recommendations contained in the site-specific geotechnical investigation; 2) erosion and runoff control measures contained in the County's Erosion Control (County Code Chapter 16.12) and Grading (County Code Chapter 16.08) Ordinances; and 3) submittal of an engineered drainage plan to the Water Resources Agency for review and approval. Therefore, the potential for causing substantial soil erosion would be less than significant.

6(c): Less Than Significant Impact. The proposed project has the potential to impact surrounding residences during the construction phase from grading and excavation activities necessary to construct the proposed basement. A Geotechnical Site Reconnaissance was prepared by Haro, Kasunich and Associates (April 26, 2006) to determine the site and soil conditions relative to bedrock exposures in the coastal bluff directly across the street from the property and bedrock outcroppings immediately behind and adjacent to the property in relation to proposed excavation requirements for the proposed new residence. The structural integrity of the analysis was performed per requirements of Monterey County Planning Department that evaluates the potential for proposed grading and construction operations to adversely affect the structural integrity of the neighboring residences, especially the Kuster House, located approximately 30 feet east from the project site. The existing residential structure has been partially subexcavated into the site, including a 5 foot retaining wall that contains the back excavation adjacent to the Kuster property line. No signs of deterioration or negative impact to the Kuster House currently exist. The adjacent residence on the north side of the proposed site includes a recently-excavated basement. There were no signs of structural problems to either the existing residence or the Kuster House. Since this evaluation was addressing a previously more invasive proposal, it has been determined that impacts from the current proposed 965 square foot basement will be less than significant.

Inspection of the site found that weathered granite exists at shallow depths below grade, outcroppings occur both in front and behind the existing residence. According the letter report, weathered granite is a very competent bedrock material able to stand vertical during construction with very little to no temporary shoring necessary. The proposed development, including the retaining wall excavations, will not cause adverse structural affects to the Kuster House. Excavation for the lower level is located approximately 24 feet from any trees. Impacts from the proposed project to nearby residences will be less than significant.

6(a)(iv), (d), (e): No Impact. The proposed project will be served by an existing sewer system and will not be located on expansive soils, nor will it be located within areas susceptible to landslides.

7. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 3, 4, 7, 8, 9)	☐	☐	■	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 3, 4, 7, 8, 9))	☐	☐	■	☐

Discussion:

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

Conclusion:

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

Although the proposed project will create a temporary impact to air quality caused by construction activities, the result of the project will not increase the baseline amount of GHGs emitted prior to the project to a level of significance. The temporary impacts of construction for the additions will not permanently create a greater amount of vehicle trips nor will it cause an increase in the emission of carbon dioxide (CO_2) by fuel combustion.

Furthermore, Title 24, Part 6 of California Building Code (Energy Efficiency Standards or Residential Buildings) requires that new construction meet the minimum requirements for energy efficient windows, insulation, lighting, plumbing, and mechanical equipment. Prior to the issuance of the building permit, a Certificate of Compliance (CR-1R) is submitted demonstrating how the project meets the minimum requirements for energy efficiency. Prior to the final of the building permit, the contractor and all sub-contractors responsible for installation of windows,

insulation, lighting, plumbing, and mechanical equipment are required to submit an Installation Certificate (CF-6R) certifying that the installed features, materials, components or manufactured devices conform to the construction plans and the Certificate of Compliance documents which were approved. Thus, the extensive remodel of the existing single family dwelling will be consistent with the CR-1R requirements for energy efficiency. Therefore, the project will have no impacts.

8. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 3, 4, 7)	☐	☐	☐	■
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 3, 4, 7)	☐	☐	☐	■
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 3, 4, 7)	☐	☐	☐	■
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 3, 4, 7)	☐	☐	☐	■
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 3, 4, 7)	☐	☐	☐	■
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 3, 4, 7)	☐	☐	☐	■
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 3, 4, 7)	☐	☐	☐	■

8. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 3, 4, 7)	☐	☐	☐	■

Discussion/Conclusion/Mitigation:

See previous Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

9. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 1, 3, 4, 7)	☐	☐	☐	■
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 3, 4, 7)	☐	☐	☐	■
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 1, 3, 4, 7)	☐	☐	☐	■
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 1, 3, 4, 7)	☐	☐	☐	■

9. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 3, 4, 7)	☐	☐	■	☐
f) Otherwise substantially degrade water quality? (Source: 1, 3, 4, 7)	☐	☐	■	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1, 3, 4, 7)	☐	☐	☐	■
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 3, 4, 7)	☐	☐	☐	■
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 3, 4, 7)	☐	☐	☐	■
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 3, 4, 7)	☐	☐	■	☐

Discussion:

The project property slopes moderately to the north (towards Scenic Road) at an average grade of 8% and is relatively level across. The northern edge of the property lies approximately 30 feet above mean sea level and is inland from the Pacific Ocean and Scenic Road.

Conclusion:

8(a), (b), (c), (d), (g), (h), (i): No Impact. The proposed project will not affect water quantity. It will not substantially alter the existing drainage pattern for that area nor will it expose people or structures to flood hazards. It will be substantially deplete groundwater supplies or interfere substantially with groundwater recharge including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems.

8(e), (f): Less Than Significant Impact. The proposed project has the potential to provide additional sources of polluted runoff which may contribute to the degradation of off-site water quality. Sensitive water resources downslope from the project site include marine intertidal areas and open ocean waters. Non-point sources of pollutants to these sensitive water resources are

primarily silt from eroding surfaces and stormwater runoff from paved surfaces. Pollutants in such runoff include sediment, oil, heavy metals, animal wastes, fertilizers, and insecticides.

Runoff during construction from the site will be addressed by the site Erosion Control Plan designed and implemented by the contractor to address site specific drainage, erosion and runoff requirements and restrictions.

Based on the information submitted by the applicant, County staff has recommended the preparation of a drainage plan as a condition of approval. The drainage plan shall be prepared by a registered civil engineer or licensed architect to ensure that the applicant will address any on-site and off-site impacts. Conditions of approval will require that the applicant adhere to the recommendations contained in the Geotechnical Soils-Foundation and Geoseismic Report and submit an Erosion Control Plan which addresses development activities (including grading surplus disposal). Therefore, the project will have a less than significant impact.

8(j): Less Than Significant Impact. The project site has the potential to be inundated by a seiche or tsunami. A Geotechnical Soils-Foundation and Geoseismic Report was prepared by Grice Engineering and Geology, Inc. (October 29, 2004) for the project. According to the report, seiches and tsunamis are inundations by oceanic or freshwater waves generated by seismic events. Because the site is approximately 30 feet above mean sea level and inland from the Pacific Ocean approximately 150 feet, there is potential for inundations due to seiches or tsunamis if one were to occur. As these events are rare, the property is deemed relatively safe from either hazard. Additionally, the proposed project was reviewed by the Water Resources Agency and deemed complete with standard conditions of approval. Therefore, the potential for inundation of the project site would be less than significant.

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: 1, 3, 4, 7)	☐	☐	☐	■
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 3, 4, 7)	☐	☐	☐	■
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 3, 4, 7)	☐	☐	☐	■

Discussion/Conclusion/Mitigation:

See previous Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

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: 1, 3, 7)	☐	☐	☐	■
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 3, 7)	☐	☐	☐	■

Discussion/Conclusion/Mitigation:

See previous Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

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: 1, 2, 3, 4, 7)	☐	☐	■	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 3, 4, 7, 9)	☐	☐	■	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3, 4, 7)	☐	☐	☐	■

12. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3, 4, 7, 9)	☐	☐	■	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3, 4, 7)	☐	☐	☐	■
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3, 4, 7)	☐	☐	☐	■

Discussion:

The project proposes a lower level addition and an upper level addition to an existing residence. The development is proposed within the Carmel Point area of unincorporated Carmel, which is predominantly a residential area.

Conclusion:

11(a), (b), (d): **Less Than Significant Impact.** The proposed project may cause an exposure of persons to noise levels in excess of current standards from groundborne vibrations or temporary noise impacts due to demolition, grading, and construction operations. Sensitive receptors include surrounding single family residences. Development activities include operation of graders, backhoes, caterpillars and trucks, which will cause localized noise levels to temporarily increase above 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 project, as designed, will minimize temporary noise impacts by: 1) limiting demolition, construction and grading operations to the hours of 8:00 am to 5:00 pm, Monday through Friday only; and 2) notifying adjoining residences regarding any substantial construction activities beyond the scope of work. A Construction Phasing Plan, dated July 14, 2009, provides demolition and excavation staging areas along with a truck route in order to minimize construction activity impacts.

Potential for groundborne vibrations to impact nearby sensitive receptors, including the Kuster house were identified in the letter report prepared by Haro, Kasunich and Associates, Inc., (April 26, 2006). Low impact excavation techniques will be employed to reduce impacts. Recommendations contained in the Site Reconnaissance letter will reduce impacts of groundbourne vibration during the construction phase of the proposed project to a less than

significant level. Therefore, the project will have a less than significant impact on ambient noise levels within the project vicinity.

11(c), (e), (f): No Impact. The project is not expected to cause a permanent increase in ambient noise levels above existing noise levels. The project is not located near an existing airport or airstrip and would not be impacted from airplane noise.

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: 1, 2, 3)	☐	☐	☐	■
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3)	☐	☐	☐	■
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3)	☐	☐	☐	■

Discussion/Conclusion/Mitigation:

See previous Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

14. PUBLIC SERVICES Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Source: 1, 3, 4, 7)	☐	☐	☐	■
b) Police protection? (Source: 1, 3, 4, 7)	☐	☐	☐	■
c) Schools? (Source: 1, 3, 4, 7)	☐	☐	☐	■
d) Parks? (Source: 1, 3, 4, 7)	☐	☐	☐	■
e) Other public facilities? (Source: 1, 3, 4, 7)	☐	☐	☐	■

Discussion/Conclusion/Mitigation:

See previous Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

15. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 3, 4, 7)	☐	☐	☐	■
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 3, 4, 7)	☐	☐	☐	■

Discussion/Conclusion/Mitigation:

See previous Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

16. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 2, 3, 4)	☐	☐	☐	■
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Source: 1, 2, 3, 4)	☐	☐	☐	■
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Source: 1, 2, 3)	☐	☐	☐	■
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 3, 4, 7)	☐	☐	☐	■
e) Result in inadequate emergency access? (Source: 1, 2, 3, 4, 7)	☐	☐	■	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 2, 3, 4, 7)	☐	☐	☐	■

Discussion:

The project proposes an addition to an existing residence. The development is proposed within the Carmel Point area of unincorporated Carmel, which is predominantly a residential area. Primary site access is provided from Scenic Road through an existing private easement.

Conclusion:
16(a), (b), (c), (d), (f): **No Impact.** The proposed project will not substantially increase traffic, change air traffic patterns, increase hazards due to a design feature or incompatible use, or conflict with policies, plans or programs supporting alternative transportation.

16(e): **Less Than Significant Impact.** Construction related truck traffic will result in approximately 15 truck trips during project grading to remove 150 cubic yards of earth materials. Each truck will haul approximately 10 cubic yards of cut. All non-essential construction vehicles will be removed from the project site daily. Further, all non-essential construction vehicles, including personal vehicles, will be parked either on-site, if possible, or construction personnel will utilize off-site parking in order to allow for uninterrupted emergency access on Scenic Road and the surrounding project vicinity. A Construction Phasing Plan, dated July 14, 2009, was received by the applicant. It provides staging areas for demolition and excavation. It also provides a parking plan so that construction vehicles do not interfere with daily traffic. A truck routing plan will also be adhered to so that the proposed truck route utilizes larger arterial roads in order to access Highway 1 which will cause a less than significant impact on the neighborhood. Additionally, construction related traffic impacts are considered temporary in duration and are therefore considered less than significant.

17. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1, 2, 3, 7)	☐	☐	☐	■
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 3, 7)	☐	☐	☐	■
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 3, 7)	☐	☐	☐	■
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source 1, 2, 3, 7)	☐	☐	☐	■
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 2, 3, 7)	☐	☐	☐	■

17. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1, 2, 3, 7)	☐	☐	☐	■
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1, 2, 3, 7)	☐	☐	☐	■

Discussion/Conclusion/Mitigation:

See previous Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 4, 6, 7, 8, 12, 17)	☐	☐	■	☐
b) Have impacts that are individually limited, but cumulatively considerable? (Source: 1, 3, 4, 6, 7, 19) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: 1, 2, 3, 4, 6, 7, 8, 12, 17, 18, 19)	☐	☐	■	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 2, 3, 4, 6, 7, 8, 12, 17 18, 19)	☐	☐	☐	■

Discussion/Conclusion/Mitigation:

The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, threaten to eliminate or reduce the number or restrict the range of a rare or endangered plant or animal. The project is located on Scenic Road along the ocean; however, the applicant shall adhere to the recommendations contained in the drainage and erosion control plan which addresses development activities and drainage retention. An Archaeological report determined that there are no unique circumstances that would eliminate important examples of the major periods of California history or prehistory. Therefore, the project will have a less than significant impact.

Other projects in the area have been approved for development through the past few years. Some have been constructed and there are a few that remain under construction. The applicant has submitted a Construction Phasing Plan. It provides staging areas for demolition and excavation; a parking plan so that construction vehicles do not interfere with daily traffic; and a truck routing plan so that construction activity impacts will be minimized for the duration of the construction

and working hours. Additionally, construction related traffic impacts are considered temporary in duration and are therefore considered less than significant.

There are no known environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

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

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN100443 and the attached Initial Study / Proposed Negative Declaration.

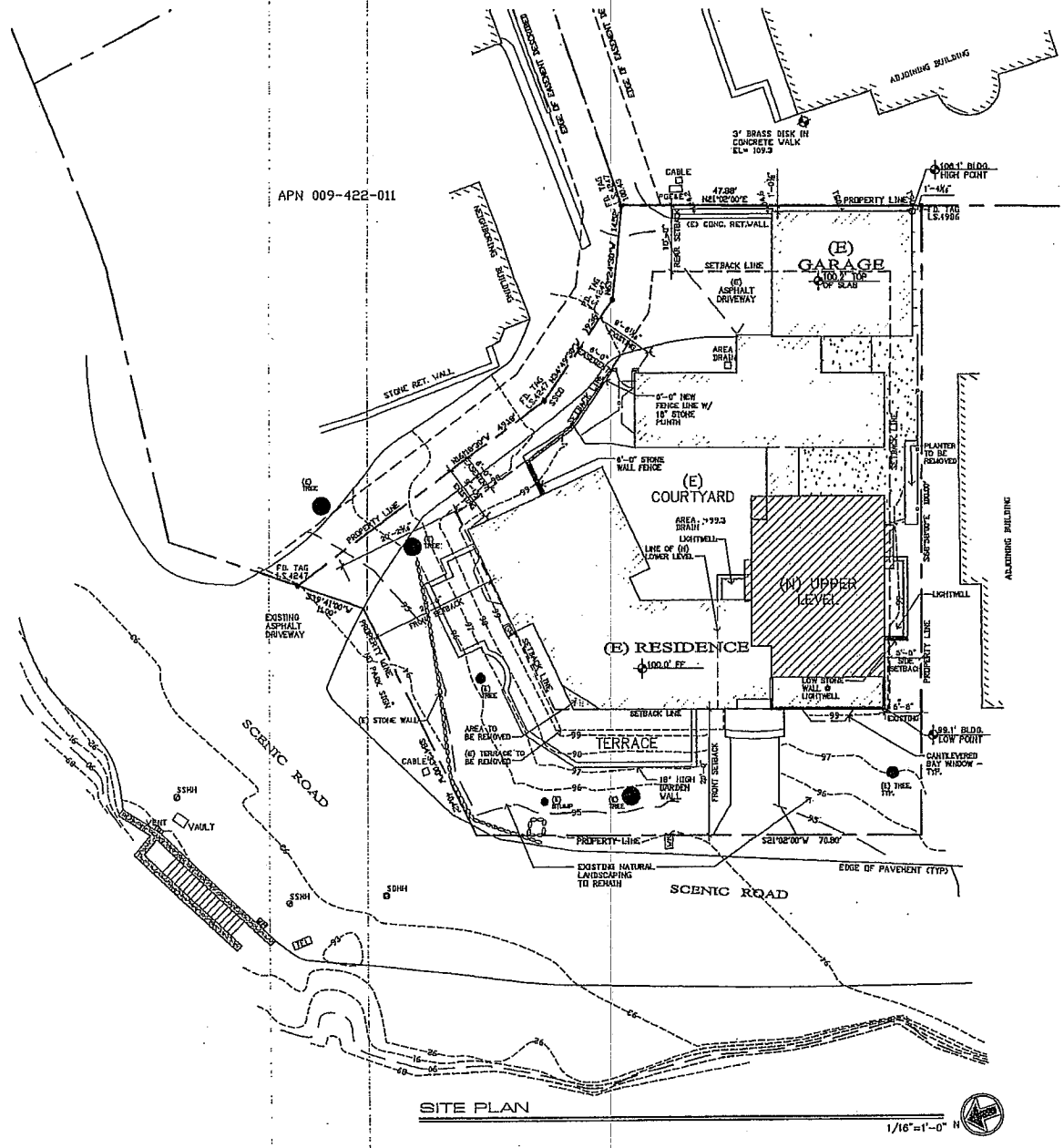
IX. REFERENCES

1. Project Application, Plans and Materials in File No. PLN0100443
2. Monterey County General Plan
3. Carmel Area Land Use Plan
4. Regulations for Development in the Carmel Area Land Use Plan
5. Title 20 of the Monterey County Code (Zoning Ordinance)
6. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised August 2008
7. Planning Department's Geographic Information System
8. Geotechnical Soils-Foundation & Geoseismic Report for the Moellentine Residence prepared by Grice Engineering, Inc., dated October 29, 2004
9. Geotechnical Site Reconnaissance prepared by Haro, Kasunich and Associates, Inc, dated April 26, 2006
10. The Geotechnical Site Reconnaissance prepared by Haro, Kashunich and Associates states that the whole site consists of granite rock and there is no potential for hazard. On December 21, 2010, Haro, Kasunich and Associates, confirmed that their recommendations in that report do not change as the soils have not changed.
11. Establishment of Natural Grade prepared by Haro, Kasunich and Associates, Inc., dated January 26, 2007
12. Preliminary Archaeological Reconnaissance of Assessor's Parcel 009-422-023 prepared by Archaeological Consulting, dated October 14, 2004
13. Phase I Historical Assessment prepared by Kent Seavey, dated November 20, 2004
14. Phase II Historical Assessment prepared by Sheila McElroy, dated March 16, 2006
15. Comment Letter on Phase II Historical Assessment prepared by Enid Sales, dated December 8, 2006
16. Response Letter to Enid Sales Comment Letter prepared by Sheila McElroy, dated December 12, 2006
17. Cypress Tree Evaluation at 26195 Scenic Road prepared by Forest City Consulting, dated September 25, 2007
18. Historic Resource Impact Assessment prepared by Carey & Co., Inc., dated September 21, 2007
19. Construction Phasing Plan, prepared by WWD Engineering, dated July 14, 2009

ATTACHMENTS

Site Plans and Elevations

Urbemis 2007 Version 9.2.4 Summary



SITE PLAN

1/16"=1'-0" N

PLANNING INFO.

- PROPERTY OWNER:
  LOI & MORLEY MOELLENTINE
  544 DEKKE RIDGE
  NEW CANAAN, CT. 06840
  PH. (203) 966-2580
- PROJECT ADDRESS:
  26195 SCENIC ROAD
  CARMEL, CA.
- PROJECT SCOPE:
  REMODEL AN EXISTING SINGLE STORY, SINGLE FAMILY RESIDENCE, REMOVE 9 S.F. OF (E) LOT COVERAGE & CONSTRUCT A NEW 525 S.F. UPPER LEVEL ADDITION AND NEW 955 S.F. BASEMENT LEVEL ADDITION
- OCCUPANCY: R3, U1
- CONST. TYPE: V, NR
- A.P.N. 009-422-023
- LEGAL DESC.: LOT: 28 BLOCK: B1S
- ZONE: MDR-2-D(18) (CZ)
- MAX BLDG. HT: 18' FT
- GRADING: BASEMENT & FOUNDATION EXCAVATION: 150 CY CUT
- TREE REMOVAL: NONE
- TOPOGRAPHY: GENTLY SLOPING
- PROJECT CODE COMPLIANCE:
  1, 2007 CBC, CMC, CPC, CFC, CEC, & T-24 CALIFORNIA ENERGY CODE
- ENERGY METHOD: MICROPAS V8.0, ENERGY PRO 5.0
- LOT AREA: 7,175 S.F. (.16 Ac.)
- LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
BUILDINGS	2,704		9	2,695
TOTAL	2,704		9	2,695

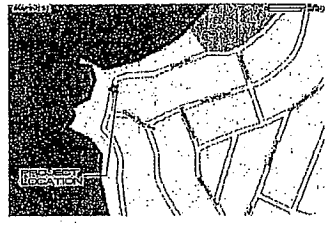
- LOT COVERAGE ALLOWED: 2,511 SF (35%)
- LOT COVERAGE PROPOSED: 2,695 SF (37.5%)
- LOT COVERAGE EXISTING: 2,704 SF (37.7%)
- F.A.R. CALCULATIONS

MAIN BUILDING	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL	
LOWER FLOOR	0	955	0	* 955	*NOTE: SQUARE FOOTAGE OF LOWER LEVEL DOES NOT COUNT DUE TO SUBGRADE CONDITIONS
MAIN FLOOR	2,278	9	-9	2,278	
UPPER FLOOR	0	525	0	525	
GARAGE	428	0	0	428	
TOTAL	2,704	534	-9	3,229	

- F.A.R. ALLOWED: 3,229 SF (45%)
- F.A.R. PROPOSED: 3,229 SF (45%)

VICINITY MAP

N.T.S.



PROPOSED REMODEL AND ADDITIONS FOR:
MR. & MRS. MOELLENTINE
APN: 009-422-023
26195 SCENIC ROAD CARMEL, CA.

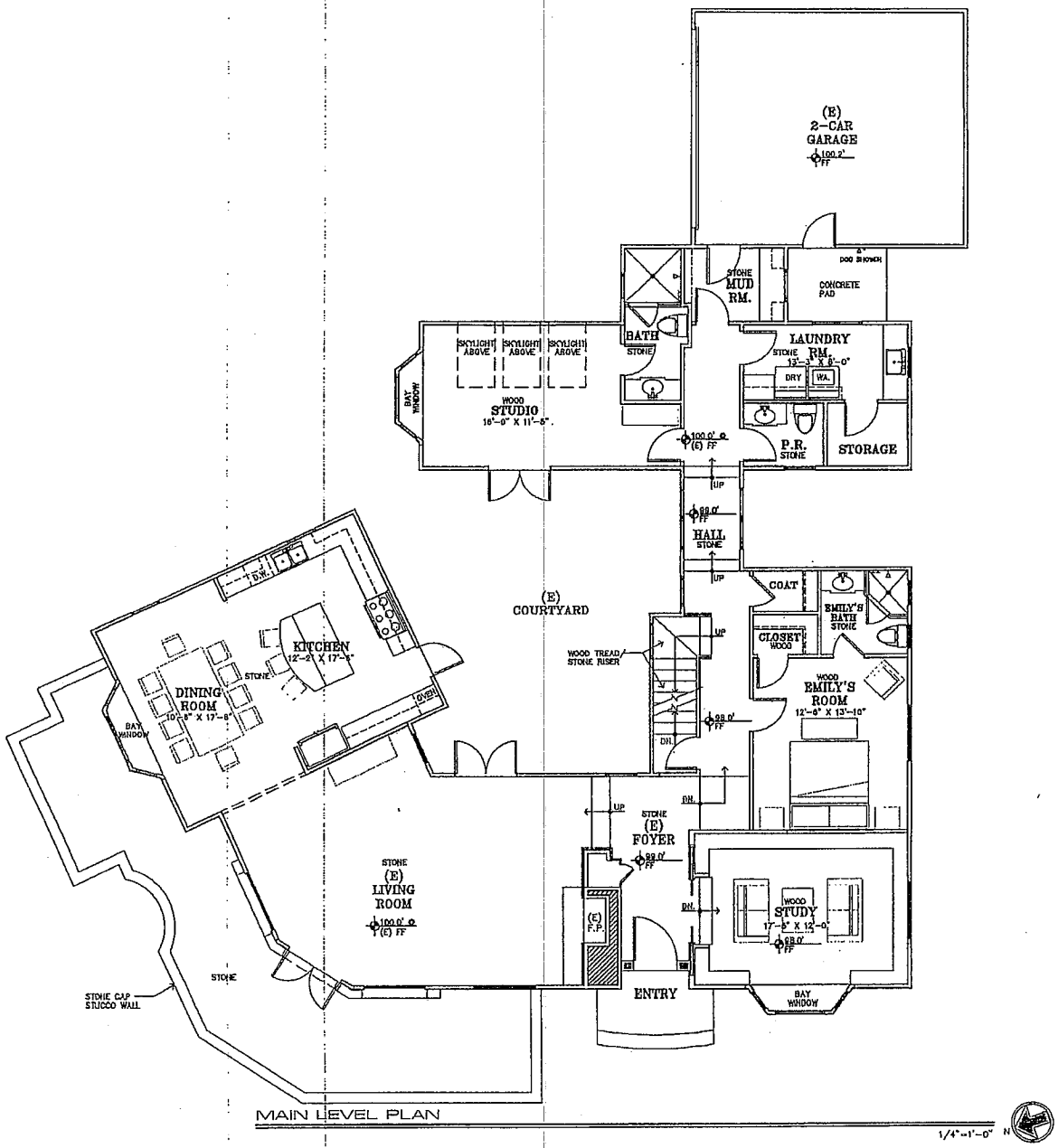
INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN
JUN A. BILLANO, AIA JOHN E. MATTHAMS
721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA. ■ 93950
PH (831) 646-1921 ■ FAX (831) 646-1922 ■ EMAIL jun@idgmail.com

SITE PLAN

DATE: 08-17-10
PRE-APPLICATION

REVISIONS:
1 08-09-10 CLIENT REVIEW
2 08-22-10 PRE APP SUB.
3 09-11-10 CLIENT REVIEW
4

SHEET NO.
A1.0



MAIN LEVEL PLAN

1/4"=1'-0"

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- STONE VENEER
- CMU WALL - SEE STRUCTURAL DWG'S

PROPOSED REMODEL AND ADDITIONS FOR:

MR. & MRS. MOELLENTINE

APN: 009-422-023

26195 SCENIC ROAD CARMEL, CA.

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MAIN LEVEL PLAN

DATE: 08-17-10

PRE-APPLICATION

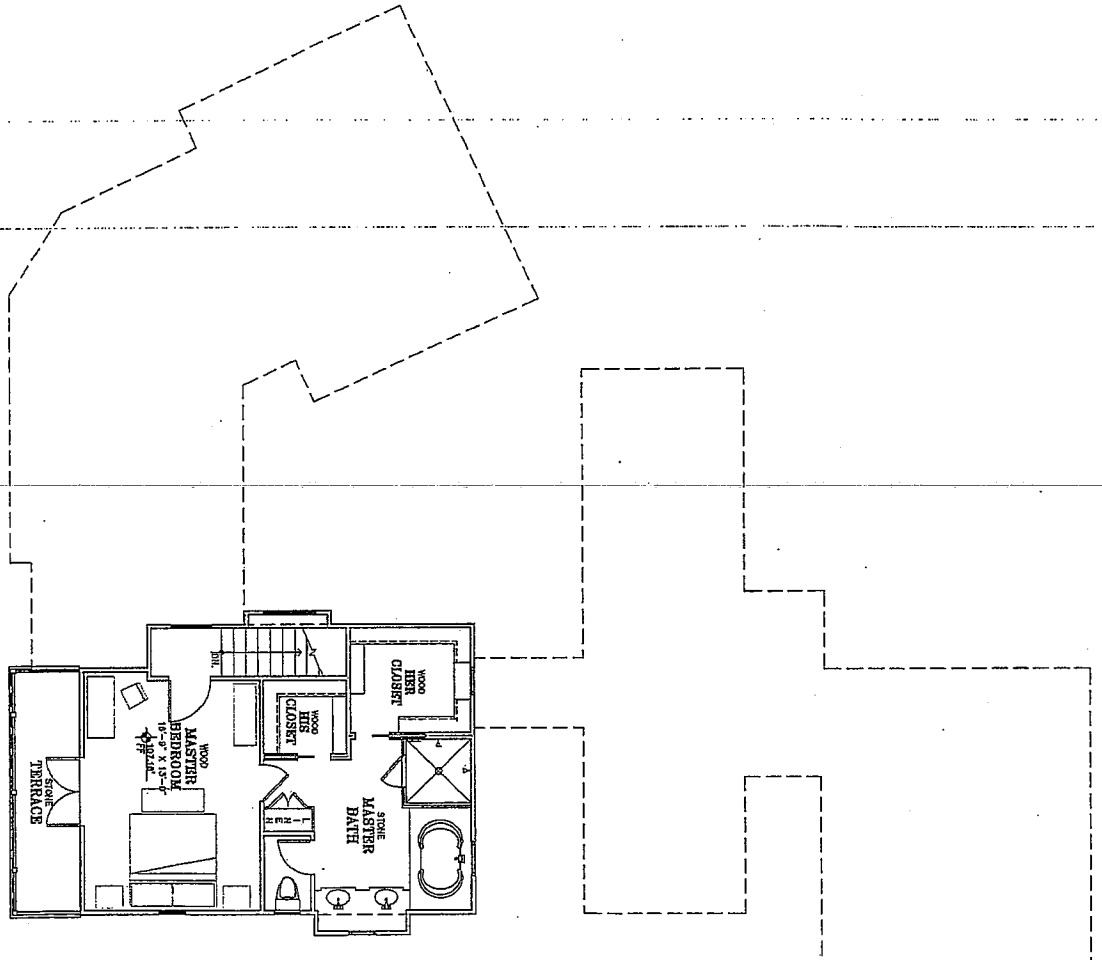
REVISIONS:

1. 09-09-10 CLIENT REVIEW
2. 09-22-10 PRE APP SUB.
3. 08-11-10 CLIENT REVIEW
4.

SHEET NO.

A2.0

UPPER LEVEL PLAN



1/4"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- STONE VENEER
- CMU WALL - SEE STRUCTURAL DWG'S

UPPER LEVEL PLAN	
DATED: 03-17-10	
PRE-APPLICATION	
REVISIONS:	
05-05-10 PLANT REVIEW	
05-22-10 PLANT REVIEW	
06-11-10 PLANT REVIEW	
SHEET NO. A3.0	

INTERNATIONAL DESIGN GROUP
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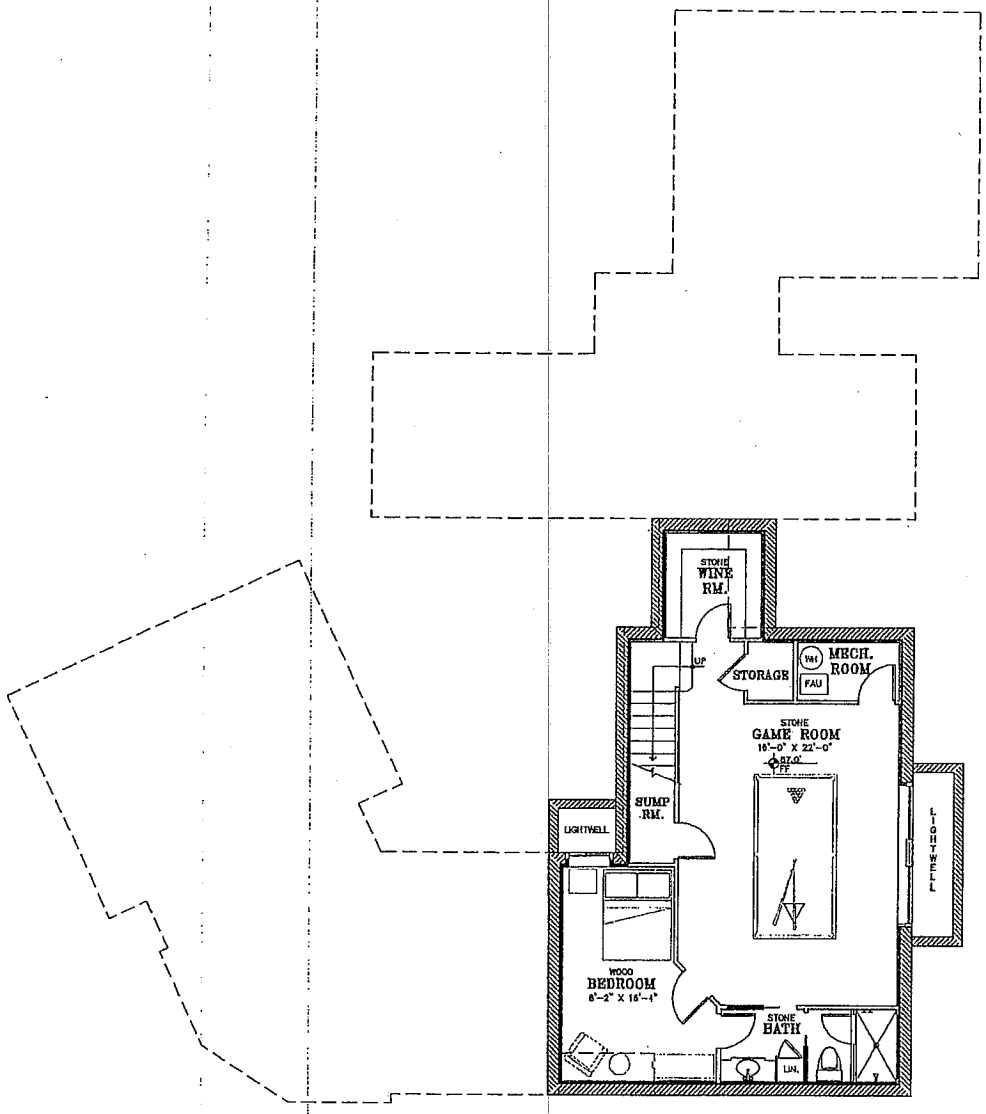
PROPOSED REMODEL AND ADDITIONS FOR:

MR. & MRS. MOELLENTINE

APN: 009-422-023

26195 SCENIC ROAD CARMEL, CA.



LOWER LEVEL PLAN

1/4"=1'-0"

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- STONE VENEER
- CMU WALL – SEE STUCTURAL DWG'S

PROPOSED REMODEL AND ADDITIONS FOR:

MR. & MRS. MOELLENTINE

APN: 009-422-023

26195 SCENIC ROAD CARMEL, CA.

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PH (831) 649-1961 • FAX (831) 646-1990 • EMAIL

LOWER LEVEL PLAN

DATED 08-17-10

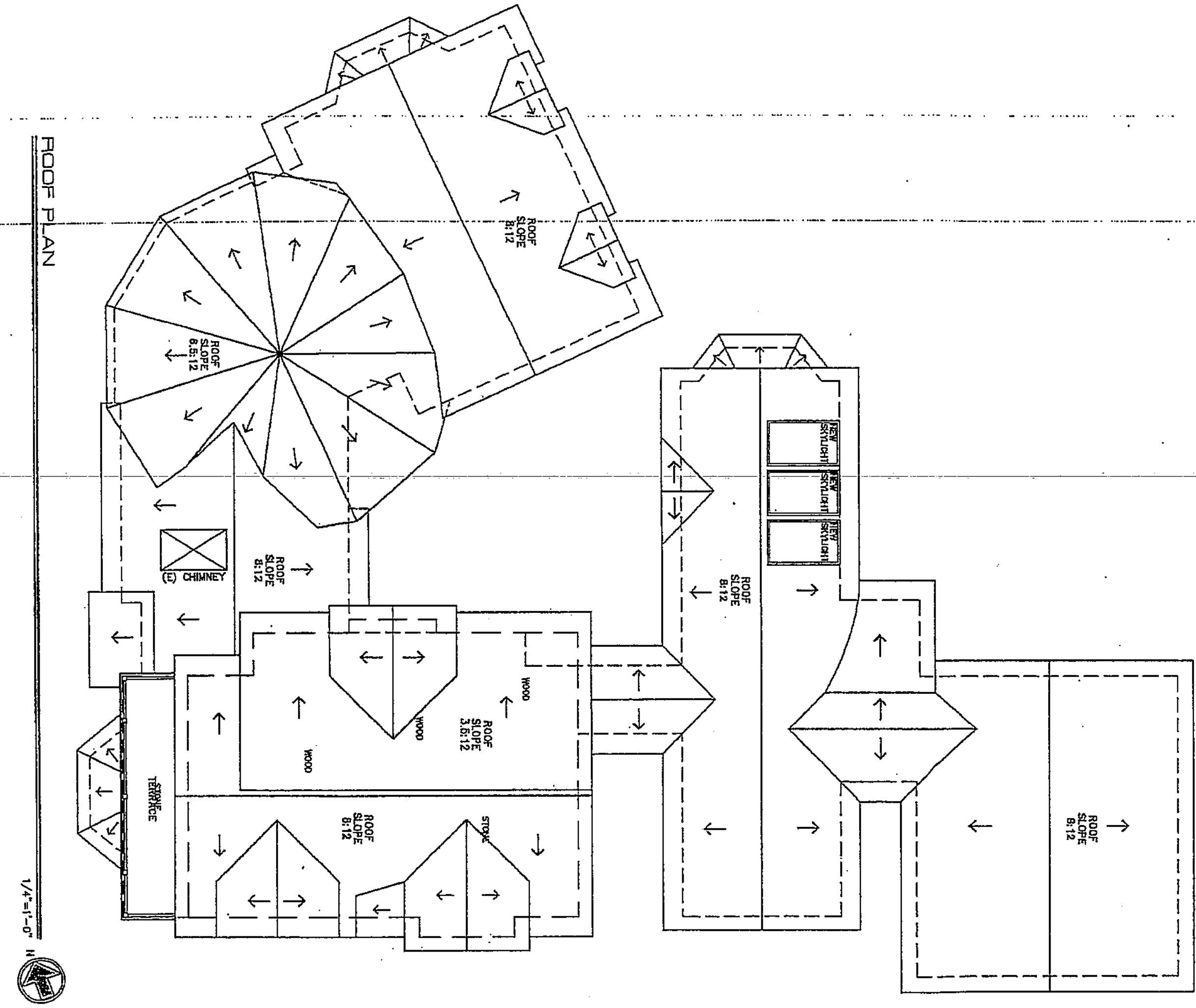
PRE-APPLICATION

REVISIONS:

1. 09-02-10 CLIENT REVIEW
2. 09-22-10 PRE APP SUB.
3. 09-11-10 CLIENT REVIEW
4.

SHEET NO.

A4.0



ROOF PLAN	
DATE: 08-17-10	PRE-APPLICATION
REVISIONS:	
1	06-09-10 CLIENT REVIEW
2	06-22-10 PRE APP SUB.
3	08-11-10 CLIENT REVIEW
4	
SHEET NO.	A5.0

INTERNATIONAL DESIGN GROUP
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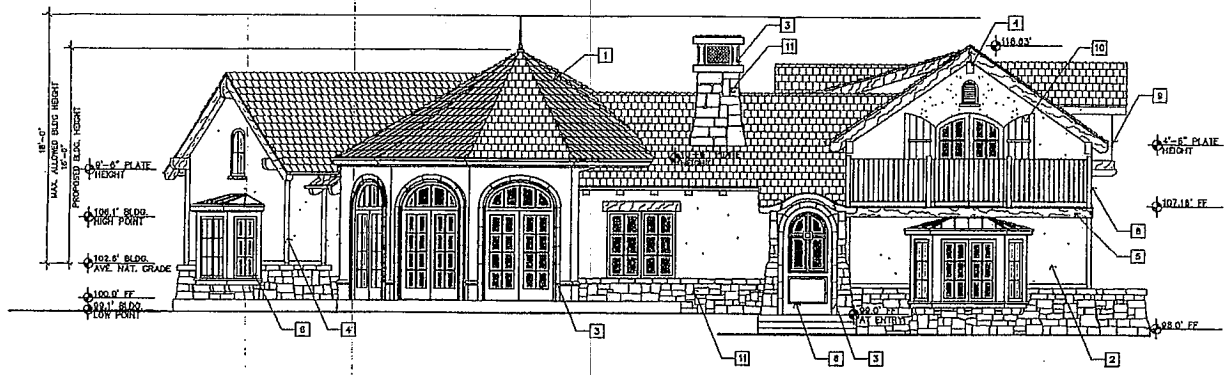
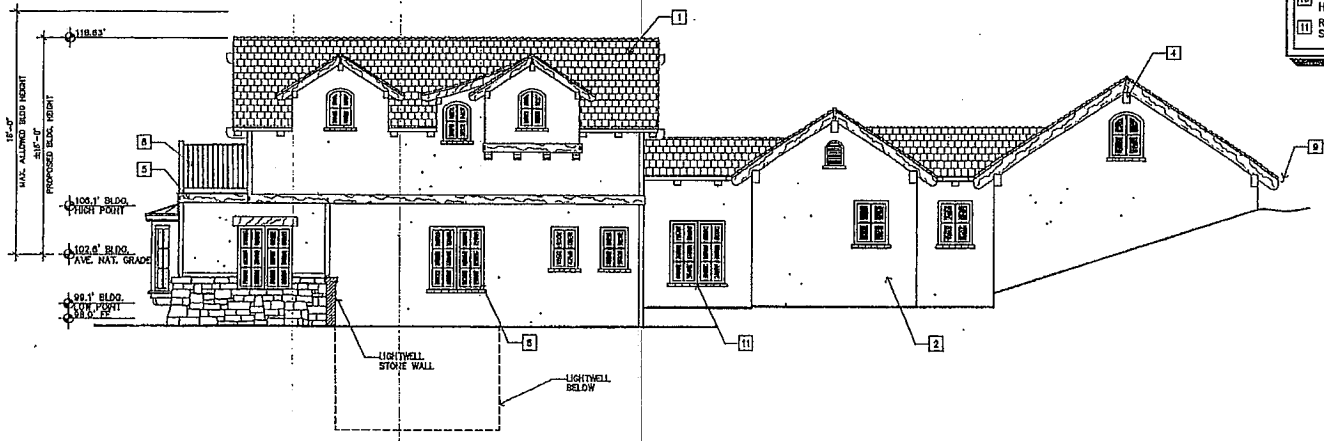
PROPOSED REMODEL AND ADDITIONS FOR:

MR. & MRS. MOELLENTINE
APN: 009-422-023
26195 SCENIC ROAD   CARMEL, CA.



WEST (FRONT) ELEVATION

1/4"=1'-0"



SOUTH (SIDE) ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1. NEW CLASS "A" SLATE ROOF
2. PAINTED EXTERIOR STUCCO–SMOOTH FINISH – 3 COATS, O/ METAL LATH, O/ 2 LAYERS GRADE "D" PAPER, O/PLYWD
3. CUT STONE SURROUND
4. NEW STAINED REDWOOD BEAMS; 6X OR 8XCORBELS; 4X RAFTER TAILS; 4X WOOD TRIM; 4X HDR. BM.–REDWOOD OR EQUAL
5. NEW STAINED 4X HORIZONTAL BAND W/ BUTTERFLY DOWELS @ CORNERS– REDWOOD OR EQUAL W/ COPPER CAPS
6. KOLBE–KOLBE DOORS & WINDOWS W/ DARK BRONZE FINISH OR EQUAL
7. STAINED GRADE GARAGE DOOR–CEDAR OR EQUAL
8. POWDER COATED – GALVANIZED RAILING W/ 4X4 POST
9. HALF ROUND COPPER GUTTERS; LEADER BOXES, & DOWNSPOUTS
10. STAINED REDWOOD FIXED SHUTTERS W/ BRONZE HINGES
11. RANDOM STONE VENEER @ WALLS AND WINDOW SILLS

PROPOSED REMODEL AND ADDITIONS FOR:

MR. & MRS. MOELLENTINE

APN: 009-422-023

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WEST/SOUTH ELEVATIONS

DATE: 06-17-10

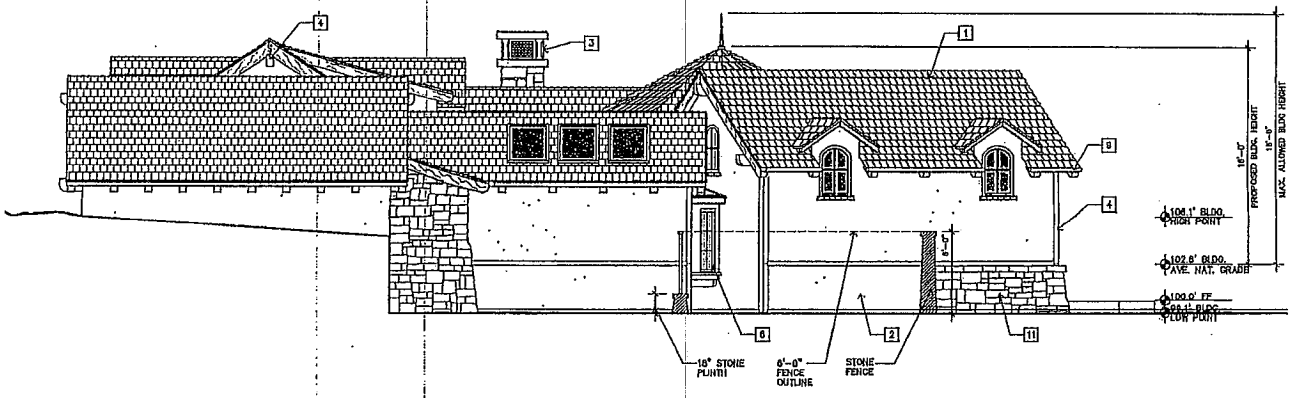
PRE-APPLICATION

REVISIONS:

1. 08-09-10 CLIENT REVIEW
2. 09-27-10 PRE APP SUB.
3. 09-11-10 CLIENT REVIEW
4.

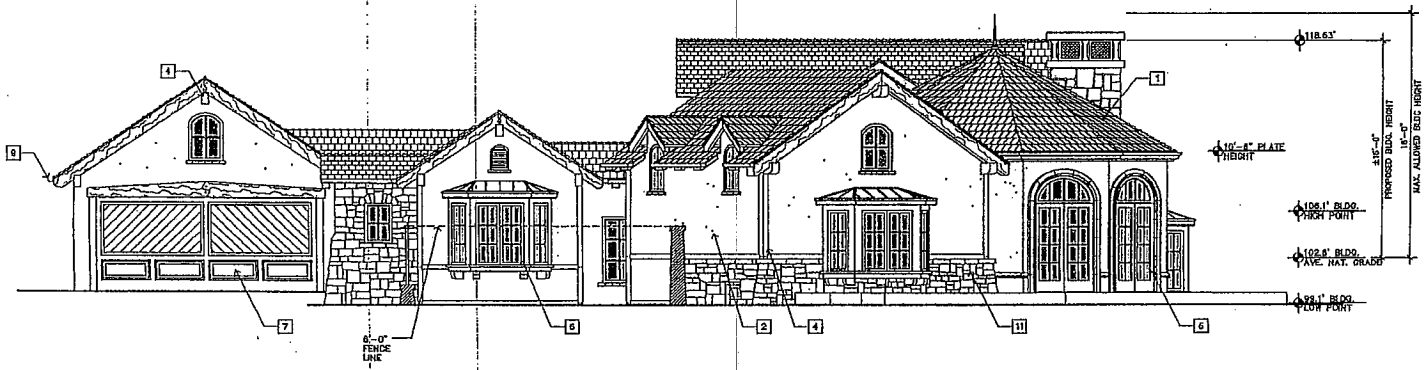
SHEET NO.

A6.0



EAST (REAR) ELEVATION

1/4"=1'-0"



NORTH (SIDE) ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1. NEW CLASS "A" SLATE ROOF
2. PAINTED EXTERIOR STUCCO–SMOOTH FINISH – 3 COATS, O/ METAL LATH, O/ 2 LAYERS GRADE "D" PAPER, O/PLYWD
3. CUT STONE SURROUND
4. NEW STAINED REDWOOD BEAMS; 8X OR 8XCORBELS; 4X RAFTER TAILS; 4X WOOD TRIM; 4X HDR. BM.–REDWOOD OR EQUAL
5. NEW STAINED 4X HORIZONTAL BAND W/ BUTTERFLY DOWELS @ CORNERS– REDWOOD OR EQUAL W/ COPPER CAPS
6. KOLBE–KOLBE DOORS & WINDOWS W/ DARK BRONZE FINISH OR EQUAL
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PROPOSED REMODEL AND ADDITIONS FOR:

MR. & MRS. MOBLENTINE

APN: 009-422-023

26195 SCENIC ROAD CARMEL, CA.

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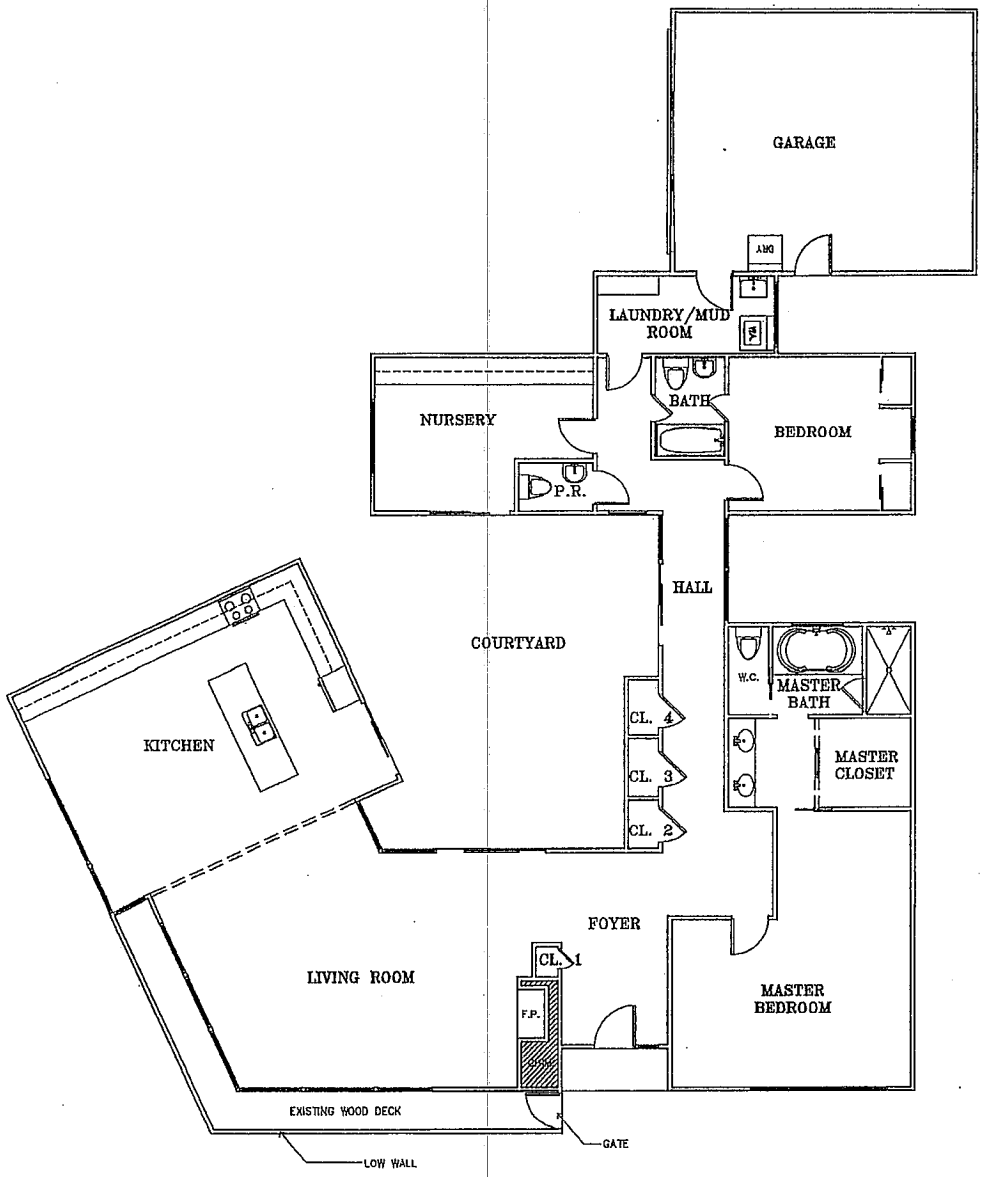
PH: (831) 649-1901 * FAX: (831) 649-1550 * EMAIL: jmatthams@comcast.net

EAST/NORTH ELEVATIONS

DATE: 08-17-10
PRE-APPLICATION

REVISIONS:
1. 09-09-10 CLIENT REVIEW
2. 09-22-10 PRE APP SUB.
3. 08-11-10 CLIENT REVIEW
4.
5.

SHEET NO.
A6.1



MAIN LEVEL EXISTING PLAN

1/4"=1'-0"

WALL LEGEND

2X EXISTING WALL TO REMAIN

(E) DOOR OR WINDOW TO BE REMOVED

PROPOSED REMODEL AND ADDITIONS FOR:

MR. & MRS. MOELLENTINE

APN: 009-422-023

26195 SCENIC ROAD CARMEL, CA.

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PH (831) 646-1281 ■ FAX (831) 646-1282 ■ EMAIL jun@idgnet.com

MAIN LEVEL EXISTING PLAN

DATE: 08-17-10

PRE-APPLICATION

REVISIONS:

1 06-02-10 CLIENT REVIEW

2 06-22-10 PRE APP SUB.

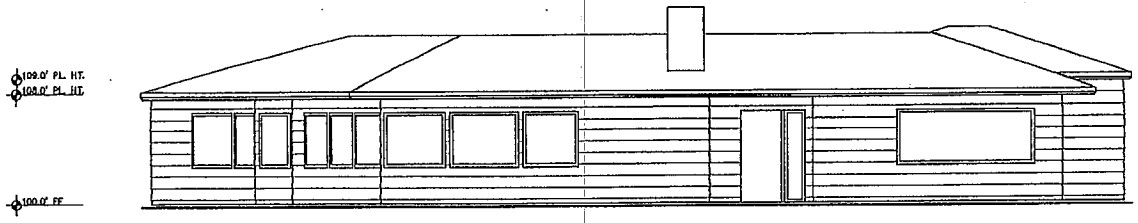
3 08-11-10 CLIENT REVIEW

4

5

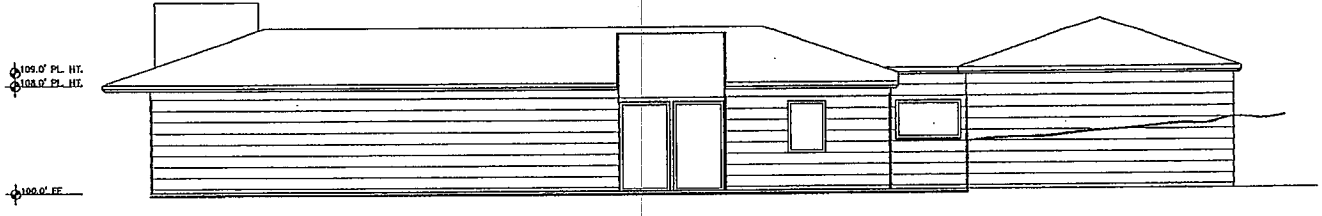
SHEET NO.

D1.0



WEST (FRONT) ELEVATION

1/4"=1'-0"



SOUTH (SIDE) ELEVATION

1/4"=1'-0"

PROPOSED REMODEL AND ADDITIONS FOR:

MR. & MRS. MOELLENTINE

APN: 009-422-023

26195 SCENIC ROAD CARMEL, CA.

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN
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PH (831) 648-1081 ■ FAX (831) 648-1380 ■ EMAIL info@idg-ca.com

WEST/SOUTH (E) ELEVATIONS

DATE: 08-17-10

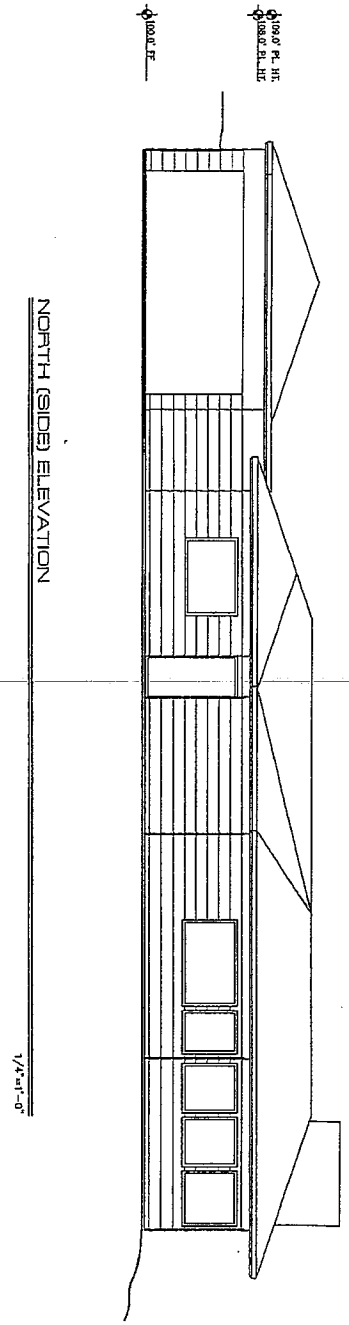
PRE-APPLICATION

REVISIONS:

1. 09-09-10 CLIENT REVIEW
2. 09-22-10 PRE APP SUB
3. 09-11-10 CLIENT REVIEW
4.

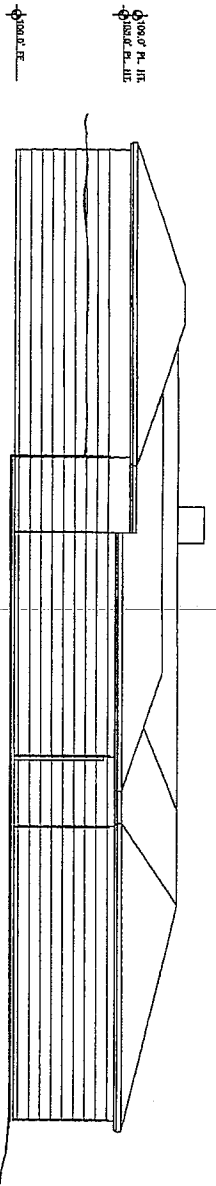
SHEET NO.

D2.0



NORTH (SIDE) ELEVATION

1/4"=1'-0"



EAST (REAR) ELEVATION

1/4"=1'-0"

SHEET NO.	D3.0
	04-08-10 PLANT REVIEW
	04-22-10 PLANT REVIEW
	06-11-10 PLANT REVIEW
REVISIONS:	
DATES:	03-17-10 PRE-APPLICATION
	EAST/NORTH (B) ELEVATIONS

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PROPOSED REMODEL AND ADDITIONS FOR:

MR. & MRS. MOELLENTINE
APN: 009-422-023

26195 SCENIC ROAD CARMEL, CA.

EXHIBIT "E"

Gonzales, Liz x5102

From: lbrucemeyer@redshift.com
Sent: Tuesday, February 12, 2013 11:13 AM
To: Gonzales, Liz x5102
Subject: Moellentine PLN130012 Public Notice

To: Liz Gonzales and Monterey County Planning Department

The public notice is confusing.

I understand the intent is to demolish the existing house except the garage.
It is then intended to design a new house plan for which a new permit would be required at a future time.

Sincerely,
L. Bruce Meyer

Gonzales, Liz x5102

From: Marguerite Meyer [marguer@pacbell.net]
Sent: Tuesday, February 12, 2013 11:21 AM
To: Gonzales, Liz x5102
Subject: Public Notice on PLN130012 Moellentine

Hello Ms. Gonzales,

I'm writing to express my confusion about the public notice on the permit PLN130012/100443 on Carmel Point on the property previously owned by Moellentine.

In reading the notice it is unclear what is going to be built, and what is going to be replaced.
I also oppose the variance asked for on lot coverage.

I urge denial on this planning permit until it is clear what will be demolished and what will be built.

Thank you,
Marguerite Meyer

Gonzales, Liz x5102

From: Marguerite Meyer [marguer@pacbell.net]
Sent: Tuesday, February 12, 2013 7:39 PM
To: Gonzales, Liz x5102
Subject: Re: Public Notice on PLN130012 Moellentine

Hello Ms. Gonzales,

Thank you for the reply.
I will await the next posting of Public Hearing on the 26195 Scenic Holdings, LLC project.

Are you able to tell me where to find a copy of the Title 20 Zoning regulations from the 1930s, particularly in regard to this property and similar parcels?

Thank you very much,
Marguerite

Marguerite Meyer
P.O Box 3782, Carmel, CA 93921
marguerite@margueritemeyer.com
831-251-9785
831-459-0875

On Feb 12, 2013, at 4:30 PM, "Gonzales, Liz x5102" <gonzalesl@co.monterey.ca.us> wrote:

> Ms. Meyer,
>
> The Minor and Trivial amendment allows ONLY the removal of more than 50% of the exterior walls in order to build what was ALREADY approved under PLN100443.
>
> When the County of Monterey applied Title 20 Zoning regulations to these parcels out on Carmel point back in the early 1930s, the County created legal non conforming structures such as lot coverage, setbacks, etc. This parcel was one of them. Because of this, the County is allowing this parcel to maintain its legal non conforming status of exceeding lot coverage. Should they remove the whole structure, they lose that non conforming status.
>
> At the time this notice went out, the Moellentine name was still on the assessor's records, however, since then the new owners names are listed as 26195 Scenic Holdings, LLC.
>
> FYI - This project will not be approved tomorrow as originally scheduled and will be going to the next available public Zoning Administrator hearing. I assume you received a Notice for the Minor and Trivial amendment? If so, you will also receive a notice for the public hearing. At the hearing you may state your case.

Gonzales, Liz x5102

From: Karen Letendre [karenletendre@sbcglobal.net]
Sent: Tuesday, February 12, 2013 2:08 PM
To: Gonzales, Liz x5102
Subject: Amendment to MOELLENTINE PLN130012

TO: Liz Gonzales, Monterey County Planning Department
FR: Karen Letendre, resident at 26377 Rio Avenue, Carmel, CA 93923 (on Carmel Point)
RE: Moellentine PLN130012 at 25195 Scenic Road, Carmel, Ca 93923

I am writing to object to the Amendment PLN130012 to an existing combined development permit PLN100443 because the Public Notice is unclear as to the extent of the amendment on the proposed structure.

It indicates that there will be "remodel" of an existing 2,704 sq ft single family dwelling, yet it then states that the project will require a "demolition over 50% of exterior walls" . . . and that "the additions cannot be done unless most of the existing structure is removed". This seems like a contradiction if the project is only a remodel and then requires major -- if not nearly complete -- demolition.

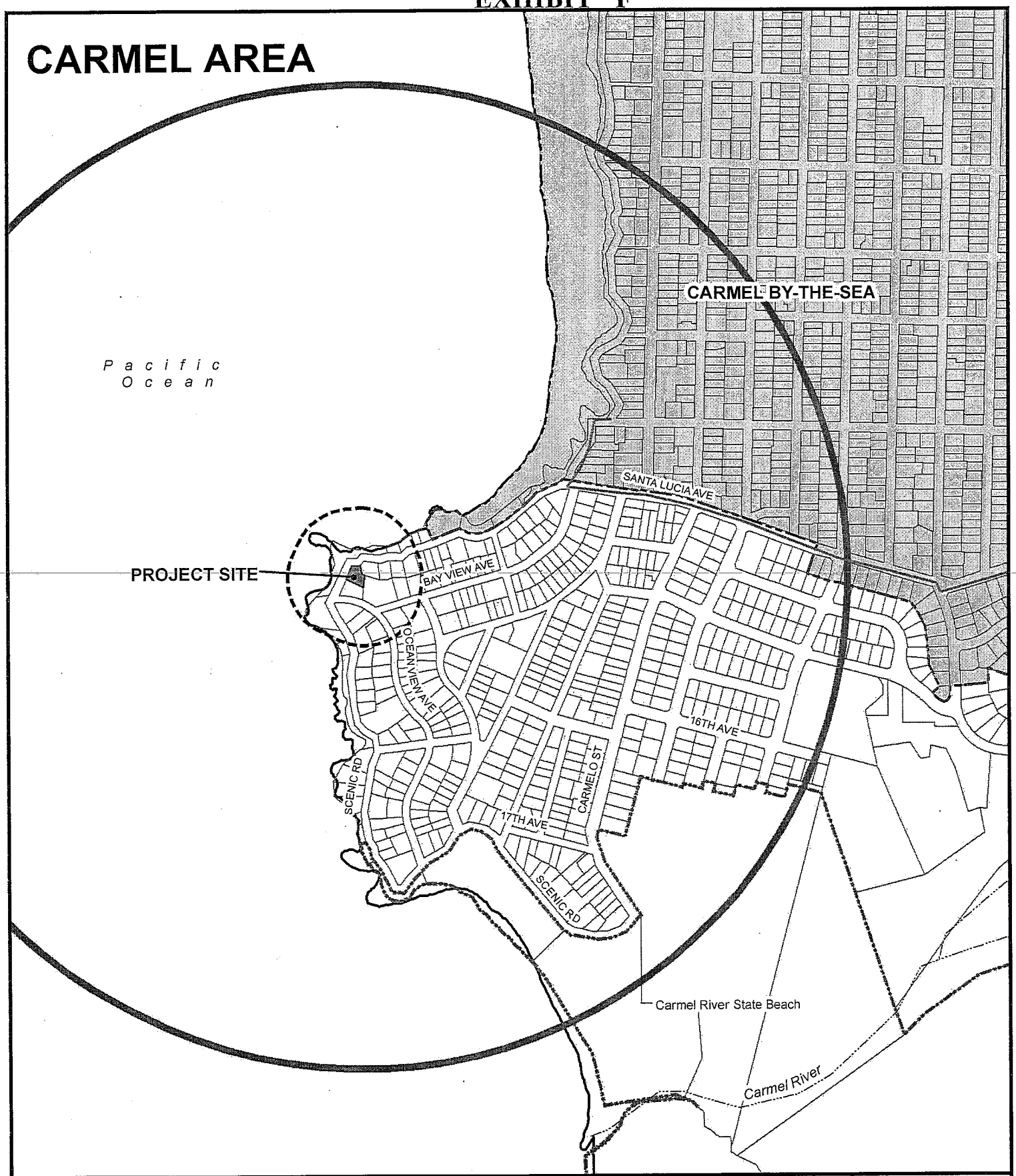
Furthermore, there is no indication of the total size in square footage of the new structure. If the footprint is to remain the same "existing 2,704 square foot single family dwelling", then why is a variance requested to exceed allowable 35% lot coverage to 37.5%? It was my impression that Monterey County typically does not allow variances unless there are extreme overriding factors involved such as safety, etc. This was the case when we applied for our Planning Permit to build our home in 2006.

This project should indeed be subject to a public hearing by the Zoning Administrator.

Thank you,

Karen Letendre
831-277-0255
karenletendre@sbcglobal.net

EXHIBIT "F"



APPLICANT: MOELLENTINE

APN: 009-422-023-000 **FILE #** PLN100443

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

N

0 500 Feet

MONTEREY COUNTY CALIFORNIA 1850

PLANNER: GONZALES