

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: June 13, 2013	Time: 1:50 P.M.	Agenda Item No.: 3
Project Description: Consider a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow development within an area of positive archaeological reports; 2) a Variance to allow a reduction in the front yard setback; and 3) a Design Approval (colors and materials to match existing) to allow the remodel of an existing 1,217 square foot single family dwelling and 236 square foot detached garage, including the construction of an approximately 600 square foot, two-story addition between the existing single family dwelling and garage, covered entry porch, demolition of a shed, approximately 240 linear feet of 6-foot wood fence, and grading (approximately 35 cubic yards of cut).		
Project Location: 26361 Valley View Avenue, Carmel Point		APN: 009-462-005-000
Planning File Number: PLN120736		Owners: John Walter and Geoffrey Walter Agent: Eric Miller Architects, Inc.
Planning Area: Carmel Area Land Use Plan		Flagged and staked: Yes
Zoning Designation: MDR/2-D (18')(CZ) [Medium Density Residential, 2 units per acre, with a Design Control overlay district and 18-foot height limit (Coastal Zone)]		
CEQA Action: Negative Declaration per CEQA Guidelines Section 15074		
Department: RMA - Planning Department		

RECOMMENDATION:

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

- 1) Adopt a Negative Declaration per CEQA Guidelines 15074 (**Exhibit F**); and
- 2) Approve PLN120736, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

The Applicant proposes to remodel an existing 1,217 square foot single family dwelling and 236 square foot detached garage, and construct a 600 square foot, two-story addition between the existing single family dwelling and garage, a covered entry porch, and approximately 240 linear feet of 6-foot high wood fence. The proposed development also involves development within an area of positive archaeological reports, and a Variance to allow a reduction in the front yard setback. See **Exhibit B** for a more detailed discussion of the proposed project.

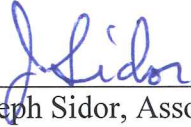
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

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

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

The project was referred to the Carmel Unincorporated Land Use Advisory Committee (LUAC) for review. The LUAC, at a public meeting held on May 6, 2013, reviewed and voted to support the project as proposed (**Exhibit E**).

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



Joseph Sidor, Associate Planner
(831) 755-5262, SidorJ@co.monterey.ca.us
June 5, 2013

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District; RMA-Public Works; Parks Department; California Coastal Commission; Environmental Health Bureau; Water Resources Agency; Joseph Sidor, Planner; Taven Kinison Brown, Senior Planner; John Walter and Geoffrey Walter, Property Owners; Carla Hashimoto, Representative; The Open Monterey Project; LandWatch; Project File PLN120736

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

This report was reviewed by Taven Kinison Brown, Senior Planner.



EXHIBIT A

Project Information for PLN120736

Project Information:

Project Name:	WALTER		
Location:	26361 VALLEY VIEW AVE CARMEL		
Permit Type:	Combined Development Permit		
Environmental Status:	Negative Declaration	Final Action Deadline (884):	8/25/2013
Existing Structures (sf):	1453	Coverage Allowed:	35%
Proposed Structures (sf):	588	Coverage Proposed:	28.8%
Total Sq. Ft.:	2041	Height Allowed:	18
Tree Removal:	1/HOLLY	Height Proposed:	18
Water Source:	PUBLIC	FAR Allowed:	45%
Water Purveyor:	CAL AM	FAR Proposed:	32%
Sewage Disposal (method):	SEWER	Lot Size:	6381
Sewer District:	CAWD	Grading (cubic yds.):	35

Parcel Information:

Primary APN:	009-462-005-000	Seismic Hazard Zone:	VI
Applicable Plan:	Carmel LUP	Erosion Hazard Zone:	MODERATE
Advisory Committee:	CARMEL UNINCORPORATED	Fire Hazard Zone:	URBAN
Zoning:	MDR/2-D (18) (CZ)	Flood Hazard Zone:	X
Land Use Designation:	MEDIUM DENSITY RESIDENTIAL	Archaeological Sensitivity:	HIGH
Coastal Zone:	YES	Viewshed:	N/A
Fire District:	CYPRESS FPD	Special Setbacks on Parcel:	N

Reports on Project Parcel:

Soils Report #:	LIB130083
Biological Report #:	N/A
Geologic Report #:	N/A
Forest Management Rpt. #:	N/A
Archaeological Report #:	LIB130081
Traffic Report #:	N/A

EXHIBIT B PROJECT DISCUSSION

Project Description

The Walter project consists of a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow development within an area of positive archaeological reports; 2) a Variance to allow a reduction in the front yard setback; and 3) a Design Approval (colors and materials to match existing) to allow the remodel of an existing 1,217 square foot single family dwelling and 236 square foot detached garage, including the construction of an approximately 600 square foot, two-story addition between the existing single family dwelling and garage, covered entry porch, demolition of a shed, approximately 240 linear feet of 6-foot wood fence, and grading (approximately 35 cubic yards of cut).

The project is located at 26361 Valley View Avenue, Carmel Point neighborhood, Carmel Area Land Use Plan, Coastal Zone. The parcel is a coastal residential lot, approximately 6,381 square feet (0.1465 acre) in size, and located in the heavily developed residential area of Carmel Point. Existing development on the parcel includes a 1,217 square foot single family dwelling with a 236 square foot detached garage, and the parcel is bordered by similar residential development in all directions. The site also has existing landscaped and hardscaped areas that cover the remaining parcel area. The existing residence is served by a public water system (California American Water) and public sewer (Carmel Area Wastewater District). The Applicant proposes to match the existing colors (light blue-gray) and materials, which blend with the surrounding neighborhood character (a mixture of stone, creams, and browns).

Project Issues

Cultural Resources: The project site is in an area identified in County records as having a high archaeological sensitivity, and is within 750 feet of known archaeological resources; therefore, the project includes a Coastal Administrative Permit to allow development within an area of positive archaeological reports. Although located in an area of high sensitivity and known resources, the archaeological report prepared for the project identified evidence of potential, but limited, disturbance to prehistoric cultural or archaeological resources during project excavation activities. The report recommended monitoring of all excavation by a qualified archaeologist as a precautionary measure only. The County also prepared a Negative Declaration which concluded that potential impacts to cultural resources would be less than significant. The County will implement the report recommendation through the application of a condition of approval (Condition No. 3) that will require the presence of a monitoring archaeologist during all project excavation work.

Variance: A single family dwelling and accessory structures (e.g., an attached or detached garage) are principal uses allowed in the MDR zone (Section 20.12.040 MCC). Development standards for the MDR zone are identified in Section 20.12.060 MCC. Required setbacks for a garage attached to a main residence in the MDR zone are 20 feet (front), 10 feet (rear), 5 feet (sides). The project parcel abuts on two streets, and per MCC regulations has two front setbacks and two side setbacks. The existing single family dwelling meets all current setback and development standards. The existing detached garage, constructed in approximately 1947 and prior to establishment of the current setback requirements, extends approximately 15 feet into the front setback facing Rio Avenue required by current requirements; therefore, it is legal nonconforming. The Applicant proposes to remodel the garage, including replacement of the door and installation of new windows, and construct an addition between the garage and main residence. The addition would connect the two structures, which are currently detached. The

proposed garage remodel does not change the use or intensity of the legal nonconforming aspects of the structure, and is consistent with Title 20, Section 20.68.040, as proposed. The proposed addition, which would connect the existing garage and main residence, would meet all currently required setbacks and development regulations. However, the connection of the existing structures by the proposed addition would change the status of the existing single family dwelling to legal nonconforming.

Requiring the full front yard setback facing Rio Avenue would deny the property owner of the use of an existing legal nonconforming structure, a similar privilege enjoyed by six of the seven adjacent properties on Rio Avenue. The Variance for a reduction in the front yard setback would allow the 600 square foot addition to connect the residence to the existing detached garage, which is currently legal nonconforming with regard to the front yard setback. The proposed addition would meet setback regulations, and the Variance would not allow the construction of new structures within the front yard setback area.

Environmental Review

Monterey County, as Lead Agency, prepared an Initial Study and Negative Declaration (ND) for this project (**Exhibit F**). The ND was filed with the County Clerk on April 18, 2013, and circulated for public review and comment from April 19 to May 23, 2013 (SCH#2013041069). No comments from the public or state agencies were received by the County during the 35 day circulation period. No unresolved issues remain.

Recommendation

Staff recommends that the Zoning Administrator consider and adopt the Negative Declaration, and approve the Combined Development Permit, based on the findings and evidence and subject to the conditions of approval.

**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

WALTER (PLN120736)

RESOLUTION NO. 13 - _____

Resolution by the Monterey County Zoning Administrator:

- 1) Adopting a Negative Declaration; and
- 2) Approving a Combined Development Permit consisting of a Coastal Administrative Permit to allow development within an area of positive archaeological reports, a Variance to allow a reduction in the front yard setback, and a Design Approval (colors and materials to match existing) to allow the remodel of an existing 1,217 square foot single family dwelling and 236 square foot detached garage, including the construction of an approximately 600 square foot, two-story addition between the existing single family dwelling and garage, covered entry porch, demolition of a shed, approximately 240 linear feet of 6-foot wood fencing, and grading (approximately 35 cubic yards of cut).

PLN120736, Walter, 26361 Valley View Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone (APN: 009-462-005-000)

The Walter application (PLN120736) came on for a public hearing before the Monterey County Zoning Administrator on June 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

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow development within an area of positive archaeological reports; 2) a Variance to allow a reduction in the front yard setback; and 3) a Design Approval (colors and materials to match existing) to allow the remodel of an existing 1,217 square foot single family dwelling and 236 square foot detached garage, including the construction of an approximately 600 square foot, two-story addition between the existing single family dwelling and garage, covered entry porch, demolition of a shed, approximately 240 linear feet of 6-foot wood fencing, and grading (approximately 35 cubic yards of cut).

EVIDENCE: 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 PLN120736.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan;
 - Monterey County Coastal Implementation Plan, Part 4; and
 - Monterey County Zoning Ordinance (Title 20).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The property is located at 26361 Valley View Avenue, Carmel (Assessor's Parcel Number 009-462-005-000), Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential, 2 units per acre, with a Design Control overlay district, and 18-foot height limit (Coastal Zone) [MDR/2-D (18')(CZ)], which allows single family dwellings and accessory structures as a principal use allowed. Therefore, the project is an allowed land use for this site.
 - c) The project planner conducted a site inspection on November 28, 2012, to verify that the project on the subject parcel conforms to the plans listed above.
 - d) Legal Nonconforming Structure and Variance: The parcel abuts on two streets and has two front setbacks. The existing detached garage, constructed in approximately 1947 and prior to establishment of the current setback requirements, partially extends into one of the front setbacks (Rio Avenue). The Applicant proposes to remodel the garage, including replacement of the door and installation of new windows. The project, as proposed, is consistent with Title 20, Section 20.68.040. The proposed garage remodel does not change the use or intensity of the legal nonconforming aspects of the structure. The Applicant also proposes to connect the garage to the existing single family dwelling by constructing an addition between the two structures. See Finding No. 7 - Variance.
 - e) Cultural Resources: The project site is in an area identified in County records as having a high archaeological sensitivity, and is within 750 feet of known archaeological resources; therefore, the project includes a Coastal Administrative Permit to allow development within an area of positive archaeological reports. Although located in an area of high sensitivity and known resources, the archaeological report prepared for the project identified evidence of potential, but limited, disturbance to prehistoric cultural or archaeological resources during project excavation activities. The report recommended monitoring of all excavation by a qualified archaeologist as a precautionary measure only. The County also prepared a Negative Declaration (see Finding No. 6 – CEQA), which concluded that

potential impacts to cultural resources would be less than significant. The County will implement the report recommendation through the application of a condition of approval (Condition No. 3) that will require the presence of a monitoring archaeologist during all project excavation work.

- f) The project was referred to the Carmel Unincorporated Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because it involved development requiring CEQA review, a variance, and a Design Approval subject to review by the Zoning Administrator or Planning Commission. The Carmel Unincorporated LUAC, at a duly noticed public meeting held on May 6, 2013, voted to support the project as proposed.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120736.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Cypress Fire Protection District, Parks Department, RMA - Public Works Department, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Archaeological Resources, Historic Resources, and Soils. The following reports have been prepared:

- Preliminary Archaeological Assessment (LIB130081) prepared by Archaeological Consulting, Salinas, California, December 11, 2012.
- Phase I Historic Review (LIB130082) prepared by Kent L. Seavey, Pacific Grove, California, November 26, 2012.
- Geologic and Soil Engineering Report (LIB130083) prepared by Landset Engineers, Inc., Salinas, California, January 10, 2013.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on November 28, 2012, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120736.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Cypress Fire Protection District, Parks Department, RMA - Public Works Department, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. The existing residence has a public water connection (Cal-Am) and a public sewer connection (Carmel Area Wastewater District). The residence will continue to use these same connections. The Environmental Health Division reviewed the project application, and did not require any conditions.
 - c) Staff conducted a site inspection on November 28, 2012, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120736.

5. **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 November 28, 2012, and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120736.

6. **FINDING:** **CEQA (Negative Declaration)** - On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed and conditioned 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 (PLN120736).
- 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.
- d) The Draft Negative Declaration for PLN120736 was prepared in accordance with CEQA and circulated for public review from April 19 through May 23, 2013 (SCH #: 2013041069).
- e) Issues that were analyzed in the Negative Declaration include 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, and utility/service systems.
- 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. These documents are on file in the RMA-Planning Department (PLN120736) 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 California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. For purposes of the Fish and Game Code, the project may have an adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to the California Department of Fish and Game for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).
- h) No comments from the public were received.
- i) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

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

EVIDENCE: a) No access is required as part of the project as no substantial adverse

impact on access, either individually or cumulatively, as described in Section 20.146.130 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, Public Access, 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 PLN120736.
- e) The project planner conducted a site inspection on November 28, 2012.

7. FINDING:

VARIANCE – Variances shall only be granted based upon the following Findings:

- 1. That because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings, the strict application of development standards in the Monterey County Codes (MCC) is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under and under identical zoning classification;
- 2. That the variance shall not constitute a grant of privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated;
- 3. A 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 classification of Medium Density Residential, 2 units per acre, with a Design Control overlay district, and 18-foot height limit (Coastal Zone) [MDR/2-D (18')(CZ)].
- b) A single family dwelling and accessory structures (e.g., an attached or detached garage) are principal uses allowed in the MDR zone (Section 20.12.040 MCC). Development standards for the MDR zone are identified in Section 20.12.060 MCC. Required setbacks for a garage attached to a main residence in the MDR zone are 20 feet (front), 10 feet (rear), 5 feet (sides). The project parcel abuts on two streets, and per MCC regulations has two front setbacks and two side setbacks. The existing single family dwelling meets all current setback and development standards. The existing detached garage, constructed in approximately 1947 and prior to establishment of the current setback requirements, extends approximately 15 feet into the front setback facing Rio Avenue required by current requirements; therefore, it is legal nonconforming. The Applicant proposes to remodel the garage, including replacement of the door and installation of new windows, and construct an addition between the garage and main residence. The addition would connect the two structures, which are currently detached. The proposed garage remodel does not change the use or intensity of the legal nonconforming aspects of the structure, and is consistent with Title 20, Section 20.68.040, as proposed. The proposed addition, which

would connect the existing garage and main residence, would meet all currently required setbacks and development regulations. However, the connection of the existing structures by the proposed addition would change the status of the existing single family dwelling to legal nonconforming with regard to front setback.

- c) Requiring the full front yard setback facing Rio Avenue would deny the property owner of the use of an existing legal nonconforming structure, a similar privilege enjoyed by six of the seven adjacent properties on Rio Avenue. The Variance for a reduction in the front yard setback would allow the 600 square foot addition to connect the residence to the existing detached garage, which is currently legal nonconforming with regard to the front yard setback. The proposed addition would meet setback regulations, and the Variance would not allow the construction of new structures within either front yard setback area.
- d) The project planner conducted a site inspection on November 28, 2012, to verify the circumstances related to the property.
- e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120736.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and not the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20). An appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission: Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20). The project is not subject to appeal by/to the California Coastal Commission because it does not involve development between the sea and the first through public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance; or development within 300 feet of the top of the seaward face of any coastal bluff; or development involving a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Director of the RMA-Planning Department does hereby:

- A. Adopt the Negative Declaration; and
- B. Approve the Combined Development Permit, including a Coastal Administrative Permit to allow development within an area of positive archaeological reports, a Variance to allow a reduction in the front yard setback, and a Design Approval (colors and materials to match existing) to allow the remodel of an existing 1,217 square foot single family dwelling and 236 square foot detached garage, including the construction of an approximately 600 square foot, two-story addition between the existing single family dwelling and garage, covered entry porch, demolition of a shed, approximately 240 linear feet of 6-foot wood fencing, and grading (approximately 35

cubic yards of cut), in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

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

Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS 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

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN120736

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Combined Development Permit consists of a Coastal Administrative Permit to allow development within an area of positive archaeological reports, a Variance to allow a reduction in the front yard setback, and a Design Approval (colors and materials to match existing) to allow the remodel of an existing 1,217 square foot single family dwelling and 236 square foot detached garage, including the construction of an approximately 600 square foot, two-story addition between the existing single family dwelling and garage, covered entry porch, demolition of a shed, approximately 240 linear feet of 6-foot wood fence, and grading (approximately 35 cubic yards of cut). The property is located at 26361 Valley View Avenue, Carmel (Assessor's Parcel Number 009-462-005-000), Carmel Area Land Use Plan, Coastal Zone. 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)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Combined Development Permit (Resolution Number 13 - ____) was approved by the Zoning Administrator for Assessor's Parcel Number 009-462-005-000 on June 13, 2013. The permit was granted subject to eight (8) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."

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

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 - HIGH ARCHAEOLOGICAL SENSITIVITY (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A qualified archaeological monitor shall make a site examination at the commencement of excavation, and if necessary, periodically during the project. The monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If potentially significant cultural resources are discovered, work shall be halted in the area of the find until it can be evaluated and, if necessary, data recovery is conducted. Prior to issuance of a grading permit, the applicant shall provide to the RMA-Planning Department a copy of the contractual agreement with a qualified archaeologist for review and approval. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of a grading or building permit, the applicant shall submit a contract with a qualified archeologist to the Director of the RMA - Planning Department for review and approval. The requirements of this measure shall be included as a note on all grading and building plans.

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

Responsible Department: Planning Department

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

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

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

5. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on June 13, 2016, unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

6. 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.

7. PW0003 - ENCROACHMENT (CURB, ETC)

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Obtain and encroachment permit from the Department of Public Works for the removal of the drystack stone walls or for any other improvements within the county right of way along Rio Ave.

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

8. 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.

WALTER RESIDENCE

26361 VALLEY VIEW AVENUE, CARMEL, CA

OWNERSHIP NOTES

- OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:
- THE ARCHITECT HAS BEEN ADVISED BY THE OWNER AND ASSOCIATED ENGINEERS OF THE PROJECT'S LOCATION AND CHARACTERISTICS. THE ARCHITECT HAS CONDUCTED VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE A WAIVER OF THE ARCHITECT'S LIABILITY FOR ANY AND ALL ERRORS OR OMISSIONS.
- THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE PROJECT DESCRIBED HEREIN. NO PART OF THESE DRAWINGS OR SPECIFICATIONS ARE TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
- THE ARCHITECT HAS BEEN ADVISED BY THE OWNER AND ASSOCIATED ENGINEERS OF THE PROJECT'S LOCATION AND CHARACTERISTICS. THE ARCHITECT HAS CONDUCTED VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE A WAIVER OF THE ARCHITECT'S LIABILITY FOR ANY AND ALL ERRORS OR OMISSIONS.

PROJECT DATA

PROJECT LOCATION: 26361 VALLEY VIEW AVENUE, CARMEL, CA 95022
 ASSESSOR'S PARCEL NUMBER: 009-462-008-000
 ZONING: HDR / 2-D (18) CZ
 PROJECT DESCRIPTION: ADDITION OF BEDROOM-SITE LAUNDRY, SIDE ENTRY, REPLACE FRONT PORCH AND TERN FINISHES.

LOT SIZE: 6,800.44 SF, 33%
 ALLOWABLE SITE COVERAGE: 2,293.35 SF, 45%
 F.A.R.: 28,714.2 SF, 45%
 BUILDING HEIGHT: 15 FT. MAX.
 SETBACKS:
 FRONT SETBACK: 20'
 REAR SETBACK: 10'
 SIDE SETBACKS: 5'

AVERAGE NATURAL GRADE: 104'-2"
 HIGHEST NATURAL GRADE: 100'-11"
 LOWEST NATURAL GRADE: 103'-6"
 AVERAGE NATURAL GRADE: 101'-6"
 MAXIMUM ALLOWABLE HEIGHT: 17'-6"

PROJECT AREAS

EXISTING BUILDING COVERAGE	NEW BUILDING COVERAGE
(E) MAIN BUILDINGS	(N) MAIN BUILDINGS
(E) GARAGE	(N) GARAGE
(E) COVERED EXTERIOR	(N) COVERED EXTERIOR
TOTAL	TOTAL
EXISTING FLOOR AREA	NEW FLOOR AREA
(E) MAIN BUILDINGS	(N) FIRST FLOOR
(E) GARAGE	(N) SECOND FLOOR
(E) COVERED EXTERIOR	(N) GARAGE
TOTAL	TOTAL
EXISTING SITE COVERAGE	PROPOSED FLOOR AREA RATIO (F.A.R.)
(E) MAIN BUILDINGS	(N) BUILDINGS
(E) GARAGE	(N) IMPERVIOUS
(E) COVERED EXTERIOR	(N) IMPERVIOUS
(E) IMPERVIOUS	(N) IMPERVIOUS
TOTAL	TOTAL
PROPOSED EXTERIOR WALLS TO BE REBUILT/REWORKED	

PROJECT TEAM

OWNER: JOHN P. AND GEORGINA A. WALTER, 26361 VALLEY VIEW AVENUE, CARMEL, CA 95022

ARCHITECT: ERIC MILLER ARCHITECTS, INC., 157 GRAND AVENUE, SUITE 106, CARMEL, CA 95022

GEOTECHNICAL: LANSETT ENGINEERS, INC., 1500 S. GARDEN AVENUE, SUITE 100, SAN JOSE, CA 95128

LANDSCAPE: MICHELLE COHEN LANDSCAPE DESIGN, P.O. BOX 6307, CARMEL, CA 95022

- TREES REMOVAL:** REMOVAL OF (8) HOLLY TREES
- GRADING:** CUT / FILL, 28 CU YDS TO BE REMOVED
- PARKING:** 1 STALL GARAGE
- UTILITIES:** 1. PACING GAS & ELECTRIC, 2. CALIFORNIA AMERICAN WATER, 3. CITY OF CARMEL SPEC 191914
- ESTIMATED VALUE:** THE ESTIMATED VALUE OF CONSTRUCTION IS \$120,000.00

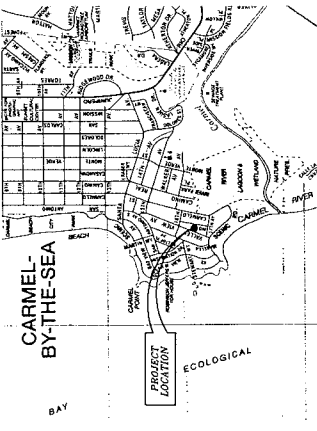
SHEET INDEX

SHEET NO.	TITLE
A-01	CONCEPTUAL SCHEMATIC
A-02	TOPOGRAPHIC SURVEY
A-03	EXISTING/PROPOSED SITE PLAN
A-04	PROPOSED SITE PLAN
A-05	EXISTING FLOOR PLAN
A-06	PROPOSED FLOOR PLAN
A-07	PROPOSED SECOND FLOOR PLAN
A-08	EXISTING EXTERIOR ELEVATIONS
A-09	PROPOSED EXTERIOR ELEVATIONS
A-10	PROPOSED EXTERIOR ELEVATIONS
A-11	PROPOSED EXTERIOR ELEVATIONS
A-12	PROPOSED EXTERIOR ELEVATIONS
A-13	PROPOSED EXTERIOR ELEVATIONS
A-14	PROPOSED EXTERIOR ELEVATIONS
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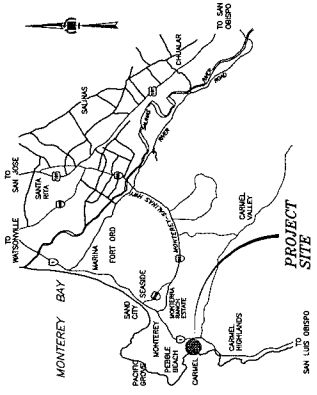
CONSULTANT:

ERIC MILLER ARCHITECTS, INC. 157 GRAND AVENUE, SUITE 106, CARMEL, CA 95022
 PHONE: (831) 372-0410 FAX: (831) 372-1840 WEB: WWW.ERICMILLERARCHITECTS.COM

LOCATION MAP



VICINITY MAP



A-0.1
 SHEET 01

WALTER RESIDENCE
 26361 VALLEY VIEW AVENUE
 CARMEL, CA 95022
 PROJECT NUMBER: 12.12
 DATE: 07/20/13
 SCALE: N.T.S.
 DRAWN: C.H.
 JOB NUMBER: 12.12

157 GRAND AVENUE, SUITE 106
 CARMEL, CA 95022
 PHONE: (831) 372-0410 FAX: (831) 372-1840
 WWW.ERICMILLERARCHITECTS.COM

REVISION	NO.

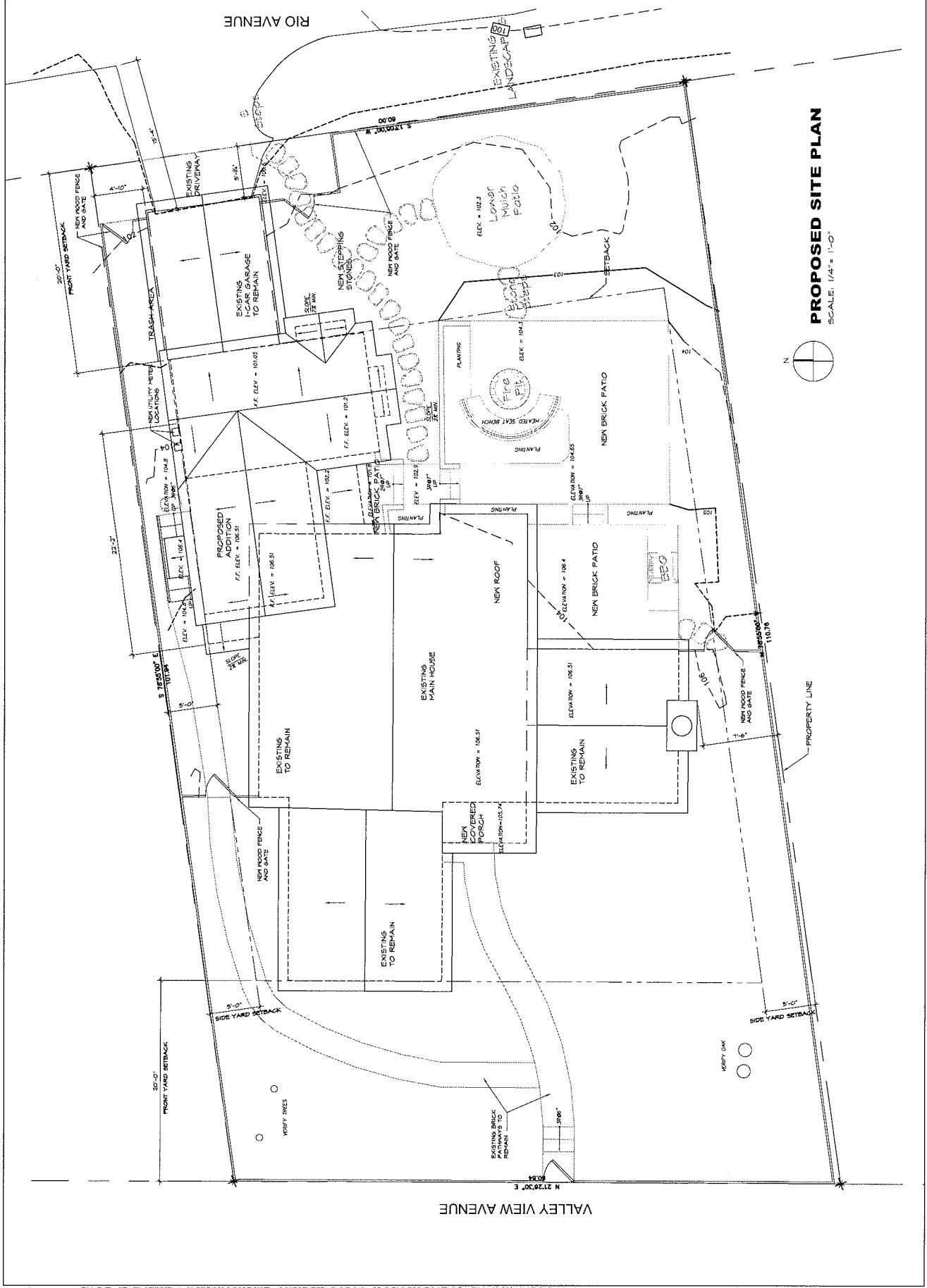
CONSULTANT:

ERIC MILLER ARCHITECTS, INC.
 ARCHITECT
 157 GRAND 9th FLOOR
 PACIFIC GROVE, CA 93950
 PHONE (805) 372-0210 • FAX (805) 372-7840 • WEB: www.ericmillerarchitects.com

DATE: 01/04/13
 SCALE: 1/4" = 1'-0"
 DRAWN: C.J.H.
 JOB NUMBER: 12.12

PROPOSED SITE PLAN
 WALTER RESIDENCE
 26261 Valley View Avenue
 Carmel, CA 93923
 APN: 009462-005-000

A-1.2
 SHEET 25



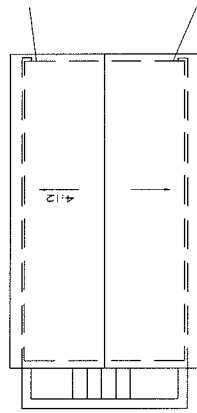
PROPOSED SITE PLAN
 SCALE: 1/4" = 1'-0"

ALL USE OF THIS DRAWING AND INFORMATION IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE. ANY OTHER USE OF THIS DRAWING OR INFORMATION IS PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DRAWING OR INFORMATION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DRAWING OR INFORMATION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DRAWING OR INFORMATION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DRAWING OR INFORMATION.

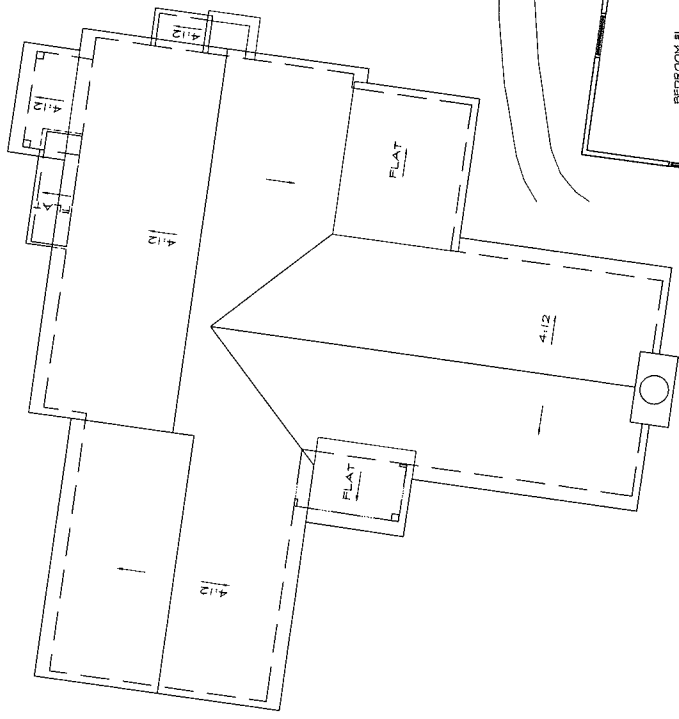
NO.	REVISION

ERIC MILLER ARCHITECTS, INC.
 ARCHITECT
 157 GRAND AVE. #106
 PACIFIC GROVE, CA 93950
 PHONE (831) 372-0410 • FAX (831) 372-2840 • WEB: www.ericmillerarchitects.com

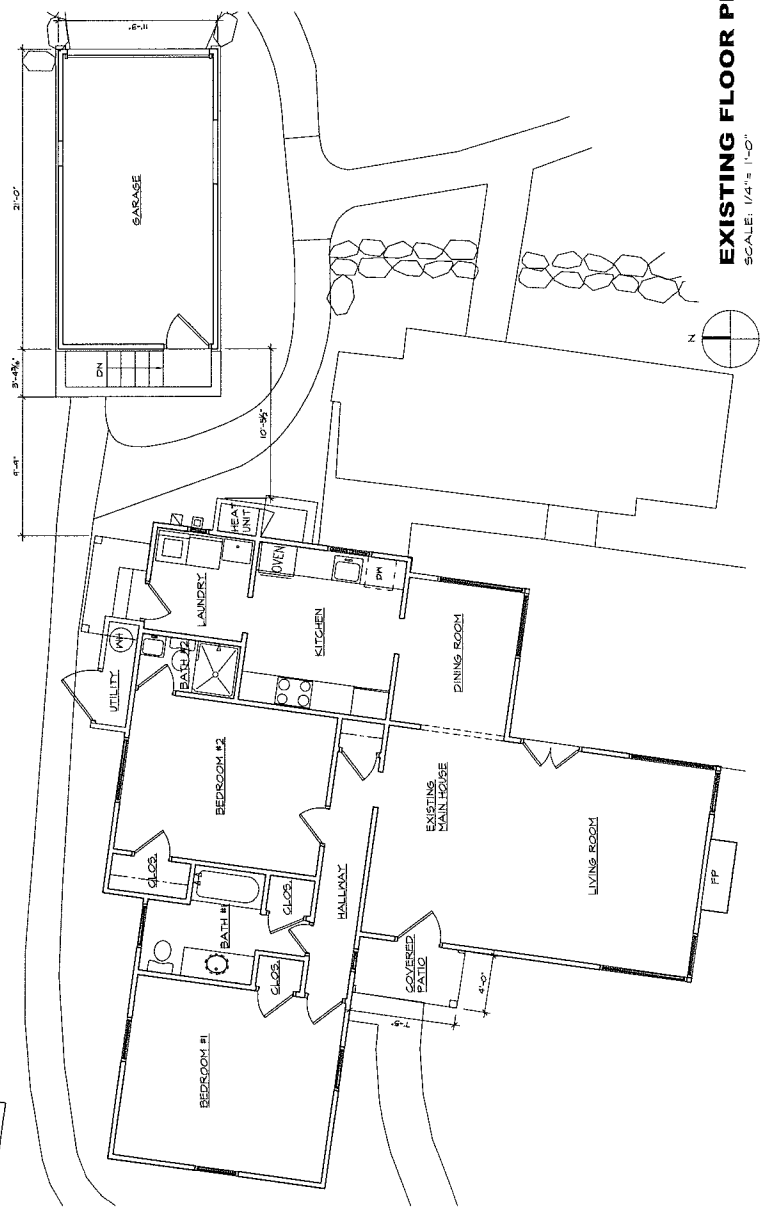
FLOOR PLANS
 WATER RESIDENCE
 26261 Valley View Avenue
 Carmel, CA 93923
 APN: 007-462-005-000
 DATE: 01/18/13
 SCALE: 1/4" = 1'-0"
 DRAWN: C-JH
 JOB NUMBER: 12.12
 A-20
 SHEET 2



EXISTING ROOF PLAN - GARAGE
 SCALE: 1/4" = 1'-0"



(E) ROOF PLAN - HOUSE
 SCALE: 1/4" = 1'-0"

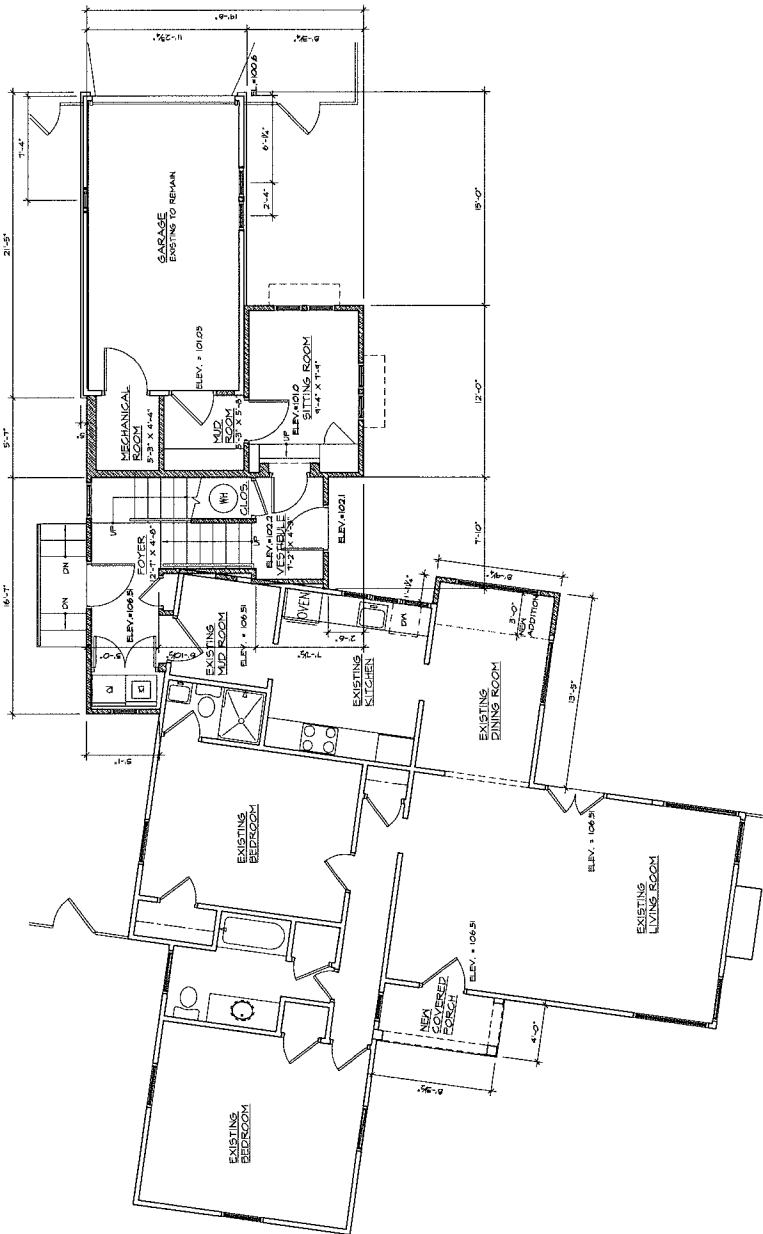


EXISTING FLOOR PLAN
 SCALE: 1/4" = 1'-0"





ERIC MILLER ARCHITECTS, INC.
 157 GRAND AVE. SUITE 108
 PACIFIC GROVE, CA 93950
 PHONE (831) 372-0410 • FAX (831) 372-2840 • WEB: WWW.ERICMILLERARCHITECTS.COM



FIRST FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



LEGEND
 (S) WALLS TO REMAIN
 NEW WALLS

REVISION

No.

DATE

SCALE

DRAWN

JOB NUMBER

12.12

A-3.0

SHEET OF

DATE: 01/18/13

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

DRAWN: C.H.

JOB NUMBER: 12.12

A-3.0

SHEET OF

DATE: 01/18/13

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

DRAWN: C.H.

JOB NUMBER: 12.12

A-3.0

SHEET OF

DATE: 01/18/13

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

DRAWN: C.H.

JOB NUMBER: 12.12

A-3.0

SHEET OF

DATE: 01/18/13

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

DRAWN: C.H.

JOB NUMBER: 12.12

A-3.0

SHEET OF

DATE: 01/18/13

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

DRAWN: C.H.

JOB NUMBER: 12.12

A-3.0

SHEET OF

DATE: 01/18/13

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

DRAWN: C.H.

JOB NUMBER: 12.12

A-3.0

SHEET OF

DATE: 01/18/13

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

DRAWN: C.H.

JOB NUMBER: 12.12

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SHEET OF

DATE: 01/18/13

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

DRAWN: C.H.

JOB NUMBER: 12.12

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SHEET OF

DATE: 01/18/13

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

DRAWN: C.H.

JOB NUMBER: 12.12

A-3.0

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DATE: 01/18/13

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

DRAWN: C.H.

JOB NUMBER: 12.12

A-3.0

SHEET OF

DATE: 01/18/13

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

DRAWN: C.H.

JOB NUMBER: 12.12

A-3.0

SHEET OF

DATE: 01/18/13

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

DRAWN: C.H.

JOB NUMBER: 12.12

A-3.0

SHEET OF

DATE: 01/18/13

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

DRAWN: C.H.

JOB NUMBER: 12.12

A-3.0

SHEET OF

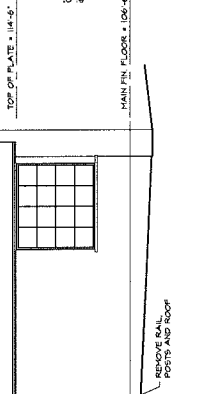
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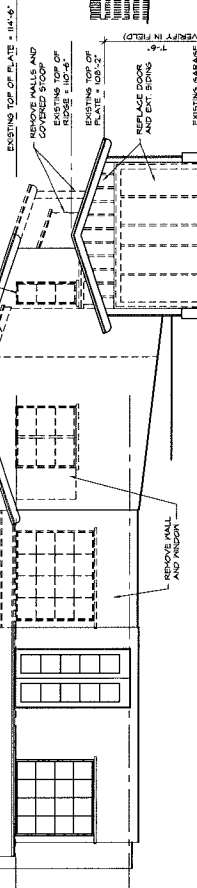
DRAWN: C.H.

JOB NUMBER: 12.12

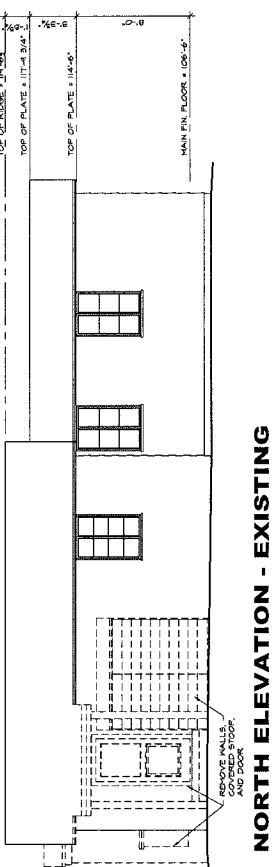
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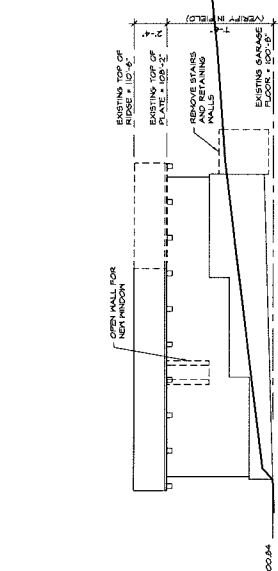
WEST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



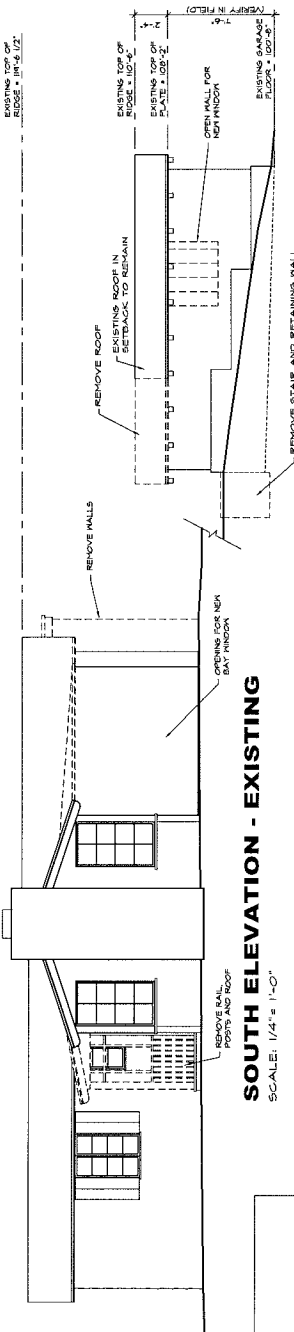
EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



NORTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



LEGEND

() WALLS TO REMAIN
[] EXISTING TO BE REMOVED

ERIC MILLER ARCHITECTS, INC. ARCHITECT
157 GRAND AVENUE 106 PACIFIC GROVE, CA 93950
PHONE (831) 372-0410 • FAX (831) 372-7540 • WEB: WWW.ERICMILLERARCHITECTS.COM

WATER RESIDENCE
ELEVATIONS-EX & DEMO
JOB NAME: WATER RESIDENCE
DATE: 01/18/13
SCALE: 1/4" = 1'-0"
DRAWN: C.H.
JOB NUMBER: 12.12
A-3.0
SHEET OF

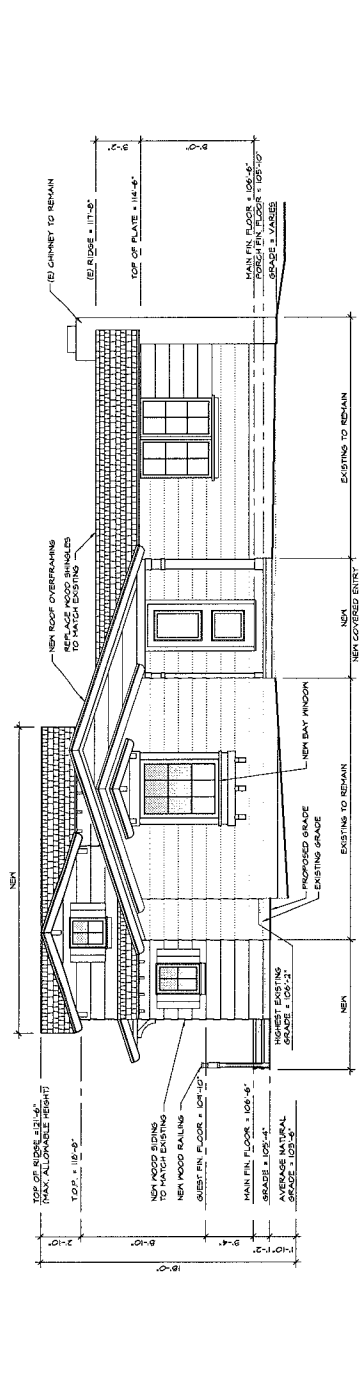
NO.	REVISION

CONSULTANT:
 ARCHITECT

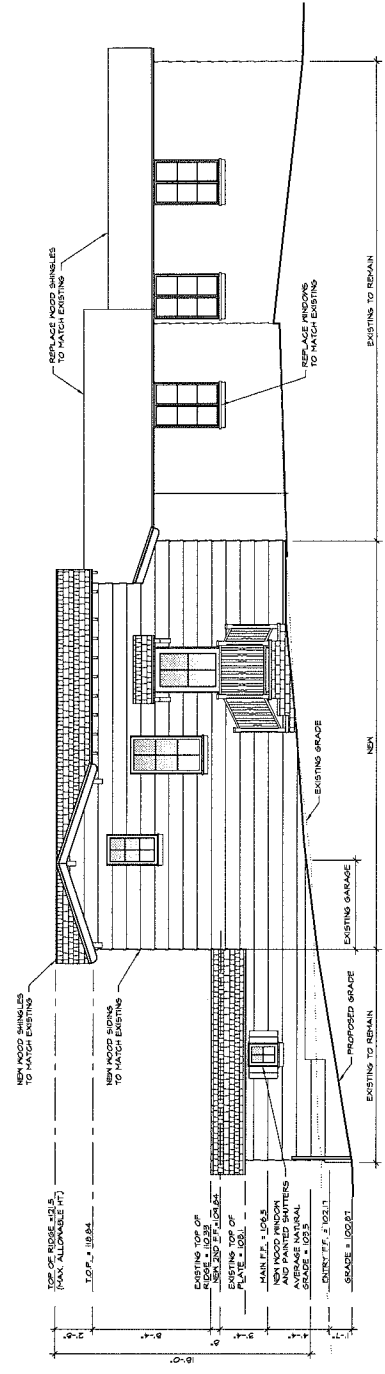
ERIC MILLER ARCHITECTS, INC.
 157 GRAND PACIFIC GROVE, CA 93950
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: WWW.ERICMILLERARCHITECTS.COM

Water Residence
 26361 Valley View Avenue
 Carmel, CA 93923
 APN: 009462-005-000

A-32
 SHEET 32



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



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

EXT. ELEV. - PROPOSED



APPROVED BY:
 RUY R. GIRAUDO P.L.S. No. 8703



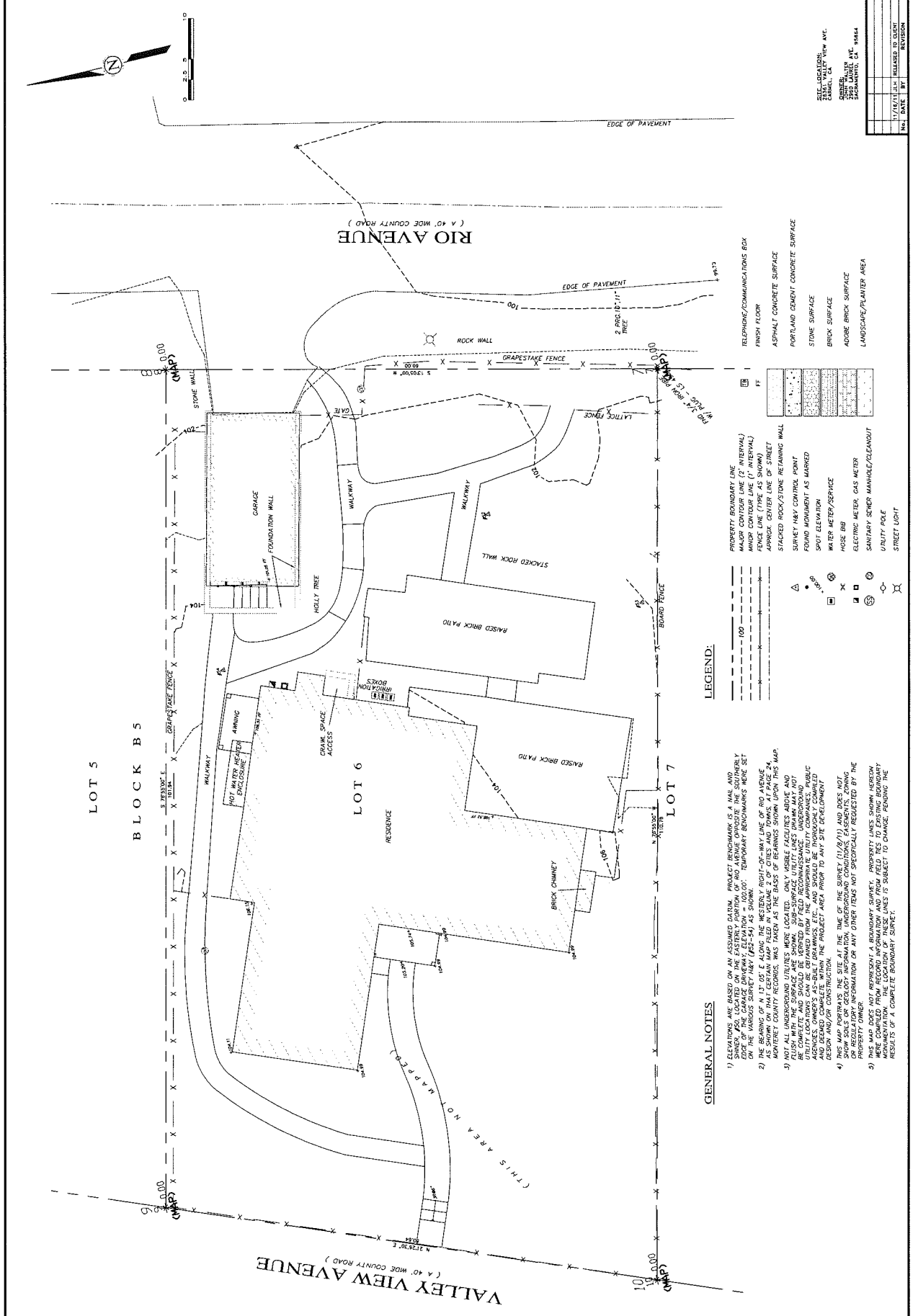
ENGINEERS, INC.
 ENGINEERING - ENVIRONMENTAL CONSULTING
 250-B CHASEY HORSE CANYON ROAD, SUITE 9300

TOPOGRAPHIC MAP
 OF
 LOT 6 & THE NORTHERLY 1/2 OF LOT 7
 VOL. 2 OF "CITIES AND TOWNS" AT PAGE 24
 CARMEL, MONTEREY COUNTY, CALIFORNIA

MR. JOHN WALTER

SCALE: 1" = 25'
 DATE: NOVEMBER 2011
 SHEET 1 OF 1 SHEETS

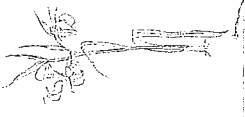
No.	DATE	BY	REVISION



- LEGEND:**
- PROPERTY BOUNDARY LINE
 - MAJOR CONTOUR LINE (2' INTERVAL)
 - MINOR CONTOUR LINE (1' INTERVAL)
 - APPROX CENTER LINE OF STREET
 - STACKED ROCK/STONE RETAINING WALL
 - SURVEY H&V CONTROL POINT
 - FOUND MONUMENT AS MARKED
 - SPOT ELEVATION
 - WATER METER/SERVICE
 - HOSE BIB
 - ELECTRIC METER, GAS METER
 - SANITARY SEWER MANHOLE/CLEANOUT
 - UTILITY POLE
 - STREET LIGHT
- FINISH FLOOR**
- TELEPHONE/COMMUNICATIONS BOX
 - ASPHALT CONCRETE SURFACE
 - PORTLAND CEMENT CONCRETE SURFACE
 - STONE SURFACE
 - BRICK SURFACE
 - ADOBLE BRICK SURFACE
 - LANDSCAPE/PLANTER AREA

GENERAL NOTES

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS A NAIL AND WIRE ON THE GARAGE DRIVEWAY. ELEVATION = 100.00'. TEMPORARY BENCHMARKS WERE SET ON THE VARIOUS SURVEY H&V (P2-54) AS SHOWN. SURVEY AS SHOWN IS FOR LOT 6 ONLY.
- AS SHOWN ON THIS CERTAIN MAP FILED IN VOLUME 2 OF CITIES AND TOWNS AT PAGE 24, MONTEREY COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND SHOW SOILS OR GEOLOG INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING AND DEEMED COMPLETE WITHIN THE PROJECT AREA. THIS MAP SHOULD BE THOROUGHLY COMPALED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT.
- THIS MAP PORTAYS THE SITE AT THE TIME OF THE SURVEY (11/20/11) AND DOES NOT SHOW SOILS OR GEOLOG INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING AND DEEMED COMPLETE WITHIN THE PROJECT AREA. THIS MAP SHOULD BE THOROUGHLY COMPALED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY SURVEYS. THIS MAP IS SUBJECT TO CHANGE. FURNISHING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

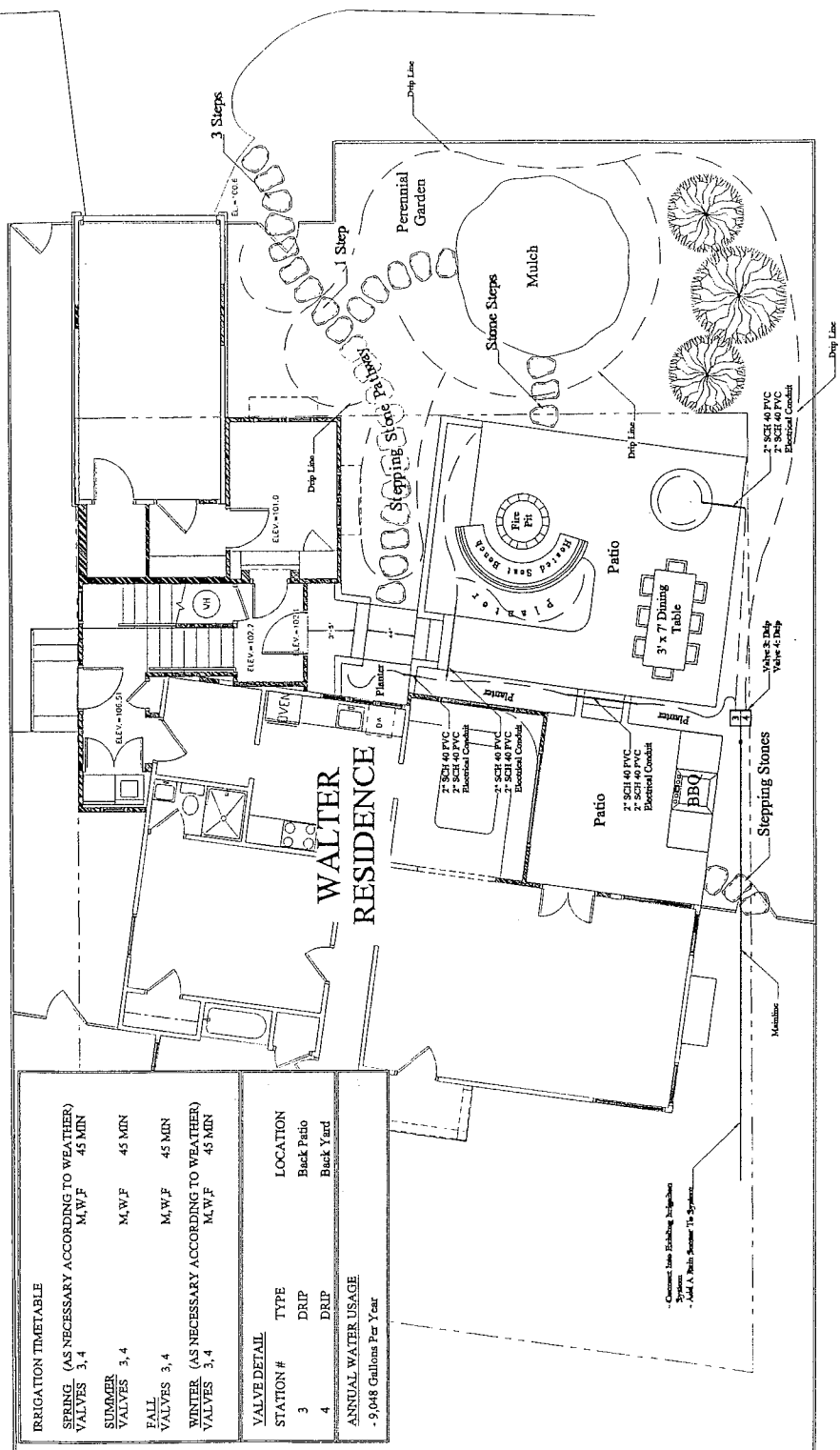


Michele Comeau
 Landscapes Design
 Installation
 100 Dorset
 Carmel, CA 93911
 Tel: 408.992.1111
 Fax: 408.992.1097
 www.michelcomesau.com

The Walter Residence
 26361 Valley View Avenue
 Carmel, CA, 93923

Sheet Title
 Hardscape/Irrigation
 Date: 1/08/2013
 Scale: 1/8" = 1/4"
 Drawn By: CT
 Revised:

Sheet L-1
 of 2



IRRIGATION TIMETABLE

SPRING (AS NECESSARY ACCORDING TO WEATHER)
 VALVES 3, 4 M,W,F 45 MIN

SUMMER
 VALVES 3, 4 M,W,F 45 MIN

FALL
 VALVES 3, 4 M,W,F 45 MIN

WINTER (AS NECESSARY ACCORDING TO WEATHER)
 VALVES 3, 4 M,W,F 45 MIN

VALVE DETAIL

STATION #	TYPE	LOCATION
3	DRIP	Back Patio
4	DRIP	Back Yard

ANNUAL WATER USAGE
 - 9,048 Gallons Per Year

- Connect Line Existing Irrigation System
 - Add A. With Summer To System



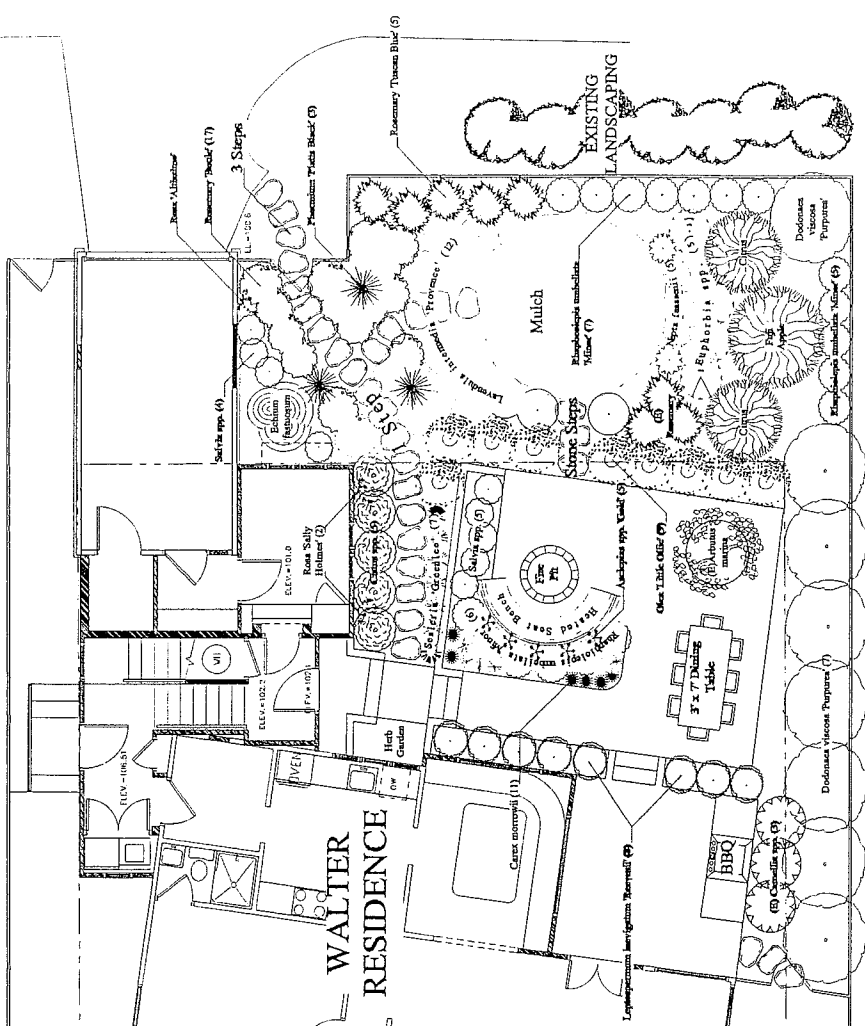
Michelle Comcau
Landscape Design
&
Installation
P.O. Box 6947
Carmel, CA 93921
Phone: 831.921.1111
Fax: 831.921.1019
mcomcau@comcau.com

The Walter Residence
26361 Valley View Avenue
Carmel, CA, 93923

Landscape Plan prepared for

Sheet Title
Planting Plan
Date: 1/08/2013
Scale: 1/8" = 1/4"
Drawn By: CT
Reviewed:

Sheet L-2
of 2



QTY	SIZE	BOTANICAL NAME	COMMON NAME
3	18"	Adiantum spp. 'Gold'	Gold Butterfly Weed
11	18"	Carex laxiflora	Japanese Sedge
5	24"	Citrus spp.	Rockrose
8	12.5"	Dodonaea viscosa Purpurea	Purple Leaved Hop Bush
1	58"	Echinops fastuosus	Pride of Madiera
2	58"	Eriophora marginata	Mertens's Spurge
2	58"	Leucosiphon montanum	Drumstick
8	58"	Muhlenbergia laetiflora	Drumstick
1	15.5"	Muhlenbergia laetiflora	Fiji Apple
1	58"	Nyssa s. basanini	Camellia Olive
3	58"	Phoradendron villosum	Pourii Black New Zealand Flax
18	58"	Rhiphorbia app. 'Black'	Indifer, Hawthorn
3	58"	Rosa spp. 'Admirer'	Altitude Rose
1	58"	Rosa spp. 'Black'	Black Rose
17	18"	Rosa spp. 'Black'	Black Rose
5	58"	Rosa spp. 'Black'	Black Rose
7	18"	Salvia spp.	Tussock Blue Upright Rosemary
1	18"	Salvia spp. 'Umbrata'	Sage
1	18"	Salvia spp. 'Umbrata'	John Urwin's's Moor Grass

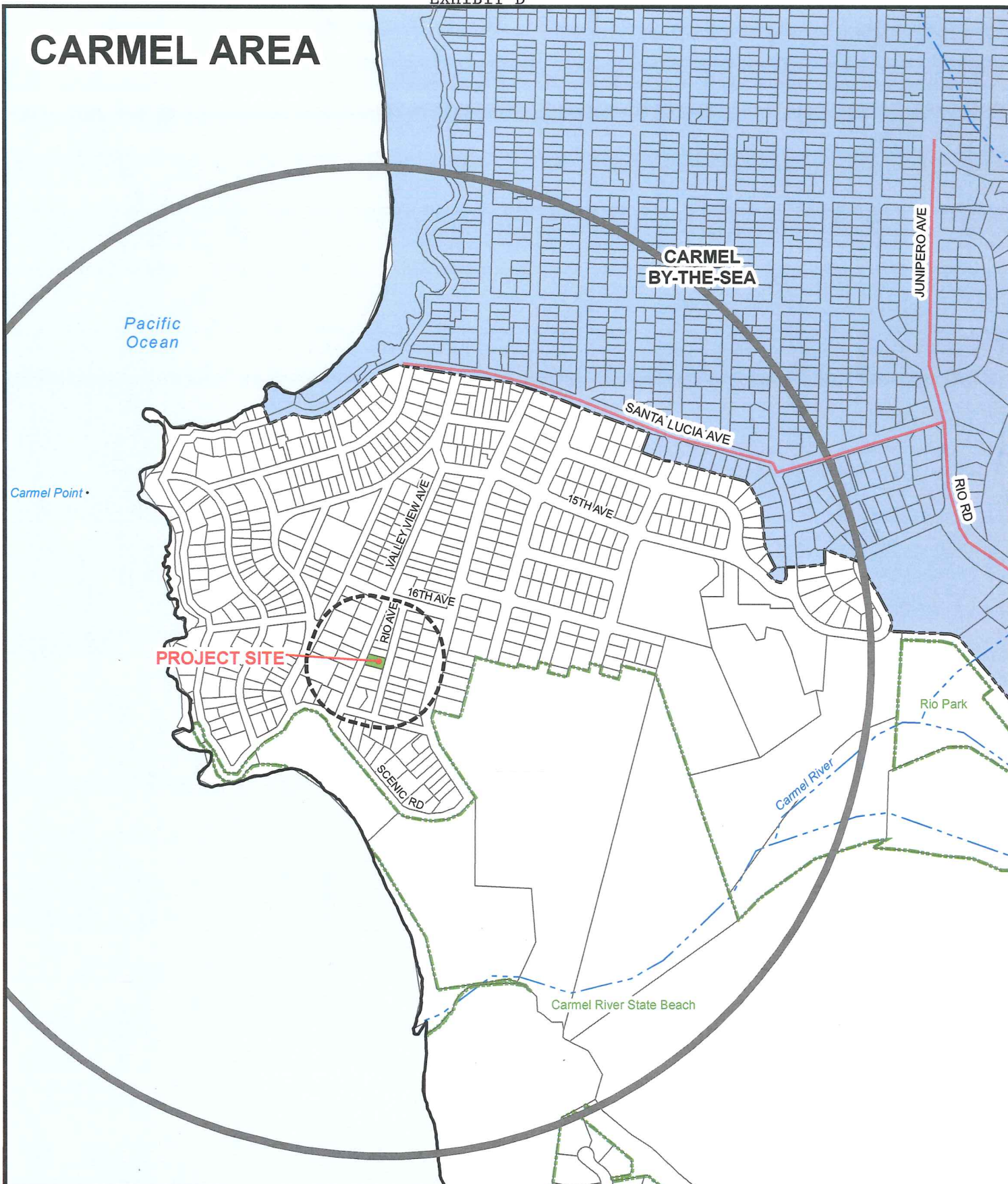
PLANTING LEGEND

EXISTING LANDSCAPING IN FRONT

WALTER RESIDENCE

EXISTING LANDSCAPING

CARMEL AREA



PROJECT SITE

CARMEL BY-THE-SEA

Pacific Ocean

Carmel Point

Rio Park

Carmel River

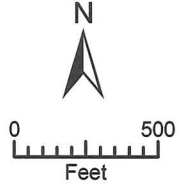
Carmel River State Beach

APPLICANT: WALTER

APN: 009-462-005-000

FILE # PLN120736

2500' Limit
 300' Limit
 ~ Water
 City Limits



Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **May 6, 2013**

Project Title: WALTER JOHN PEYTON ET AL

File Number: PLN120736

File Type: DIRECTOR OF RMA PLANNING

Planner: SIDOR

Location: 26361 VALLEY VIEW AVE CARMEL

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow development within an area of positive archaeological reports; 2) a Variance to allow a reduction in the front yard setback; and 3) a Design Approval (colors and materials to match existing) to allow the remodel of an existing 1,217 square foot single family dwelling and 236 square foot detached garage, including the construction of an approximately 600 square foot, two-story addition between the existing single family dwelling and garage, covered entry porch, demolition of a shed, approximately 240 linear feet of 6-foot wood fence, and grading (approximately 35 cubic yards of cut). The property is located at 26361 Valley View Avenue, Carmel (Assessor's Parcel Number 009-462-005-000), Carmel Land Use Plan, Coastal Zone.

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

Eric Miller, Architect

Was a County Staff/Representative present at meeting? Anna Quenga (Name)

PUBLIC COMMENT:

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

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
None		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION :

Motion by: Wald (LUAC Member's Name)

Second by: Davis (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Wald, Davis, Jeselnick (3)

NOES: 0

ABSENT: Rainer, Meheen (2)

ABSTAIN: 0

County of Monterey
 State of California
NEGATIVE DECLARATION

FILED
 APR 18 2013
 STEPHEN L. VAGNINI
 MONTEREY COUNTY CLERK
 DEPUTY

Project Title:	Walter
File Number:	PLN120736
Owners:	John Walter and Geoffrey Walter
Project Location:	26361 Valley View Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone
Primary APN:	009-462-005-000
Project Planner:	Joseph Sidor
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow development within an area of positive archaeological reports; 2) a Variance to allow a reduction in the front yard setback; and 3) a Design Approval (colors and materials to match existing) to allow the remodel of an existing 1,217 square foot single family dwelling and 236 square foot detached garage, including the construction of an approximately 600 square foot, two-story addition between the existing single family dwelling and garage, covered entry porch, demolition of a shed, approximately 240 linear feet of 6-foot wood fence, and grading (approximately 35 cubic yards of cut).

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

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

Decision Making Body:	Monterey County Zoning Administrator
Responsible Agency:	County of Monterey
Review Period Begins:	April 19, 2013
Review Period Ends:	May 23, 2013

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

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

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

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: WALTER

File No.: PLN120736

Project Location: 26361 Valley View Avenue, Carmel (Carmel Point Neighborhood)

Name of Property Owner: John Walter and Geoffrey Walter

Name of Applicant: John Walter and Geoffrey Walter
Eric Miller Architects, Inc., Agent

Assessor's Parcel Number(s): 009-462-005-000

Acreage of Properties: Approximately 6,381 square feet or 0.1465 acre

Land Use Plan Designation: Medium Density Residential

Zoning District: Medium Density Residential, 2 units per acre, with a Design Control overlay district and 18-foot height limit (Coastal Zone) [MDR/2-D (18')(CZ)]

Lead Agency: County of Monterey Resource Management Agency – Planning Department

Prepared By: Joseph Sidor, Associate Planner

Date Prepared: April 12, 2013

Contact Person: Joseph Sidor, Associate Planner
SidorJ@co.monterey.ca.us

Phone Number: (831) 755-5262

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The Walter project (County Planning File No. PLN120736) consists of a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow development within an area of positive archaeological reports; 2) a Variance to allow a reduction in the front yard setback; and 3) a Design Approval (colors and materials to match existing) to allow the remodel of an existing 1,217 square foot single family dwelling and 236 square foot detached garage, including the construction of an approximately 600 square foot, two-story addition between the existing single family dwelling and garage, covered entry porch, demolition of a shed, approximately 240 linear feet of 6-foot wood fence, and grading (approximately 35 cubic yards of cut). The Applicant submitted an initial application package on January 28, 2013, to request the above entitlements.

B. Surrounding Land Uses and Environmental Setting:

The project is located at 26361 Valley View Avenue, Carmel Point neighborhood (Assessor's Parcel Number 009-462-005-000), Carmel Area Land Use Plan, Coastal Zone, County of Monterey, California. The parcel is a coastal residential lot, approximately 6,381 square feet (0.1465 acre) in size, and located in the heavily developed residential area of Carmel Point. The parcel is located approximately 5,400 feet west of Highway 1, approximately 550 feet northeast of the Pacific Ocean/Carmel Bay, and approximately 1,500 feet southwest of the city of Carmel-by-the-Sea. Existing development on the parcel includes a 1,217 square foot single family dwelling with a 236 square foot detached garage, and the parcel is bordered by similar residential development in all directions. The site also has existing landscaped and hardscaped areas that cover the remaining parcel area. The existing residence is served by a public water system (California American Water) and public sewer (Carmel Area Wastewater District).

The project site is in an area identified in County records as having a high archaeological sensitivity, and is within 750 feet of known archaeological resources; therefore, the project includes a Coastal Administrative Permit to allow development within an area of positive archaeological reports. The project site is also within the area of a larger cultural site identified in the archaeological report prepared for this project. Although located in an area of high sensitivity and known resources, the archaeological report prepared for the project identified evidence of potential, but limited or less than significant, disturbance to prehistoric cultural or archaeological resources during project excavation activities. See Section VI.5 (Cultural Resources) below for further discussion.

C. Other public agencies whose approval is required:

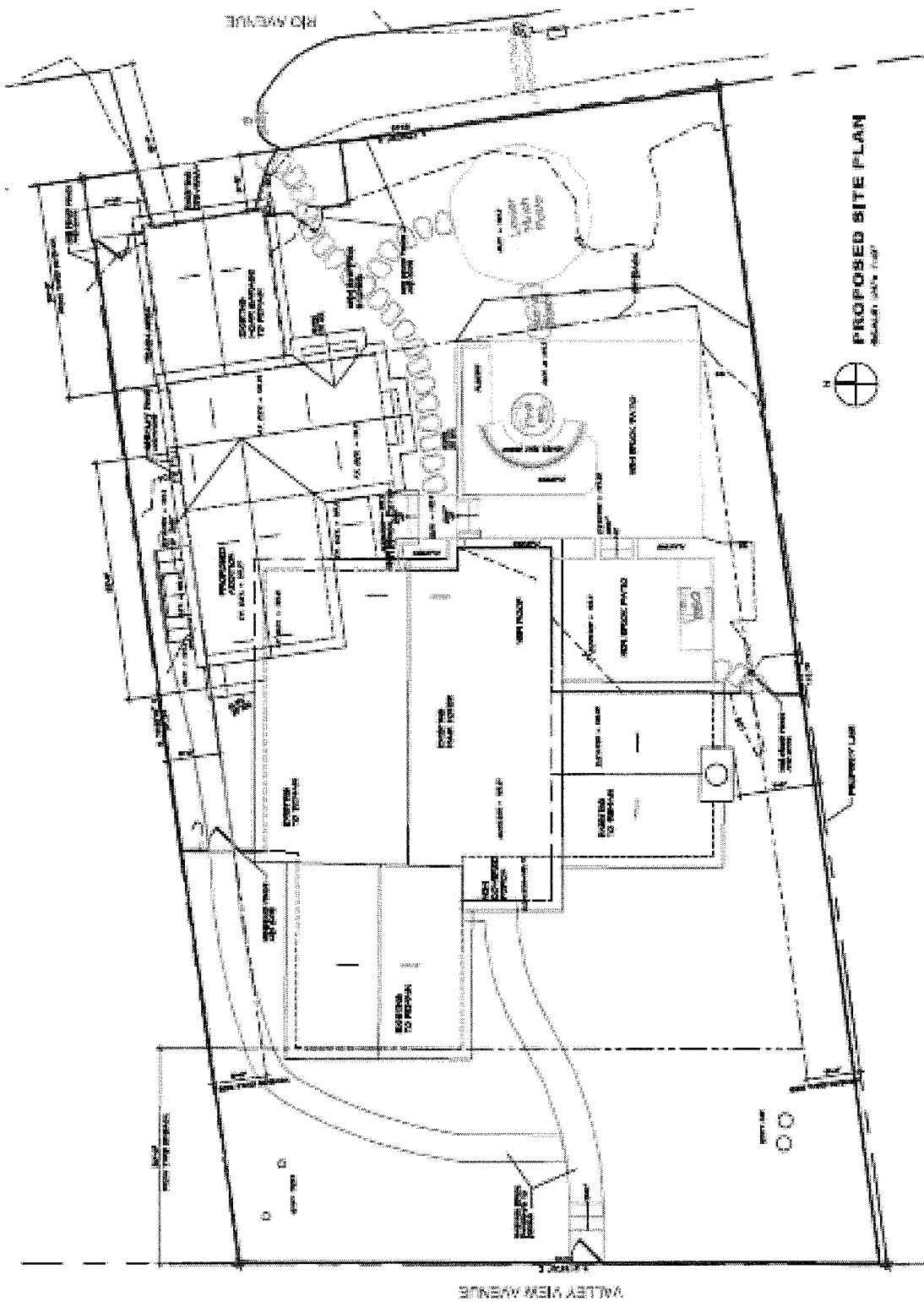
Subsequent to approval of the required discretionary permits (entitlements) identified above in Section A, the Applicant would require ministerial permits from the County of Monterey Building Services Department.

Vicinity Map

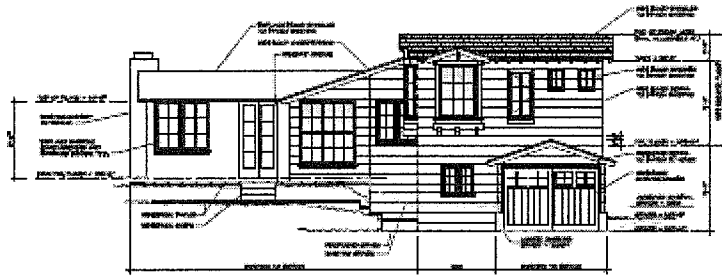


PLANNER: SIDOR

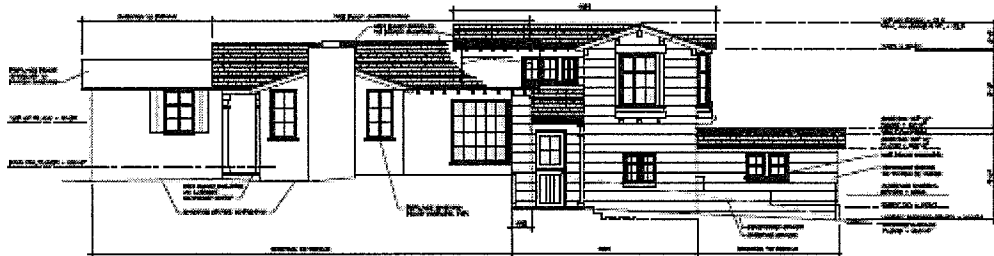
Proposed Site Plan



Proposed Elevations



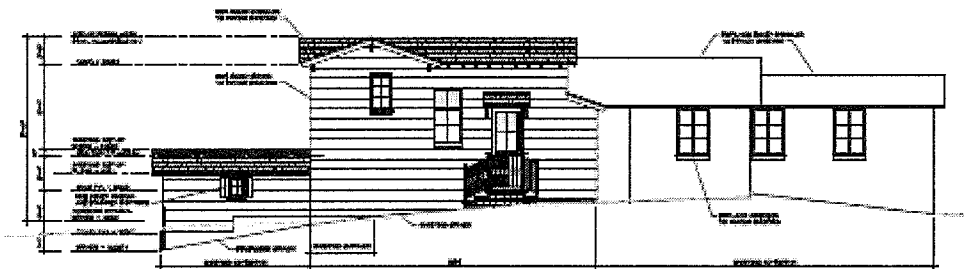
EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



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

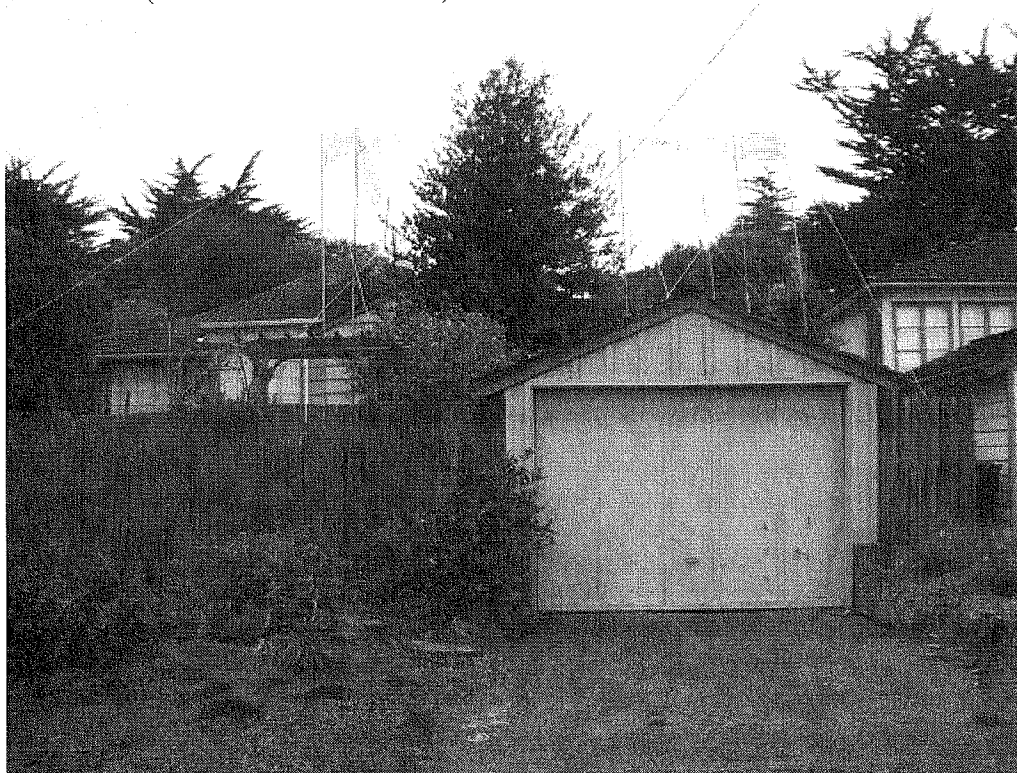


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Site Photo (View from Valley View Avenue)



Site Photo (View from Rio Avenue)



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

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

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

General Plan/Area Plan. The proposed project was reviewed for consistency with the 1982 Monterey County General Plan. Section IV.10 (Land Use and Planning) discusses whether the project physically divides an established community; conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (refer to the Local Coastal Program - LUP discussion below); or conflicts with any applicable habitat conservation plan or natural community conservation plan. The proposed development, as conditioned, is consistent with applicable policies. **CONSISTENT**

Air Quality Management Plan. Consistency of a project with regional population and employment forecasts will result in consistency of the project with the Air Quality Management Plan (AQMP). The Monterey Bay Unified Air Pollution Control District (MBUAPCD) incorporates the Association of Monterey Bay Area Governments (AMBAG) population forecasts in its preparation of regional air quality plans. The AQMP addresses the attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB). The proposed project will not increase the population of the area nor generate additional permanent vehicle trips. Therefore, the project is consistent with the AQMP. **CONSISTENT**

Local Coastal Program (LCP) - LUP. County staff reviewed the project for consistency with the policies of the Carmel Area Land Use Plan (LUP) and the regulations of the associated Coastal Implementation Plan (CIP, Part 4). In addition, staff reviewed the project for consistency with the site development standards required by the applicable zoning ordinance (Title 20). As discussed herein, the project involves the remodel of and minor addition to an existing single family dwelling and accessory structure. The parcel is zoned Medium Density Residential/2 units per acre maximum-Design Control-18 foot height limit-Coastal Zone [MDR/2-D(18)(CZ)]. As proposed and conditioned, the project is consistent with the Carmel Area LCP. **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

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

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

Check here if this finding is not applicable

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

EVIDENCE:

- 1) Aesthetics. The project site is approximately 500 feet northeast of Scenic Road, and the proposed addition would not be visible from this scenic roadway or public viewpoints. The project would not damage any scenic resources, and would not result in ridgeline development. There are no other significant visual resources, scenic corridors, or significant views or vistas in the immediate project vicinity,

and the project site is not part of a scenic vista or panoramic view. The project would not change nor substantially degrade the existing visual character of the site and its surroundings. There is no change proposed to the existing residential zoning, and the project would not create any new sources of substantial light or glare which would adversely affect views in the area. The current residential use of the parcel is consistent with the existing zoning and uses for the area. The project is consistent with the Visual Resources Key Policy 2.2.2 of the Carmel Area Land Use Plan, which requires all future development within the area to harmonize and be clearly subordinate to the natural scenic character of the area. The project will have no impacts to visual or aesthetic resources. (Source: IX. 1, 3, 7).

- 2) Agriculture and Forest Resources. The project site is not designated as Prime, Unique, of Statewide Importance, or of Local Importance Farmland, and the project would not result in conversion of prime agricultural lands to non-agricultural uses. The site is not under a Williamson Act Contract. The project would also not result in the loss of forest land or conversion of forest land to non-forest use. The project is not located near any agricultural or forest lands, and the project will not result in impacts to agricultural or forest resources. (Source: IX. 1, 2, 3, 7).
- 3) Air Quality. See Section VI.3 below.
- 4) Biological Resources. The project site is approximately 550 feet northeast of Carmel Bay, and bordered by residential uses on all sides. The property has been completely landscaped, and does not contain any mapped or field-identified environmentally sensitive habitat areas or sensitive species. The project is consistent with the Carmel Area Land Use Plan General Policy 2.3.3.1, which directs that development shall be avoided in critical and sensitive habitat areas. The project involves the removal of one holly tree (not a protected species), and limited grading/excavation. The project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species or have a substantial adverse effect on any riparian habitat or other sensitive natural community. The project will have no impacts on biological resources. (Source: IX. 1, 3, 7).
- 5) Cultural Resources. See Section VI.5 below.
- 6) Geology and Soils. According to the County's GIS database, the project area is located within an area of moderate erosion hazard; however, the geologic report prepared for the project identified a low risk of erosion. The site is also identified as having a low risk for landslides and liquefaction in both the County's database and the project's geologic report. The County's database identifies the seismic nature of the site to be undetermined; however, the parcel is located within the 660 foot buffer of the Cypress Point Fault zone. Again, the geologic evaluation prepared for the project identified the Cypress Point Fault as inactive, did not

anticipate any potential impacts to the project site, and concluded the site is suitable for the proposed development. Although the project site would be exposed to ground-shaking from any of the faults that traverse Monterey County, the project would be constructed in accordance with applicable seismic design parameters in the California Building Code. The project will have no impacts related to geology and soils. (Source: IX. 1, 3, 10).

- 7) Greenhouse Gas Emissions. See Section VI.7 below.
- 8) Hazards and Hazardous Materials. The project does not involve the transportation, use or disposal of hazardous materials that would constitute a threat of explosion or other significant release of materials that would pose a threat to neighboring properties. The project would not involve stationary operations, create hazardous emissions, or handle hazardous materials. The site is not included on a list of hazardous materials sites, and the site location would have no impact on emergency response or emergency evacuation. The site is not located within two miles of an airport or airstrip. Also, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildfires. The project will not result in impacts from hazards or hazardous materials. (Source: IX. 1, 2, 3, 7).
- 9) Hydrology and Water Quality. The project would not violate any water quality standards or waste discharge requirements, nor alter the drainage pattern of the site or area. The proposed project would not increase water demand through the minor addition to an existing single family dwelling, and the Monterey County Environmental Health Bureau (EHB) and Water Resources Agency (WRA) reviewed the project application and determined the project complies with applicable ordinances and regulations. The project will not expose people or structures to a significant risk involving flooding. The proposed structural development site would not place housing within a 100-year flood hazard area, nor impede or redirect flood flows. The proposed structural development (i.e., a minor addition) would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. The project would not provide additional sources of polluted runoff or degrade water quality, or place a structure within an area that would impede or redirect flood flows. Tsunami and flooding vulnerability at the site is limited. The elevation of the proposed building site is approximately 100 feet above mean sea level, so the potential for inundation from a tsunami is low. The parcel is not located near a freshwater lake or pond, so the potential for inundation from a seiche or mudflow is also low. Although the project involves structural development, it would not alter the existing drainage pattern of the site or area. (Source: IX. 1, 3, 7)
- 10) Land Use and Planning. The proposed project involves the remodel of and minor addition to an existing single family dwelling. The existing parcel is zoned Medium Density Residential, 2 units per acre, with a Design Control overlay district, and 18-foot height limit (Coastal Zone) [MDR/2-D (18')(CZ)], and the

surrounding area has this same zoning and land use designation, and the adjacent land uses are residential. The project will have no impact on this designation or use, and the proposed project is consistent with this designation and use. The site does not support any development beyond the existing single family dwelling and accessory structure; therefore, the project would not physically divide, disrupt, or otherwise have a negative impact upon an established community, the existing neighborhood, or adjacent properties. Also, the project would not conflict with any habitat conservation plan or natural community conservation plan, as none are applicable to the project site. The proposed project was reviewed for consistency with the 1982 Monterey County General Plan and the Carmel Area Local Coastal Program (LCP). As designed and conditioned, the project is consistent with applicable General Plan and LCP policies as discussed in Section III. The proposed Variance for a reduction in the front yard setback would allow the 600 square foot addition to connect the residence to the existing detached garage, which is currently legal nonconforming with regard to the front yard setback. The proposed addition would meet setback regulations, and the Variance would not allow new structures within the front yard setback area. The project would not result in impacts to land use and planning. (Source: IX. 1, 2, 3, 4, 7)

- 11) Mineral Resources. No mineral resources have been identified or would be affected by the project. The project is not within the vicinity of a site being used for aggregate production, and there are no active mining sites located in the project vicinity. The project will not result in impacts to mineral resources. (Source: IX. 1, 2, 3, 10)
- 12) Noise. See Section VI.12 below.
- 13) Population and Housing. The project proposes the remodel of and minor addition to an existing single family dwelling. The project would not induce population growth in the area, either directly or indirectly. The project would not displace, alter the location, distribution, or density of human population in the area in any way, or create a demand for additional or replacement housing. The project would not result in impacts to population and housing. (Source: IX. 1, 2, 3, 7)
- 14) Public Services. The project will have no substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. The proposed project involves the remodel of and minor addition to an existing single-family dwelling and non-habitable accessory structure. Emergency response is provided by the Cypress Fire Protection District and the Monterey County Sheriff's Department. The project would have no measurable effect on existing public services in that the project would not result in an increase in demand and would not require expansion of services to serve the project. County Departments and service providers reviewed the project

application and did not identify any impacts. The project would not result in impacts to Public Services. (Source: IX. 1, 3, 7)

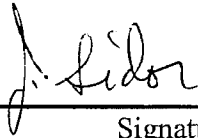
- 15) Recreation. The project will not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities causing substantial physical deterioration. No parks, trail easements, or other recreational opportunities will be adversely impacted by the project, based on review of County records, Figure 3 (Public Access Plan) of the Carmel Area Land Use Plan, and staff site visit. The project will not create new or additional recreational demands, and will not result in impacts to recreation resources. (Source: IX. 1, 3, 7)
- 16) Transportation and Traffic. The project involves the remodel of and minor addition to an existing single family dwelling in an established residential neighborhood. The proposed level of development would not generate new traffic nor increase the number of permanent vehicle trips. The contribution of traffic from the proposed project would not cause any roadway or intersection level of service to be degraded. Construction-related activities would temporarily increase traffic from trips generated by the individuals on the construction site; however, no adverse impact is expected to occur due to the small scale of the proposed project. The project would not 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. The project would not substantially increase hazards due to a design feature (e.g., there are no sharp curves or dangerous intersections near the project site) or incompatible uses (i.e., the site is zoned to allow residential uses), nor would it result in inadequate emergency access. The project would also not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. The project would not intensify existing levels of traffic, and would not result in impacts to transportation and traffic. (Source: IX. 1, 2, 3, 7)
- 17) Utilities and Service Systems. The proposed project involves the remodel of and minor addition to an existing single-family dwelling and non-habitable accessory structure. The dwelling is serviced by, and would continue to be serviced by, existing connections for water and sewer. The project would not require expansion of the current utility infrastructure, nor would it impact the area's solid waste facilities. The project would not result in impacts related to utilities and service systems. (Source: IX. 1, 3, 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

April 17, 2013

Date

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

Discussion/Conclusion/Mitigation: See Section IV.1 above.

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.

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

2. AGRICULTURAL AND FOREST RESOURCES

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

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

Discussion/Conclusion/Mitigation: See Section IV.2 above.

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: IX. 1, 5, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: IX. 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: IX. 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: IX. 1, 5, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: IX. 1, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: IX. 1, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Air Quality 3(a through c, e and f) – No Impact.

The project area is located within the North Central Coast Air Basin and is subject to the jurisdictional regulations of the Monterey Bay Unified Air Pollution Control District (MBUAPCD) and California Air Resources Board. The proposed project involves the remodel of and minor addition to an existing single family dwelling. It is anticipated that particulate matter (PM₁₀) would be the primary air pollutant resulting from project construction activities. The project would only result in a significant air quality impact if direct emissions of more than 82 pounds/day (lbs/day) of PM₁₀ were to occur. Construction activities would involve relatively small crews for a small residential project, and would involve limited construction equipment; therefore, the project is not anticipated to emit more than 82 lbs/day of PM₁₀. The project will also not disturb more than 8.1 acres per day, the threshold established by the MBUAPCD above which the project could have a significant impact for PM₁₀. Fugitive dust emissions would be limited and significant impacts from PM₁₀ resulting from fugitive dust emissions are not anticipated. After completion of construction activities, the project would not create significant air emissions beyond those associated with existing residential uses in the area.

There are no schools or other sensitive receptors in the vicinity of the project site. Operation of vehicles during construction activities may generate airborne odors (e.g., diesel exhaust); however, such emissions would be localized to the immediate area under construction and would be short in duration. Based on the information above, the project will not result in cumulative, construction-related, or objectionable odor impacts to the North Central Coast Air Basin, nor will the project expose sensitive receptors to pollutants. Based on the proposed work, the minor

construction activity would not exceed thresholds identified in Tables 5-1, 5-2, 5-3, and 5-4 of the 2008 CEQA Air Quality Guidelines. Therefore, the project would not conflict with or obstruct the implementation of the applicable Air Quality Management Plan (identified above in Section III), would not violate any air quality standard or result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment, would not expose sensitive receptors to substantial pollutant concentrations, nor create objectionable odors affecting a substantial number of people. Construction related air quality impacts would be temporary in nature and controlled by best management practices. The project would not result in permanent impacts to air quality. (Source: IX. 1, 5, 6, 7)

Air Quality 3(d) – Less than Significant.

As described above, construction activities for the project would involve relatively small crews and limited construction equipment. Operation of vehicles during construction activities may generate airborne odors (e.g., diesel exhaust); however, such emissions would be localized to the immediate area under construction and would be short in duration. Based on the proposed work, the minor construction activity would not exceed thresholds identified in Tables 5-1, 5-2, 5-3, and 5-4 of the 2008 CEQA Air Quality Guidelines. Therefore, the project would result in less than significant impacts to air quality during construction activities. (Source: IX. 1, 5, 6, 7)

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

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: IX. 1, 3, 7, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: IX. 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.4 above.

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: IX. 1, 2, 3, 7, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: IX. 1, 2, 3, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: IX. 1, 2, 3, 7, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: IX. 1, 2, 3, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Cultural Resources 5(a and c) – No Impact.

Per the Phase I Historic Report prepared for the project, even though the existing single-family dwelling retains its exterior physical integrity as constructed in 1947, it does not meet any of the necessary criteria for listing as a historic resource. In addition, the County’s GIS database does not identify the project site as a designated historic resource. Therefore, the project would not cause any substantial adverse change in a significant historical resource. Also, no paleontological resources or unique geologic features are identified as associated with this site. The project would not result in impacts to historic, paleontological, or geologic resources. (Source: IX. 1, 2, 3, 7, 9, 10)

Cultural Resources 5(b and d) – Less than Significant.

The project site is in an area identified in County records as having a high archaeological sensitivity, and is within 750 feet of known archaeological resources; therefore, the project includes a Coastal Administrative Permit to allow development within an area of positive archaeological reports. The project site is also within the area of a larger cultural site (CA-MNT-17) identified in the archaeological report prepared for this project. Although located in an area of high sensitivity and known resources, the archaeological report prepared for the project identified evidence of potential, but limited or less than significant, disturbance to prehistoric cultural or archaeological resources during project excavation activities. Midden soil containing sparse small, eroded marine shell fragments were noted on the project parcel; yet, none of the other materials frequently associated with the larger cultural site, such as flaked or ground stone, bones or bone fragments, fire-affected rock, etc., were seen during the survey. The archaeologist also reviewed the results of the project geotechnical borings, which confirmed the absence of potentially significant resources. In addition, the proposed excavation area appears to have been subject to considerable previous disturbance and the remainder of the parcel has been subject to extensive gardening activities. Based on the results of the survey and borings, the report recommended monitoring of all excavation by a qualified archaeologist as a precautionary measure only. The County will implement this recommendation through the application of a standard condition of approval that will require the presence of a monitoring archaeologist during all project excavation work. The monitor shall have the authority to stop work if cultural resources are found. (Source: IX. 1, 2, 3, 7, 8)

6. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: IX. 1, 3, 10) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: IX. 1, 3, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: IX. 3, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: IX. 1, 3, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
b)	Result in substantial soil erosion or the loss of topsoil? (Source: IX. 3,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: IX. 3, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: IX. 1, 3, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: IX. 1, 3, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.6 above.

7. GREENHOUSE GAS EMISSIONS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: IX. 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: IX. 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Greenhouse Gas Emissions 7(a) – Less than Significant.

The Office of Planning and Research (OPR) is the state-wide, comprehensive planning agency that is responsible for making policy recommendations and coordinating land use planning efforts. The OPR also coordinates the state-level review of environmental documents pursuant to the CEQA. Currently, the OPR’s stance on greenhouse gases (GHG) significance thresholds has been to allow each lead agency to determine their own level of significance. At this time, the Monterey Bay Unified Air Pollution Control District (MBUAPCD) has not finalized specific GHG thresholds of significance, and Monterey County has not adopted either a climate action

plan or thresholds of significance. On October 24, 2008, the California Air Resources Board (CARB) released interim CEQA significance thresholds for GHG impacts directing that a project would be considered less than significant if it meets minimum performance standards during construction and if the project, with mitigation, would emit no more than approximately 7,000 million metric tons of carbon dioxide per year during operation. The primary source of criteria air pollutant and GHG emissions would stem from the use of equipment during excavation for construction of the proposed single family dwelling addition. However, equipment use would be intermittent and limited to site preparation and construction activities. Pollutant emissions resulting from equipment use during construction for a minor project would not exceed significance thresholds established by the CARB for GHG because the duration of use would be very limited. Moreover, the project would not create any significant air emissions beyond those associated with current residential uses established on the property. The project's construction and use emissions would be below the applicable GHG significance thresholds established by CARB, and the MBUAPCD has no established GHG thresholds. The project would not conflict with any local or state GHG plans or goals. The project would result in less than significant impacts to greenhouse gas emissions. (Source: IX. 1, 2, 3, 7)

Greenhouse Gas Emissions 7(b) – No Impact.

As described above, the project's temporary construction and permanent use emissions are below the applicable GHG significance thresholds established by CARB, and the MBUAPCD has no established GHG thresholds. The project would not conflict with any local or state GHG plans or goals. Therefore, the project would not result in impacts. (Source: IX. 1, 2, 3, 7)

8. HAZARDS AND HAZARDOUS MATERIALS	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: IX. 1, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: IX. 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: IX. 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: IX. 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: IX. 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.8 above.

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: IX. 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: IX. 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial <u>erosion or siltation</u> on- or off-site? (Source: IX. 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source: IX. 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: IX. 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: IX. 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: IX. 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: IX. 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: IX. 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: IX. 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.9 above.

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

Discussion/Conclusion/Mitigation: See Section IV.10 above.

11. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: IX. 1, 2, 3, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: IX. 1, 2, 3, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.11 above.

12. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: IX. 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: IX. 1, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion/Conclusion/Mitigation:

Noise 12(a through c, e and f) – No Impact.

The project involves the remodel of and minor addition to an existing single family dwelling and accessory structure, which are normal residential uses for the associated land use designation. The project, as proposed, will not expose residents to a permanent increase in noise levels that exceed standards nor substantially increase ambient noise levels. Also, residents will not be exposed to permanent excessive groundborne vibration or ground-borne noise levels. The project site is not located in the vicinity of an airport or private airstrip. The project will not result in permanent noise impacts. (Source: IX. 1, 2, 3, 7)

Noise 12(d) – Less than Significant.

The project may expose residents to a temporary increase of noise during construction activities. However, the limited scope of the project will minimize potential noise or vibration impacts caused by equipment during construction, and persons residing or working near the project site will not likely be significantly impacted by noise or vibrations related to this project. The project would result in less than significant and temporary impacts during construction activities. (Source: IX. 1, 3, 7)

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

Discussion/Conclusion/Mitigation: See Section IV.13 above.

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

Discussion/Conclusion/Mitigation: See Section IV.14 above.

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

Discussion/Conclusion/Mitigation: See Section IV.15 above.

16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: IX. 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: IX. 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: IX. 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: IX. 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: IX. 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: IX. 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.16 above.

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

Discussion/Conclusion/Mitigation: See Section IV.17 above.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Discussion/Conclusion/Mitigation:

(a) Less than Significant. Based upon the analysis throughout this Initial Study, the project could result in less than significant impacts to Cultural Resources. The cultural resources analysis (see Section VI.5 above) indicates that the site does not contain significant cultural, archaeological, or historical resources, and would not eliminate important examples of the major periods of California history or prehistory. Furthermore, the project would not 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, or restrict the range of a rare or endangered plant or animal. The project would not result in impacts to Agriculture and Forest Resources, Biological Resources, Geology and Soils, Hydrology and Water Quality, and Mineral Resources. (Source: IX. 1, 3, 5, 6, 7, 8, 9)

(b) No Impact. Based upon the analysis throughout this Initial Study, the project would not result in cumulative impacts. Implementation of the project, as proposed and conditioned, would not result in a considerable cumulative increase in development potential for the project site or the surrounding area. (Source: IX. 1, 2, 3, 5, 6, 7)

(c) Less than Significant. The project may result in less than significant impacts to Air Quality, Greenhouse Gas Emissions, and Noise. Operation of vehicles during construction activities may generate airborne odors (e.g., diesel exhaust); however, such emissions would be localized to the immediate area under construction and would be short in duration. While the project site would be exposed to ground-shaking from any of the faults that traverse Monterey County, the project would be constructed in accordance with applicable seismic design parameters in the California Building Code. The primary source of criteria air pollutant and GHG emissions would stem from the use of equipment during construction activities. However, equipment use would be intermittent and limited to site preparation and construction activities. Pollutant emissions resulting from equipment use during construction would not exceed significance thresholds established by the CARB for GHG because the duration of use would be limited. Moreover, the project would not create any significant air emissions beyond those associated with current residential uses established on the property. Construction-related noise or vibration impacts would be minimized by the limited project scope. (Source: IX. 1, 2, 3, 5, 6, 7, 9, 10)

The project would not result in impacts to Aesthetics, Hazards and Hazardous Materials, Land Use and Planning, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems.

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 WILDLIFE 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 Wildlife. 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 Wildlife 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 Wildlife. Forms may be obtained by contacting the Department by telephone at (916) 631-0606 or through the Department’s website at www.dfw.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 PLN120736 and the attached Initial Study / Proposed Negative Declaration.

IX. REFERENCES

1. Project Application and Plans (submitted January 28, 2013; including the Plan Set dated January 18, 2013)
2. 1982 Monterey County General Plan
3. Carmel Area Land Use Plan and Coastal Implementation Plan (Part 4), and County GIS database
4. Title 20 of the Monterey County Code (Zoning Ordinance)
5. 2008 Air Quality Management Plan (AQMP) for the Monterey Bay Region, Monterey Bay Unified Air Pollution Control District, Revised August 2008. Sixth Revision to the 1991 AQMP for the Monterey Bay Region.
6. 2008 CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District
7. Site visit conducted by the project planner on November 28, 2012.
8. Preliminary Archaeological Assessment (LIB130081), by Archaeological Consulting, Salinas, California, December 11, 2012; and telephone communications between the archaeologist and the project planner on April 10 and April 17, 2013.
9. Phase I Historic Review (LIB130082), Kent L. Seavey, Pacific Grove, California, November 26, 2012.
10. Geologic and Soils Engineering Report (LIB130083), Landset Engineers, Inc., Salinas, California, January 10, 2013.