

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> June 26, 2014	<b>Agenda Item No.:</b> 4
<b>Project Description:</b> Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the partial demolition and 1,097 square foot addition to an existing single family dwelling and garage, including interior remodeling; 2) a Coastal Development Permit to allow the conversion of a second-story, legal non-conforming dwelling unit built above the existing garage into a conforming guesthouse; 3) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 4) a Design Approval.	
<b>Project Location:</b> 2478 17 <sup>th</sup> Ave. Carmel	<b>APN:</b> 009-471-019-000
<b>Planning File Number:</b> PLN130465	<b>Owner:</b> John Scholz <b>Agent:</b> Stocker & Allaire
<b>Planning Area:</b> Carmel Area Land Use Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> :“MDR/2-D (18)(CZ) [Medium Density Residential, 2 units per acre, with Design Control Overlay and 18 foot Height Limit (Coastal Zone)]	
<b>CEQA Action:</b> Addendum	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

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

- 1) Adopt an Addendum to a previously adopted Mitigated Negative Declaration; and
- 2) Approve PLN130465, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

### PROJECT OVERVIEW:

The project consists of a Coastal Administrative Permit for the partial demolition and remodeling of an existing 1,170 square foot dwelling, remodeling of a 512 square foot garage and 333 square foot dwelling unit located above the garage. The project proposes a 1,097 square foot addition to the main dwelling, conversion of and minor interior expansion (8 square feet) to non-conforming dwelling unit into a conforming guesthouse for which a Coastal Development Permit is required. The project includes a Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

The project is identified as having the potential to impact archaeological resources. On May 31, 2001, a Mitigated Negative Declaration was adopted by the Zoning Administrator for the approval of a Combined Development Permit to allow the demolition and construction of a two-story single family dwelling (Res. No. 000209). A technical addendum has been prepared pursuant to Section 15164 of the California Environmental Quality Act Guidelines which allows minor technical changes to the project analyzed (**Exhibit E**). Mitigation measures applied to the previously adopted MND have been added to the approval of this project.

The project, as described and conditioned, is consistent with the Carmel Area Land Use Plan and Monterey County Zoning Ordinance (Title 20). Therefore, staff recommends that the Zoning Administrator approve the project.

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

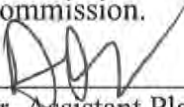
- √ RMA - Public Works Department
- √ RMA – Environmental Services
- √ Environmental Health Bureau
- √ Water Resources Agency

√ Cypress Fire Protection District

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

The project was referred to the Carmel/Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project requires CEQA review. The project was reviewed initially on May 15, 2014, but was continued to allow time for the applicant to work out design concerns with the adjacent neighbor. The revised project returned to the LUAC on June 2, 2014. The revision reduces the roofline near the neighbor's property by approximately two feet. The LUAC, with a vote of 5-0 (1 absent), recommended that the Zoning Administrator approve of the project (**see Exhibit D for LUAC Minutes**).

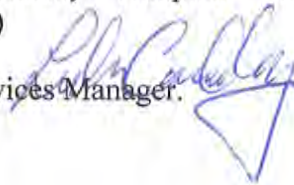
Note: The decision on this project is appealable to the Board of Supervisors and California Coastal Commission.

  
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Dan Lister, Assistant Planner  
(831) 759-6617, [listerdm@co.monterey.ca.us](mailto:listerdm@co.monterey.ca.us)  
June 6, 2014

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Luke Connolly, RMA Services Manager; Dan Lister, Project Planner; John Scholz, Owner; Cynthia Spellacy, Agent; The Open Monterey Project; LandWatch; Planning File PLN130465

Attachments: Exhibit A Project Data Sheet  
Exhibit B Draft Resolution, including:  
• Conditions of Approval  
• Site Plan, Floor Plan and Elevations  
Exhibit C Vicinity Map  
Exhibit D Advisory Committee Minutes (LUAC)  
Exhibit E Addendum to a Previously Adopted Mitigated Negative Declaration (PLN000209)

This report was reviewed by Luke Connolly, RMA Services Manager.



**EXHIBIT A**  
**PROJECT INFORMATION FOR PLN130465**

<b>Project Title:</b> Scholz	<b>Primary APN:</b> 009-471-019
<b>Location:</b> 2478 17 <sup>th</sup> Ave. Carmel	<b>Coastal Zone:</b> Yes
<b>Applicable Plan:</b> Carmel LUP	<b>Zoning:</b> MDR/2-D (18) (CZ)
<b>Permit Type:</b> Combined Dev. Permit	<b>Plan Designation:</b> Residential
<b>Environmental Status:</b> Addendum	<b>Final Action Deadline:</b> 7/15/2014
<b>Advisory Committee:</b> Carmel/Carmel Highlands	

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**Project Site Data:**

<b>Lot Size:</b> 8,169sf	<b>Coverage Allowed:</b> 2,849sf
<b>Existing Dwelling:</b> 2,015sf	<b>Coverage Proposed:</b> 2,779sf
<b>Proposed Dwelling:</b> 3,120sf	<b>Height Allowed:</b> 18'
	<b>Height Proposed:</b> 17'
	<b>FAR Allowed:</b> 3,663sf
	<b>FAR Proposed:</b> 3,120sf

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**Resource Zones and Reports:**

<b>Environmentally Sensitive Habitat:</b> None	<b>Erosion Hazard Zone:</b> Moderate
<b>Botanical Report #:</b> N/A	<b>Soils/Geo. Report #:</b> LIB090144
<b>Forest Mgt. Report #:</b> N/A	<b>Geologic Hazard Zone:</b> Undetermined
	<b>Geologic Report #:</b> LIB090146
<b>Archaeological Sensitivity Zone:</b> High	<b>Traffic Report #:</b> N/A
<b>Archaeological Report #:</b> LIB140120	
<b>Historical Report #:</b> LIB090145	
<b>Fire Hazard Zone:</b> N/A	

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**Other Information:**

<b>Water Source:</b> Cal-AM	<b>Sewage Disposal:</b> CAWD
<b>Fire District:</b> Cypress FPD	<b>Grading (cubic yards):</b> 40
<b>Tree Removal (Count/Type):</b> None	

**EXHIBIT B  
DRAFT RESOLUTION**

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

In the matter of the application of:

**Scholz (PLN130465)**

**RESOLUTION NO. \_\_\_\_\_**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Adopting an Addendum to a previously adopted Mitigated Negative Declaration; and
- 2) Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the partial demolition and 1,097 square foot addition to an existing single family dwelling and garage, including interior remodeling; 2) a Coastal Development Permit to allow the conversion of a second-story, legal non-conforming dwelling unit built above the existing garage into a conforming guesthouse; 3) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 4) a Design Approval.

[PLN130465, Scholz, 2478 17<sup>th</sup> Avenue, Carmel, Carmel Area Land Use Plan (APN: 009-471-019-000)]

**The Scholz application (PLN130465) came on for public hearing before the Monterey County Zoning Administrator on June 26, 2014. 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 the partial demolition and 1,097 square foot addition to an existing single family dwelling and garage, including interior remodeling; 2) a Coastal Development Permit to allow the conversion of a second-story, legal non-conforming dwelling unit built above the existing garage into a conforming guesthouse; 3) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 4) a Design Approval.  
  
          **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 PLN130465.

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;
  - 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 2478 17<sup>th</sup> Ave., Carmel (Assessor’s Parcel Number 009-471-019-000), Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential, 2 units per acre, with Design Control Overlay and 18 foot Height Limit in the Coastal Zone (MDR/2-D (18)(CZ)) which allows residential development. The project consists of the addition and remodeling of an existing dwelling. The project meets the development standards of the zoning district, and does not propose to exceed the 18 foot height limit of the area. Therefore, the project is an allowed land use for this site.
- c) The project is located within a Design Control (“D”) Overlay District which regulates the design of structures within the District to ensure neighborhood consistency and to preserve visual integrity. The project was reviewed and approved by the Carmel/Carmel Highlands LUAC. The proposed colors and materials were found to be consistent with the neighborhood character.
- d) The project planner conducted a site inspection on June 21, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
- e) Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project requires CEQA review. The project was reviewed initially on May 15, 2014, but was continued to allow time for the applicant to work out design concerns with the adjacent neighbor. The revised project returned to the LUAC on June 2, 2014. The revision reduces the roofline near the neighbor’s property. The LUAC, with a vote of 5-0 (1 absent), recommended approval of the project.

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, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions from these agencies have been incorporated in the permit. The planner concluded that the project conforms to the plans and is suitable for the use.

- b) The following reports have been prepared:
  - “Plan Review and Archaeological Mitigation Plan for Proposed Project on APN 009-471-009” (LIB140120) prepared by Archaeological Consulting, Salinas, CA, dated February 20, 2014.
  - “Historical and Architectural Evaluation” (LIB090145) prepared by Dill Design Group, Los Gatos, CA, dated January 15, 2001.
  - “Preliminary Soils Engineering Report” (LIB090144) prepared by Earth Systems Consultants, Hollister, CA, dated May 22, 2000.
  - “Geological Report” (LIB090146) prepared by CapRock Geology, Salinas, CA, dated May 25, 2000.

The reports indicate that there are no physical or environmental constraints that would make the site unsuitable for the use proposed.

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, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities currently exist on the property. Water services are provided by Cal-Am, and wastewater services are provided by the Carmel Area Wastewater District (CAWD). The Environmental Health Bureau and Water Resources Agency did not find any discrepancies during the review of the project.

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 June 21, 2013 and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.

6. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously adopted Mitigated Negative Declaration (MND) was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

- EVIDENCE:**
- a) An MND for the Johnson Project (PLN000209) was prepared and adopted by the Zoning Administrator on May 31, 2001 (Resolution 000209)

- b) An Addendum to the Johnson Project (PLN000209) MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
- c) The Addendum, attached as **Exhibit E** to the June 26, 2014 Staff Report to the Zoning Administrator, reflects the County's independent judgment and analysis.
- d) Pursuant to Section 15164 of the CEQA Guidelines, some changes or additions to the project are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. The project proposed consists of an addition and remodel of the existing dwelling. The original proposal analyzed in the MND was for the demolition of the existing house and construction of a two-story dwelling. Although the scope has changed, the site condition and analysis of resource has not changed. Consistent with Section 15162 of the CEQA Guidelines, the project is not a substantial change, there is no substantial change in circumstance, and there is no new information of substantial importance that was not known at the time of the MND adoption.

7. **FINDING:** **GUESTHOUSE** – With the issuance of a Use Permit, the subject project meets the regulations, standards and circumstances for a guesthouse in accordance with the applicable goals, policies, and regulations of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) A Coastal Development Permit is required for a guesthouse that exceeds 12 feet in height or more than one story.
  - b) The project proposes to convert an existing, non-conforming, dwelling unit located above the garage into a conforming guesthouse. The proposed guesthouse, as conditioned, is consistent with the guesthouse regulations, Section 20.64.020 of the Monterey County Zoning Ordinance.

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

- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance (Board of Supervisors).
  - b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance (Coastal Commission).

### **DECISION**

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

1. Adopt an Addendum to a previously adopted Mitigated Negative Declaration, and / Certify; and
2. Approve a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the partial demolition and 1,097 square foot addition to an existing single family dwelling and garage, including interior remodeling; 2) a Coastal Development Permit to allow the conversion of a second-story, legal non-conforming dwelling unit built above the existing garage into a conforming guesthouse; 3) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 4) a Design Approval. The project is in general conformance with the attached sketch,

subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 26th day of June, 2014.

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Jacqueline Onciano, Zoning Administrator

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

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / 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 RMA Planning

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

PLN130465

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN130465) consists of: 1) a Coastal Administrative Permit to allow the partial demolition and 1,097 square foot addition to an existing single family dwelling and garage, including interior remodeling; 2) a Coastal Development Permit to allow the conversion of a second-story, legal non-conforming dwelling unit built above the existing garage into a conforming guesthouse; 3) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 4) a Design Approval. The property is located at 2478 17th Ave. Carmel (Assessor's Parcel Number 009-471-019-000), Carmel Area Land Use Plan. 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 RMA - Planning. 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)

**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:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Combined Development Permit (Resolution Number \_\_\_\_\_) was approved by the Zoning Administrator for APN 009-471-019-000 on June 26, 2014. The permit was granted subject to 16 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

**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.

## 3. PD004 - INDEMNIFICATION AGREEMENT

**Responsible Department:** RMA-Planning

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

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

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

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

**Responsible Department:** RMA-Planning

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

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

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

**5. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

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

**Responsible Department:** RMA-Planning

**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 lighting source shall be shielded and recessed into the fixture. 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 RMA - Planning, prior to the issuance of building permits.  
(RMA - Planning)

**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 RMA - Planning 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.

## 7. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** RMA-Planning

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

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

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

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

**8. PD019(B) - DEED RESTRICTION-GUESTHOUSE (COASTAL)**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse (Coastal) as follows:

- Only 1 guesthouse shall be allowed per lot.
- Detached guesthouses shall be located in close proximity to the principal residence.
  - Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
  - The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
  - The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
  - The guesthouse shall not exceed 425 square feet of livable floor area.
  - The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
  - Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
  - The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
  - The guesthouse height shall not exceed 12 feet nor be more than one story.

(RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Director of RMA-Planning for review and signature by the County.

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

**9. PD032(A) - PERMIT EXPIRATION**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of 3 years, to expire on June 26, 2017 unless use of the property or actual construction has begun within this period.  
(RMA-Planning)

**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 RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

**10. MMRP001 - MITIGATION MEASURE: ARCHAEOLOGICAL MONITORING**

**Responsible Department:** RMA-Planning

**Condition/Mitigation** The following measures shall be implemented:

**Monitoring Measure:**

1) An archaeological monitor shall be present during all earth-disturbing activities on the project parcel. If, at any time, human remains or intact archaeological features are encountered, the monitor will be authorized to halt project excavations within 50 meters (150 feet) of the find until appropriate mitigation measures are formulated and implemented.

2) In conjunction with grading, excavations for foundations and utilities, etc., an archaeological data recovery project shall be conducted. Data recovery should emphasize recovery of any human remains, as well as archaeological recovery and analysis of any other significant finds. If human remains are discovered, they should be dealt with under the direction of appropriate Native American representatives. The data recovery program should include the following steps:

- The soil excavated for foundation footings and utility connections, etc. on the western half of the lot should be excavated under the direction of the principal archaeologist for the project. Previously undisturbed soils should be screened in order to recover all significant cultural materials from within the areas of direct project impacts. All material remaining in the screen shall be returned to the lab for processing using standard archaeological techniques (as identified in the archaeological report).

- The following studies shall be conducted on the material recovered:

- a. Professional evaluation of animal bone recovered;

- b. Professional evaluation of the lithic artifacts and debitage recovered;

- c. At least 2 radiocarbon dates shall be run on suitable materials recovered; and

- d. Any other analyses as required; for instance, bead analysis if any beads are recovered from the site.

- All materials recovered during monitoring and data recovery should be curated in the public domain at a suitable facility.

4) A final report detailing the results of all analyses shall be completed within one year of completion of field work. The report shall be submitted to the lead agency and to the Regional Information Center at Sonoma State University.

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

a) Prior to issuance of any grading or construction permit, the Owner/Applicant shall submit an agreement between a qualified professional archaeologist who will monitor the project and implement applied mitigation measures.

b) Prior to final permit inspection, a Final Report, prepared by the on-site archaeologist, shall be submitted to Monterey County RMA - Planning. The report shall provide information regarding any recovered resources on-site, measures taken to ensure impacts to resources were avoided/minimized, and if there are any additional recommended measures that need to be applied to the property to further ensure protection of resources.

## 11. EROSION CONTROL PLAN

**Responsible Department:** Building

**Condition/Mitigation Monitoring Measure:** The applicant shall submit an Erosion Control Plan addressing the requirements of Monterey County Code Chapter 16.12. The plan shall include the location and details for all selected erosion control measures. The Erosion Control Plan may be incorporated into other required plans provided it is clearly identified. (RMA-Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

## 12. INSPECTION-DURING ACTIVE CONSTRUCTION

**Responsible Department:** Building

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services, during active construction, to review the maintenance and effectiveness of BMPs installed, as well as, to verify that pollutants of concern are not discharged into receiving water bodies. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

## 13. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

**Responsible Department:** Building

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

## 14. INSPECTION-PRIOR TO LAND DISTURBANCE

**Responsible Department:** Building

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County stormwater regulations. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of any land disturbance during the rainy season (October 15 – April 15), the owner/applicant shall schedule an inspection with RMA-Environmental Services.

## 15. WR001 - DRAINAGE PLAN

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

## 16. WR049 - WATER AVAILABILITY CERTIFICATION

**Responsible Department:** Water Resources Agency

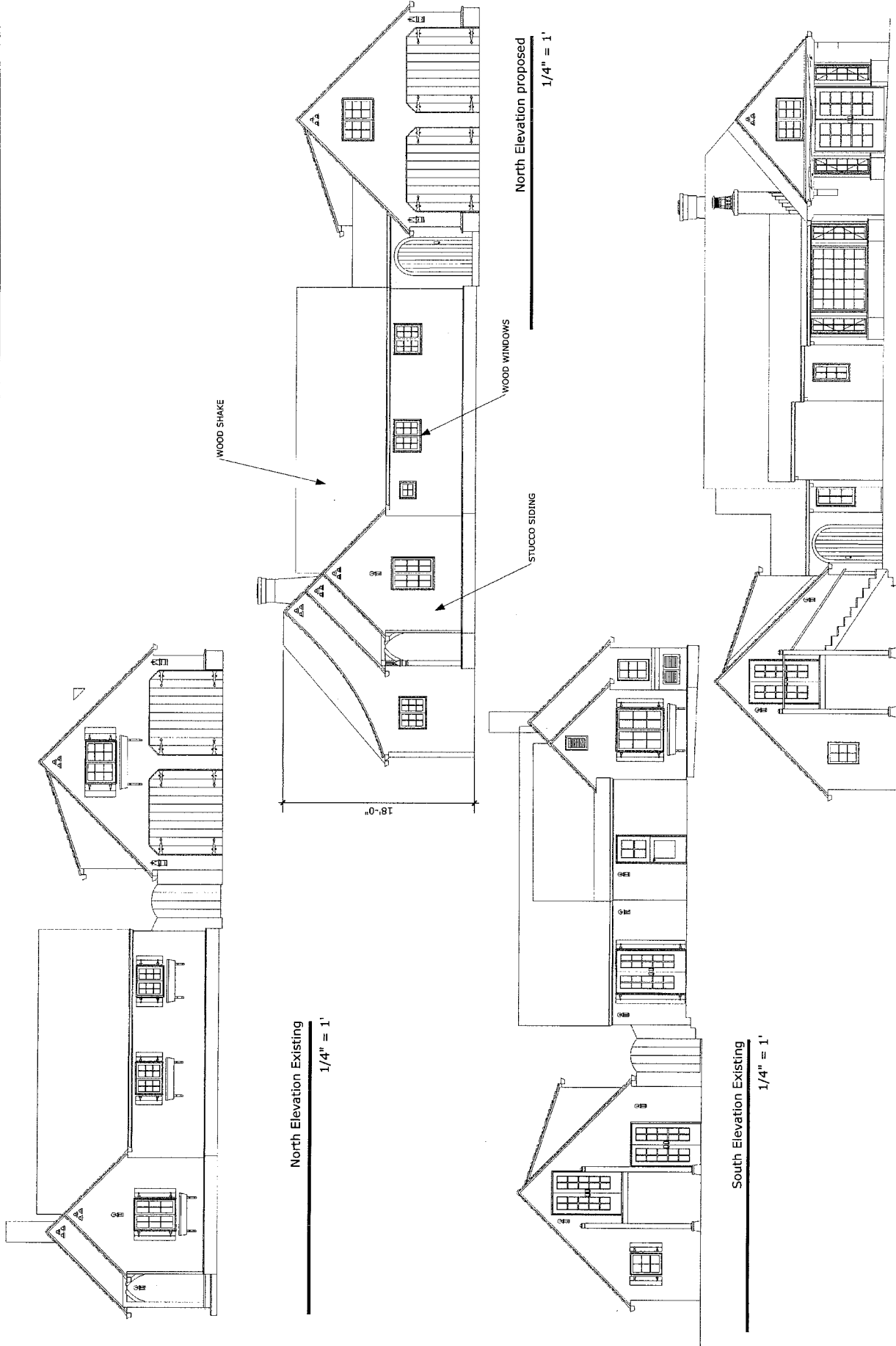
**Condition/Mitigation Monitoring Measure:** The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

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





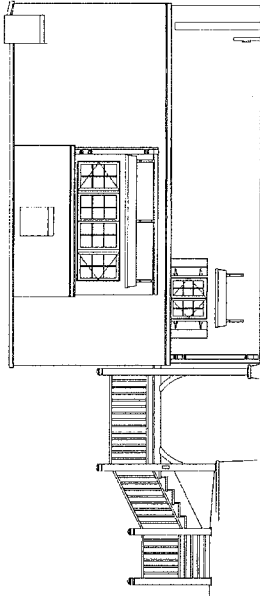


North Elevation Existing  
1/4" = 1'

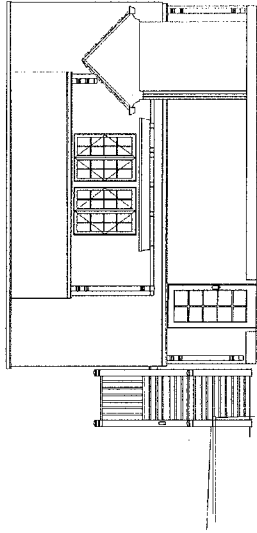
North Elevation proposed  
1/4" = 1'

South Elevation Existing  
1/4" = 1'

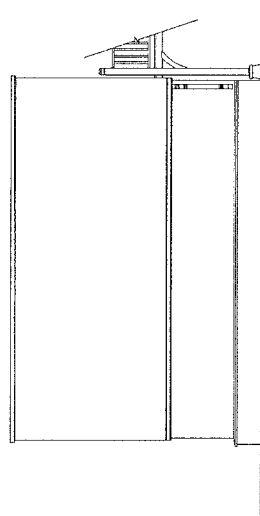
South Elevation proposed  
1/4" = 1'



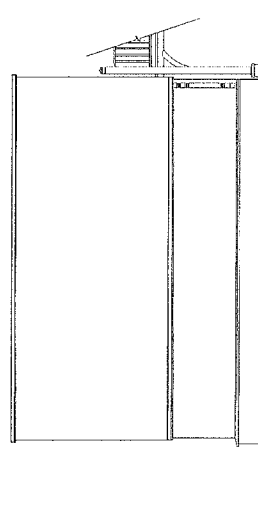
Garage East Elevation Existing  
1/4" = 1'



Garage East Elevation Proposed  
1/4" = 1'



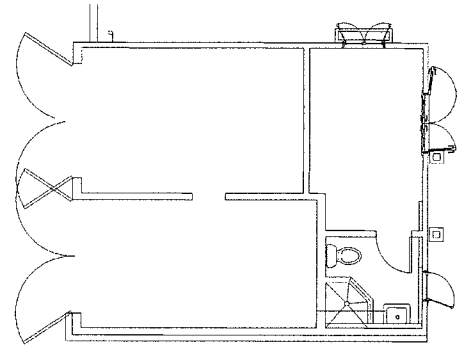
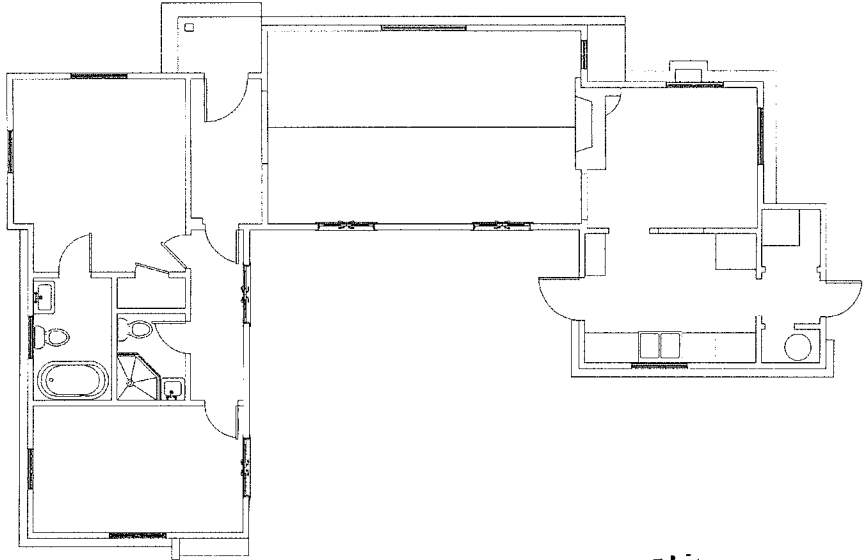
Garage West Elevation Existing  
1/4" = 1'



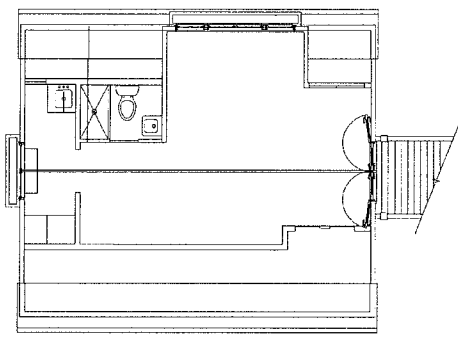
Garage West Elevation Proposed  
1/4" = 1'

Existing Floorplans

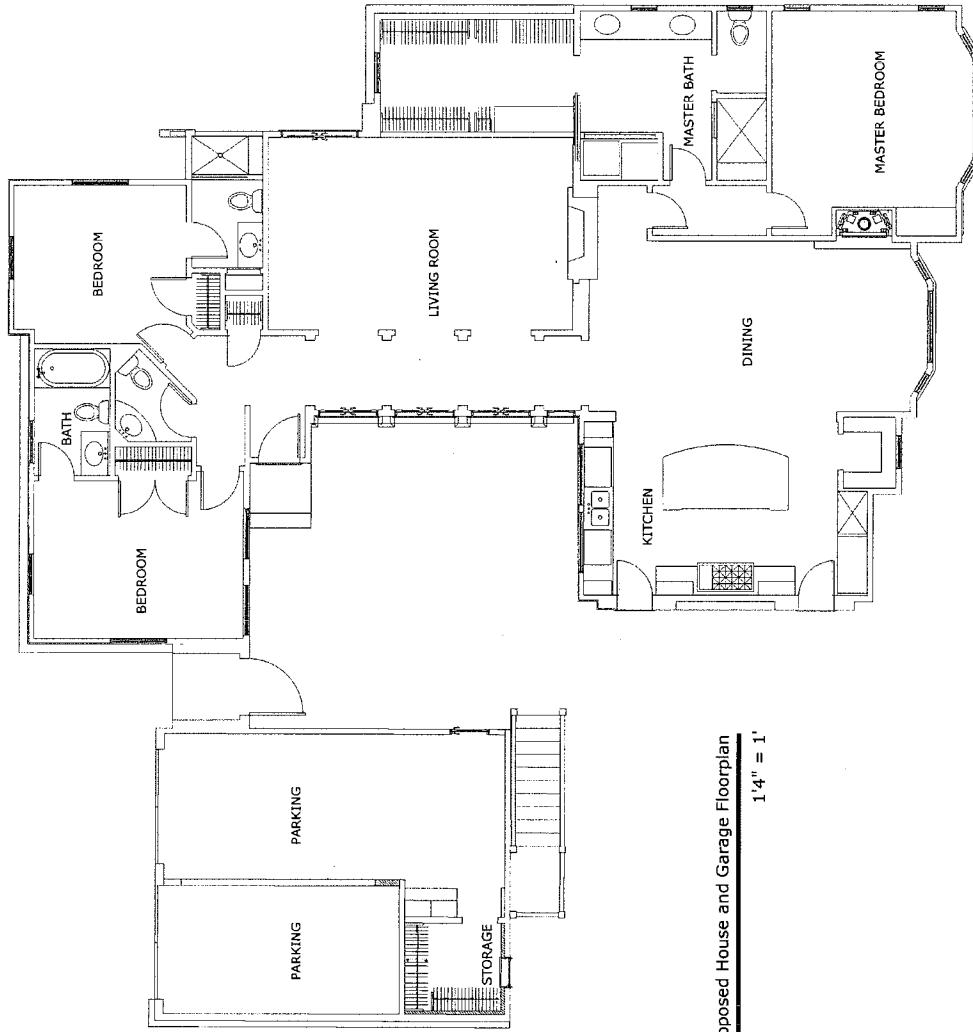
Stocker & Allaire  
GENERAL CONTRACTORS, INC.  
LIC. # 904797  
21 MADONNA COURT, MADISON, CA 95940  
925.275.1590 FAX 925.275.1480



Existing House and Garage Floorplan  
1/4" = 1'

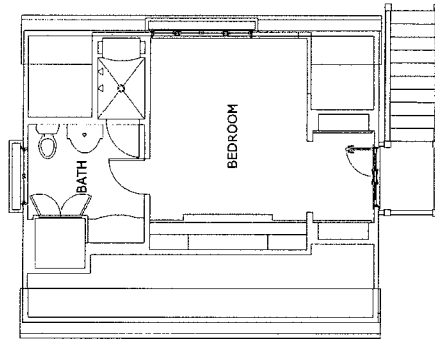


Existing Garage Upstairs Floorplan  
1/4" = 1'



Proposed House and Garage Floorplan

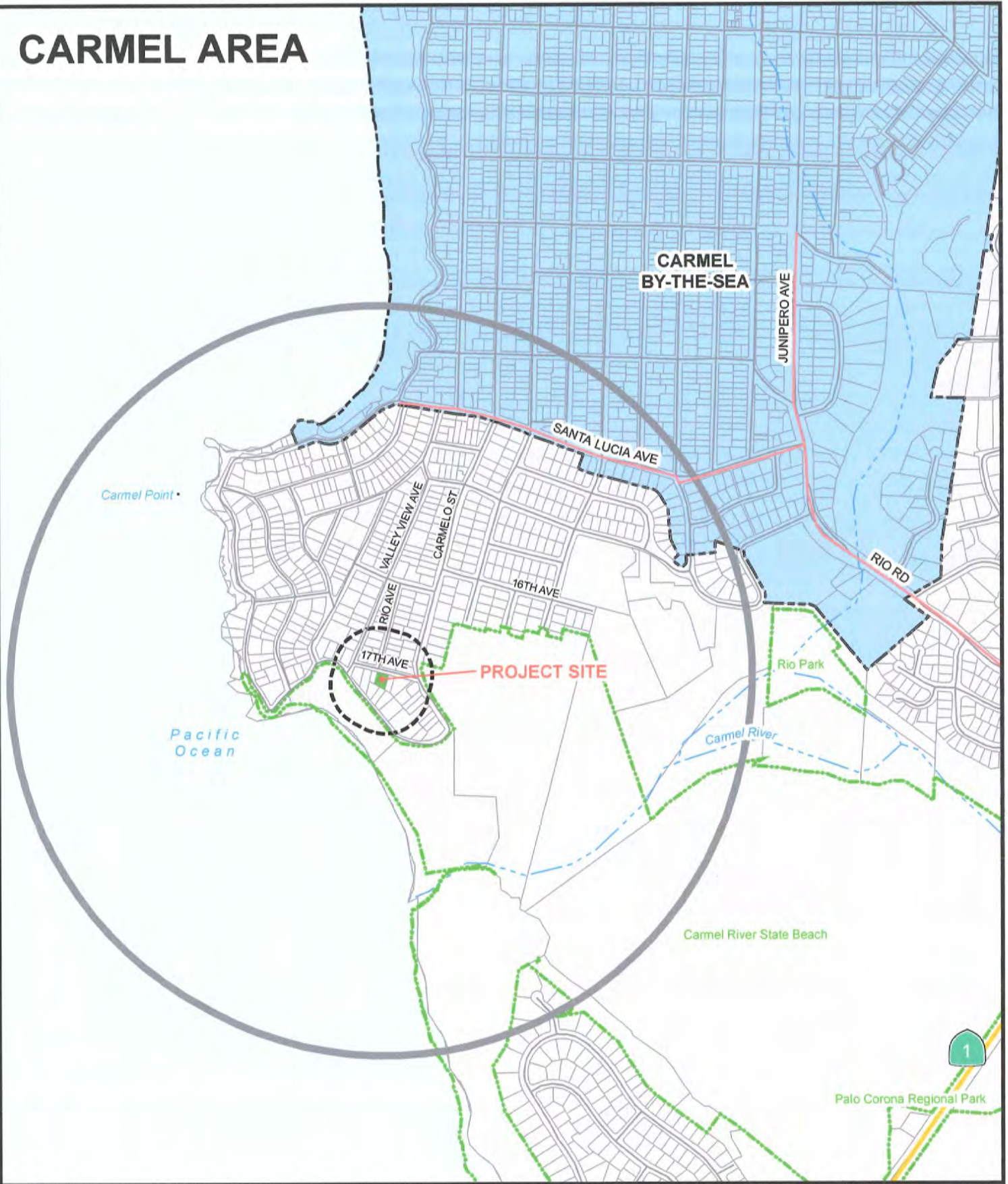
1/4" = 1'



Proposed Garage Upstairs Floorplan

1/4" = 1'

# CARMEL AREA



APPLICANT: SCHOLZ

APN: 009-471-019-000

FILE # PLN130465

2500' Limit 300' Limit Water City Limits



EXHIBIT C

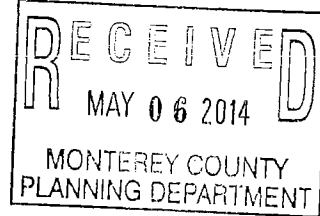
PLANNER: LISTER

# Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **May 5, 2014**



**Project Title:** SCHOLZ JOHN & MARGARET

**File Number:** PLN130465

**File Type:** ZA

**Planner:** LISTER

**Location:** 2478 17TH AVE CARMEL

**Project Description:**

Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the partial demolition of an existing single family dwelling and construction of a 3,620 square foot, two-story, single family dwelling. Construction includes the conversion of a legal non-conforming dwelling unit above the existing garage into a conforming guest unit; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) a Coastal Development Permit to allow placement of a guesthouse over a one-story structure; and 4) a Design Approval. The property is located at 2478 17th Avenue, Carmel (Assessor's Parcel Number 009-471-019-000), Carmel Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes  X  No \_\_\_\_\_  
 CYNTHIA STOCKER ALVARO

Was a County Staff/Representative present at meeting?  YES . A. QUENJA  (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
DAVE TERDY: REPRESENTATIVE FOR JOHN NESCHEIM 2486 17TH AVE. (NEIGHBOR TO EAST)	X		EASTERN WALL ONLY 5.6' FROM PROPERTY LINE.
			RAISING ROOF LINE 2' +/- (CONFLICT BETWEEN DRAWINGS AND STORY POLES)
			(SEE ATTACHED LETTER)

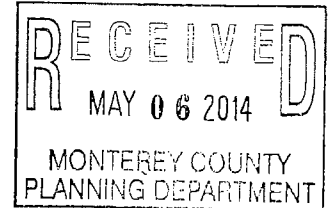
Exhibit  D

**LUAC AREAS OF CONCERN**

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

**ADDITIONAL LUAC COMMENTS**

- SETBACK ) AS IT RELATES TO SOLAR AND PRIVACY IMPACTS.
- BUILDING HEIGHT )
- COLORS / MATERIALS (BARBARA R.) NONE PROVIDED  
STUCCO, NEW COLOR.
- HISTORICAL ASSESSMENT. (WILL GO TO HRC)
- EXT. LIGHTING PLAN - NONE PROVIDED.



**RECOMMENDATION :**

Motion by: RAINOR (LUAC Member's Name)

Second by: LITTELL (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: • PROVIDE EXT. COLORS & MATERIALS.  
• WORK w/ NEIGHBOR TO REDUCE MASSING / ROOF AT EASTERN ADDITION.

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

AYES: RAINOR, LITTELL, JESSEWICK, WAUD. (4)

NOES: ⊖

ABSENT: DAVIS, MEHEEN (2)

ABSTAIN: ⊖



*Submitted at Carmel Highlands LUAC 5/5/14 meeting*

2486 comments

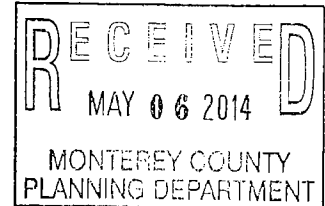
My **Name is** Dave Terdy and I'm representing John NESHEIM neighbor who could not make the meeting today. He is a Professor at Cornell University and had to be back East for classes.

The Nesheim's live next door to the proposed construction and are the immediate neighbors to the EAST

**Understanding the purpose of Land Use Advisory Committee is to:**

- 1 focus on neighborhood character
- 2 and review potential effects that would result from a proposed project

**John Nesheim's Comments and concern are as follows :**



1 Proposed home at 2478 is on a very large 8200 square-foot lot

2 Based on the story poles most of the new construction will be very close to the Nesheim's. If the story poles are accurate it looks like 5' feet from the property line of 2486.

3 additionally this new construction will probably be within 10 feet of their: home wall to wall

4 **Question** Why does so much of this 3600 sq ft home have to be built so close to our property line when the lot is he 8200 square feet?

5 **In addition**, Based on the story poles locations the increased ridgeline height will completely block all light from coming into the kitchen window of 2486. From what we can tell, we will be looking at a solid wall from now on.

6 These two cottages 2478 and 2486 were both built in 1930s and they have been responsible for defining the character of this area

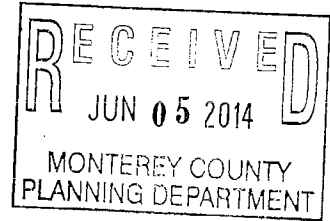
7 The proposed close proximity of the new construction will simply sandwich 2486 between two larger structures resulting in a "gangway effect". This is the Character to be found in downtown Chicago or New York City not one that is characteristic of Carmel Point.

8 We see ourselves as good neighbors but we are requesting revisions of the plans to factor in our concerns.

Thank you.

# Action by Land Use Advisory Committee Project Referral Sheet

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



Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **June 2, 2014**

**Project Title:** SCHOLZ JOHN & MARGARET

Item continued from 5/5/14 meeting

**File Number:** PLN130465

**File Type:** ZA

**Planner:** LISTER

**Location:** 2478 17TH AVE CARMEL

**Project Description:**

Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the partial demolition of an existing single family dwelling and construction of a 3,120 square foot single family dwelling. Construction includes the conversion of a legal non-conforming dwelling unit above the existing garage into a conforming guest unit; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) a Design Approval. The property is located at 2478 17th Avenue, Carmel (Assessor's Parcel Number 009-471-019-000), Carmel Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes  No   
*Cynthia Spencey, David Staker*

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

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>no public comment</i>			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Applicant lowered ridge line of roof by approx. 2 ft. to accommodate neighbor's concerns. (Neighbor is located at 2486 17th Ave to east of project.)	Reduction of massive appearance	Retained ridge line of house facing east by approx. 2 ft. to allow less massive look of that elevation as previously proposed.
Color chip for stucco walls (a light brown) was color chip submitted. (Tan color)		
Wood trims for windows and doors submitted by architect - to match existing trims.		

This same wood will be used on gate entry and garage doors.

ADDITIONAL LUAC COMMENTS

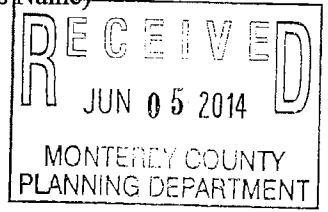
All exterior lighting fixtures must be low water and down cast. Light source <sup>must</sup> not be visible to reduce impacts on neighboring properties. Lighting of stairs to dwelling (office) over garage should be installed at footstep level for safety reasons. No up lighting of trees on property allowed. No lighting of outdoor landscaping allowed except in areas where there are steps from the street along designated pathway.

RECOMMENDATION :

Motion by: Mehreen - motion for approval (LUAC Member's Name)

Second by: Wald, second to motion (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item



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

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

AYES: 5 (Dous, Wald, Mehreen, Little, Rainer)

NOES: None

ABSENT: Josef nick

ABSTAIN: None

## EXHIBIT E

### **Addendum Pursuant to the California Environmental Quality Act Article 11, Section 15164**

#### **Scholz Planning File No. PLN130465 *Combined Development Permit***

#### 1. Introduction

This technical addendum has been prepared pursuant to Article 11; Section 15164 of the California Environmental Quality Act Guidelines to make minor technical changes to the project analyzed in the Mitigated Negative Declaration, adopted May 31, 2001, by the Zoning Administrator, Resolution No. 000209. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

The original Mitigated Negative Declaration (MND) analyzed a Combined Development Permit (PLN000209) consisting of the demolition of a 1,830 square foot single family dwelling and construction of a 2,840 square foot, two-story single family dwelling. The dwelling included retaining walls, internal patio with fountain, rear patio with retaining wall and grape stake fencing, and removal of eight non-protected trees. The MND analyzed potential impacts to aesthetics, biological resources, cultural resources, geology/soils, hydrology/water quality, and noise. Potential impacts to archaeological resources were identified and mitigation measures, recommended by a qualified archaeologist, were applied to reduce impacts to a level less-than-significant.

The Scholz project (PLN130465) is a Combined Development Permit consisting of the partial demolition and remodel of an existing 2,015 square foot dwelling and garage/dwelling unit. The remodel includes a 1,097 square foot addition to the main dwelling and conversion and 8 square foot interior expansion of a non-conforming dwelling unit, located above the existing garage, into a conforming guesthouse and a 512 square foot remodel to the garage. The project consists of minor landscaping alterations, including bench and fire pit, and approximately 40 cubic yards of grading.

Article 11, Section 15164 provides in pertinent part of the following:

- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*

*(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted Negative Declaration.*

## 2. Scope and Purpose of this Addendum

The purpose of this addendum is to identify minor technical changes and provide clarifications of the site-specific conditions for the proposed residential development. The minor technical change proposed is to the scope of the residential development. The project has changed from constructing a two-story dwelling to additions and remodel of the existing dwelling and garage.

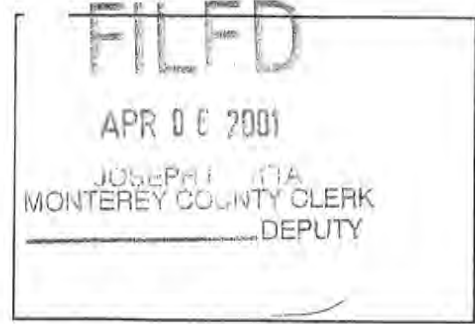
The project does not change the site conditions, resources analyzed or conclusions made in the Mitigated Negative Declaration. The project site was reassessed by Archaeological Consulting, on February 20, 2014, based on the subject project. The analysis and recommended mitigation measures did not change from the analysis and measures recommended in the MND by Archaeological Consulting on May 18, 2000.

## 3. Conclusion

The purpose of this addendum is to identify minor technical changes and provide clarifications of the site-specific conditions and the scope of work for the proposed residential development. Staff has reviewed the Mitigated Negative Declaration, Resolution No. 000209, and the proposed residential development, for consistency with the environmental considerations contained within. Staff finds that the site-specific conditions and the scope of work on the site are not substantial changes; therefore, do not warrant the preparation of a subsequent environmental document.

Attachment: *Copy of Resolution No. 0002009, and original Mitigated Negative Declaration.*

**MITIGATED NEGATIVE  
DECLARATION**



**Project Title:** JOHNSON DOUG & OCEAN CONSTRUCT  
**File Number:** PLN000209  
**Owner:** JOHNSON DOUG & OCEAN CONSTRUCTIO  
PO Box 1922  
Carmel, Ca 93921

**Project Location:** 2478 17th Ave, Carmel  
**Primary APN:** 009471019000  
**Project Planner:** Tad Stearn, Contract Planner  
**Permit Type:** Combined Development Permit

**Project Description:** Coastal Development Permit and Design Approval for the demolition of a 1,830 sq. ft. two-story single family dwelling and construction of a 2,840 sq. ft. two-story single family dwelling, retaining walls, internal patio with fountain, rear patio with retaining wall and Grape Stake fence, 7 ft. entry gate (east side), tree removal (8; non-protected trees [Holley Trees]) and grading (less than 100 cu. yds.). The property is located at 2478 17th Avenue, Carmel (Assessor's Parcel Number 009-471-019-000), east of the intersection of Scenic Road and Valley View, Carmel Point, Carmel area, Coastal Zone.

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

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

Decision Making Body (check one):

- Planning Commission
- Zoning Administrator
- Board of Supervisors
- Subdivision Committee
- Chief of Planning Services
- Other: \_\_\_\_\_

Responsible Agency: County of Monterey  
Review Period Begins: 04/09/2001  
Review Period Ends: 05/09/2001

Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, Monterey County Courthouse, 240 Church St., Salinas, CA (831) 755-5025

# MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT  
PO BOX 1208 SALINAS, CA 93902  
PHONE: (831) 755-5025 FAX: (831) 755-5487



## INITIAL STUDY

### I. BACKGROUND INFORMATION

**Project Title:** Johnson, Doug and Ocean Construction

**File No.:** PLN000209

**Project Location:** 2478 Seventeenth Avenue, Carmel

**Name of Property Owner:** Doug Johnson

**Name of Applicant:** Doug Johnson and Ocean Construction

**Assessor's Parcel Number(s):** 009-471-019-000

**Acreage of Property:** 0.19 ac (8,141 sf)

**General Plan Designation:** Medium Density Residential

**Zoning District:** "MDR/2 (18) CZ (Medium Density Residential)

**Lead Agency:** Monterey County Planning and Building Inspection

**Prepared By:** Tad Stearn/April Wooden

**Date Prepared:** March 1, 2001

**Contact Person:** Tad Stearn, Contract Planner

**Phone Number:** 831-644- 9174 fax 831-373-0733

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

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

#### **Application**

The application consists of a Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval for the demolition of a 1,830 sq. ft. two-story single family dwelling and construction of a 2,840 sq. ft. two-story single family dwelling, retaining walls, internal patio with fountain, rear patio with retaining wall and grape stake fence, 7 ft. entry gate (east side), tree removal (8 non-protected holly trees) and grading (less than 100 cu. yds.); and 2) a Coastal Development Permit for development within 750 feet of archaeological resources.

The project would demolish parts of the existing home and replace most of the existing elements with a redesigned structure including courtyards, paving and landscaping, wine cellar, spa, living quarters and an excavated two-car garage. The landscaping and materials for the home include Japanese maple trees, four new oaks, crushed aggregate and stone paving, and stone-clad retaining walls. Exterior materials include cedar shingles (roof), painted plaster (walls) and painted wood (windows).

A Coastal Development Permit is required for the demolition and construction of the single family dwelling, and the Coastal Implementation Plan requires a Coastal Development Permit when archaeological resources are identified within 750 feet of the proposed development. The Permit is to ensure that the use complies with the standards set forth in the County's Zoning Ordinance and the Local Coastal Program. Refer to file for application materials (Appendix A).

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

#### **Regional Setting**

The site is located on a small peninsula in the Carmel Point neighborhood, south of Carmel Beach and north of the Carmel River Wetlands and Carmel River State Beach. Seventeenth Avenue is located between the terminus of Scenic Road and Carmelo Street, at the extreme south end of Carmel. Located approximately 1.5 miles from State Highway 1 and 0.5 miles from Carmel Mission, the subject parcel is 100 feet above sea level within a residential neighborhood.

#### **Site Specifics**

The subject parcel is 8,141 square feet, supporting a 1920's era stucco home with wood-shingled roof, a detached garage and shed. The lot contains non-native landscaping throughout such as holly trees, but also includes native coast live oak and Monterey cypress around the perimeter. The site is underlain by older sand dune deposits, and slopes on the property are very gentle to the southeast. Drainage on the property is generally directed to the front of the parcel to 17<sup>th</sup> Avenue where it flows toward the Carmel River Slough. The proposed building footprint for the remodeled home is larger, but in a similar configuration, to the footprint of the existing structures.



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

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

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

#### General Plan/ Area Plan/Specific Plan/Local Coastal Program-LUP

The proposal was reviewed for consistency with the Carmel Area Land Use Plan (CALUP), and the Monterey Coastal Implementation Plan. Consistency with the Carmel Area Land Use Plan and the Coastal Implementation Plan is discussed below and whether a particular project physically divides an established community, conflicts with any applicable land use plan, policies, or regulation of an agency with jurisdiction over the project or conflicts with any applicable habitat conservation plan or natural community conservation plan.

#### Water Quality Control Plan

The project is consistent with the General Plan and AMBAG's regional population and employment forecast and therefore, is consistent with Regional Water Quality Control Plan. The Regional Water Quality Control Board incorporates the General Plan in its preparation of regional water quality plans, making this project consistent with the regional water quality plans. The following sections below discusses whether a particular project violates any water quality standards or waste discharge requirements, substantially deplete groundwater supplies or interfere substantially with groundwater recharge, substantially alter the existing drainage pattern of the site or area or create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage.

#### Air Quality Management Plan

Consistency of a project with the regional population and employment forecast will result in consistency of the project with the Air Quality Management Plan. Monterey Bay Unified Air Pollution Control District incorporates the County's Local Coastal Program/ General Plan in its preparation of regional air quality plans, making this project consistent with the applicable Air Quality Plan. However, section IV or V.3 (Air Quality) below discusses whether a particular project conflicts or obstructs implementation of air quality plans, violates any standard or contributes to air quality violations, results in cumulative non-attainment ambient air quality standard, expose sensitive receptors to pollutant concentrations or create objectionable odors affecting many people.

It is the responsibility of the Association of Monterey Bay Area Governments (AMBAG) to prepare new population and employment forecasts for the three-county area approximately every 3-4 years. The three county areas include San Benito, Monterey and Santa Cruz counties. These forecasts provide a common planning base for the regional air quality management plan, regional transportation plans, regional water quality improvement plans, and other regional planning programs. Based on the county's population information and land use category, pending and approved projects, the proposed project is considered to be consistent with AMBAG'S year 2005 population forecast.

Airport Land Use Plans

Land uses in the vicinity of public airports shall be consistent with the airports' comprehensive land use plans. The proposed project is located approximately 10 mile from the Monterey Peninsula Airport and is not located within an airport approach zone.

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

**A. FACTORS**

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

- Aesthetics
- Biological Resources
- Hazards/Hazardous Materials
- Mineral Resources
- Public Services
- Utilities/Service Systems
- Agriculture Resources
- Cultural Resources
- Hydrology/Water Quality
- Noise
- Recreation
- Air Quality
- Geology/Soils
- Land Use/Planning
- Population/Housing
- Transportation/Traffic

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 construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

**EVIDENCE:**

Agricultural Resources. Based upon the General Plan and County resource maps, the property is not within an agricultural area, would not convert prime farmland or otherwise conflict with agricultural zoning or uses.

Air Quality. According to the Monterey County General Plan, air quality for the North Central Coast Air Basin indicates that state regulations will continue to be exceeded in the near future. Stationary sources are projected to remain the primary source of air pollution. Transportation sources are forecasted to be reduced by one-half in the future. Since one single family dwelling will be replaced with another, there will be no increase in traffic levels. The proposal will not have a significant adverse impact on air quality. No measurable air quality impact will result from construction or operation of the project, and standard Air District measures addressing dust control are required.

Hazards/Hazardous Materials. The project will not involve the use or transport of any hazardous materials. There are no known hazards or hazardous materials associated with this project. Environmental Health Division has reviewed the proposal and found that the site is not listed as a property that is included on a list of hazardous materials sites. The fire hazard maps for Carmel Area Land Use Plan show this site as within the "Urban" designation.

Land Use/Planning. The project is a remodel of an existing residence, and the use will not disrupt, divide or otherwise have a negative impact upon the existing neighborhood or adjacent properties. The proposed project is consistent with the policies and ordinances of the Carmel Area segment of the County's Local Coastal Program.

Mineral Resources. Federal, state or local plans do not identify this site as significant for mineral resources nor will the project impact mineral resources. In addition, the applicant's geotechnical study did not identify any significant mineral resources on site.

Population/Housing. The project is a remodel of a single family residence that will not have an effect upon the population growth, projections or housing stock of the area.

Public Services. Monterey Peninsula Water Management District, Carmel Highlands Fire Protection District, Monterey County Public Works Department, Environmental Health Department and Parks and Recreation reviewed the project. These agencies also deemed the proposed project complete. No significant adverse impact to public services were identified by these department in their review of the proposal to replace the existing structure with other structure. The project does not intensify the use of the site and therefore will not create additional demands upon any public service provider or create the need for additional government services.

Recreation. The project does not intensify the use of the site and therefore will not create additional demands for park and recreation facilities, nor will the project 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.

Transportation/Traffic. The project does not intensify the use of the site and therefore will not create additional traffic trips or other changes to the roadway network or operations.

Utilities/Service Systems. The project will connect to existing systems that are currently in place and used by the subject parcel. Utilities and public services are adequately and will not need to be substantially altered to accommodate the proposed project.

## 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.

Tad Stearn/April Wooden by AT  
Signature Date  
April 5, 2001

Tad Stearn/April Wooden Contract Planners  
Printed Name Title

## 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
<b>Would the project:</b>					
a)	Have a substantial adverse effect on a scenic vista? (Source: 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

c) Based upon a review of the improvement plans, a site visit by the project planner August 8, 2000, and the staked visual netting, the project will have a less than significant visual effect. The project will change the appearance of the property, but will not substantially degrade the visual character of the area. The proposed building improvements are designed upon a similar footprint, building heights are consistent with site zoning, the project will not effect important public or private views, and only non-native vegetation will be removed. The property will be re-landscaped, and building materials and colors are proposed to meet the design standards of the area. The subject property is not identified in the Carmel Area Land Use Plan as being located in the "public viewshed."

The proposed project has been reviewed by the Carmel Unincorporated/Highlands Land Use Advisory Committee. The Committee recommended that the Zoning Administrator approve the design, and provided specific design recommendations which have been incorporated into the project. Staff has reviewed the proposed site plan and project design and has concluded that the project is consistent with the Visual Resources Development Standards of the Carmel Area segment of the Local Coastal Program and would have an insignificant effect on aesthetics.

**2. AGRICULTURAL 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.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 3)	<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: 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Source: 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV.

**3. AIR QUALITY**

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

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

**Discussion/Conclusion/Mitigation:**

See Section IV.

**4. BIOLOGICAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 4, 5)	<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: 1, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Discussion/Conclusion:**

The project will have no impact upon special status species or habitat.

e) Regarding tree removal, a forest management plan was prepared for the parcel by Forest City Consulting (August 8, 2000). The management plan was prepared specifically to address the policies of the Carmel Area Land Use Plan. The report confirms that only non-native (holly) trees, under 24 inches in diameter, will be removed. Six native trees on site (coast live oak and Monterey cypress) will be retained. All of the cypress trees are of landmark size, exceeding 24 inches in diameter. The three coast live oaks range in size, with one tree being of landmark size. The native trees are located around the edges of the property, with the smaller non-natives in the interior.

According to the report, the trees display some the typical characteristics of an urban forest, and the trees have been pruned from their natural shape. The health of the trees appears good at this time.

**Mitigation:**

The report concludes that the long term and short term impacts of the project on the forest resource will be minimal, as all native trees will be maintained. However, construction activities around the native trees could impact forest resources if protective measures are not employed. For this reason, the forest management plan (Section 4.5) recommends specific measures for each of the six native trees. The measures include erecting safety fencing, wrapping of trunks, hand digging in select locations, and selective pruning. As a precautionary measure, and to ensure consistency with the Carmel Area Land Use Plan, the following measure shall be incorporated into the project conditions:

1. Construction of the project shall implement the native tree protection measures contained in the forest management plan, section 4.5, prepared by Forest City Consulting (August 8, 2000).

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 2 )	<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: 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion:**

Historic Resources

a) An Historical and Architectural Evaluation of the house and parcel was conducted by the Dill Design Group, dated January 15, 2001. The report compares the project to the significance criteria of the National Register of Historic Places, the California Register of Historic Places, and Monterey County's own significance criteria. Although the house was once owned by prominent Carmelites, their ownership of the home may not qualify the home as a historical resource as defined by CEQA Section 15064.5.

The building and site were evaluated for historical significance based on age, integrity, historical association and architectural value. The residential building meets the 50 year-old threshold of both the National and California registers, and enough design integrity remains to meet minimum requirements for eligibility. The building appears to have not undergone any visible significant remodeling during its existence of more than 70 years. However, the cottage does not appear to satisfy the more critical conditions regarding distinctive style and historic association, as described below.

The research effort was unable to reveal the actual construction date of the house; however the first conveyance that appears for the property is 1924. The architectural evaluation concluded that, while the house represents a very good example of a Tudor Revival cottage, it does not seem to achieve the level of architectural significance required for Monterey County's Criterion B, namely that it does not exemplify a style or way of life important to the county, nor does it exemplify the best remaining architectural type in the area. Furthermore, while features such as stucco cladding abutting the doors, windows, and roofing elements and wood detailing represent a high level of detail true to the Tudor style, the house does not include "outstanding" attention to architectural detail or craftsmanship. The existing building's massing, scale, and style are in keeping with the general development of Carmel Point, however, it is not "essential to the integrity" of the neighborhood, nor is it an established "familiar visual feature."

Previous owners of the house are noted for being persons that provided value to the community and who may be considered important to local history. The house was built by Agnes Signor, a prominent resident of early Carmel who died in 1923. In Carmel, Signor was a manager of the Pine Inn and later founded and owned the La Playa Hotel. The hotel was originally built as the studio and home of Chris Jorgensen who had married a member of the well-known Ghirardelli family of San Francisco. Agnes transferred the business to her neice's sons, Harrison and Frederick Godwin, who subsequently expanded the hotel, adding thirty rooms in 1924 and another thirty in 1936. Signor and the Godwin brothers are credited with the success of the hotel, which is a well-known landmark in the Carmel area. One of the brothers, Frederick, was mayor of Carmel in 1946.

Buildings and sites associated with the lives of persons that provided value to their community where the remembrances of those personages and their contributions to society, important to local, state or national history are potentially eligible for the National, California and/or local registers. Identified previous owners of 2478 17<sup>th</sup> Avenue are noted for their association with community history, but their local contributions are not directly related to the house on 17<sup>th</sup> Avenue. The family's contributions to Monterey County would seem better represented by their hotel development and association with the La Playa Hotel, rather than this cottage.

Because the property is not listed on any historic register, does not exemplify a particular architectural style or quality, and its historic associations are connected with hotel development in Carmel rather than the house itself, the analysis concludes that modifications to the property will not be significant based on national, state and local significance criteria.

#### Archaeological Resources

Based upon the background research and archaeological reconnaissance conducted by Archaeological Consulting (May 18, 2000), the report concludes that the project parcel contains surface and subsurface evidence of potentially significant prehistoric cultural resources. The record search of the files at the Northwest Regional Information Center showed that there are eight archaeological sites recorded within one kilometer of the project parcel, and records show that the parcel lies within a recorded site.

A small fragment of obsidian was found in a planting bed in the existing front yard. During soil testing, many additional fragments of shell and two small fragments of bone were observed in the midden which proved to be approximately two meters deep.

The project will require excavation of a moderate amount of soil, to a depth of 1.5 feet, from the northeast quadrant of the parcel. A more substantial amount of soil will be removed on the west side to accommodate a new garage, driveway, recreation room and wine cellar. Depth of excavation on the west side will be approximately 2.5 feet. While the more limited depth of excavations for the living room have a smaller probability for impacting previously undisturbed midden, the deeper and more extensive excavations for the remainder of the project will have a much greater probability of disturbing intact, significant cultural materials.

#### **Mitigation:**

Based on these conclusions, the archaeological report provides the following measures.

2. An archaeological monitor shall be present during all earth-disturbing activities on the project parcel. If, at any time, human remains or intact archaeological features are encountered, the monitor will be authorized to halt project excavations within 50 meters (150 feet) of the find until appropriate mitigation measures are formulated and implemented.
3. In conjunction with grading, excavations for foundations and utilities, etc., an archaeological data recovery project shall be conducted. Data recovery should emphasize recovery of any human remains, as well as archaeological recovery and analysis of any other significant finds. If human remains are discovered, they should be dealt with under the direction of appropriate Native American representatives. The data recovery program should include the following steps:
  - The soil to be excavated for foundation footings and utility connections, etc. on the western half of the lot should be excavated under the direction of the principal archaeologist for the project. Previously undisturbed soils should be screened in order to recover all significant cultural materials from within the areas of direct project impacts. All materials remaining in the screens shall be returned to the lab for processing using standard archaeological techniques (as identified in the archaeological report).
  - The following studies should be conducted on the materials recovered:
    - 1) Professional evaluation of animal bone recovered;
    - 2) Professional evaluation of the lithic artifacts and debitage recovered;
    - 3) At least 2 radiocarbon dates shall be run on suitable materials recovered; and
    - 4) Any other analyses as required; for instance, bead analysis if any beads are recovered from the site.
  - All materials recovered during monitoring and data recovery should be curated in the public domain at a suitable facility.
4. A final report detailing the results of all analyses shall be completed within one year of completion of field work. The report shall be submitted to the lead agency and to the Regional Information Center at Sonoma State University.

The project will also be subject to the County's standard conditions of approval regarding archaeological resources, that state that if during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist.

**6. GEOLOGY AND SOILS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source :2) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: 2 )	<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: 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source: 2 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a.ii) The geological report prepared for the project (Caprock, May 25, 2000) and the soils engineering report (Earth Systems Consultants, May 22, 2000), conclude that the geologic risk associated with the proposed project are no greater than those currently existing at the site. Any building must have a well-designed, site specific, engineered foundation. Such a foundation is also crucial to surviving the strong shaking that could be generated at the subject property during a large-magnatude earthquake.

Recommendations of the report include adherence to the soils engineering study and the uniform building code. These recommendations shall be included as project conditions of approval incorporated into the project.

These recommendations state that prior to issuance of grading permits, the applicant shall provide evidence that a binding agreement has been entered into with a geotechnical engineer to review the grading, foundation and design loads. The agreement shall include provision for review of grading plans, foundation and design load during preparation and prior to contract bidding, review during the grading phase when subsurface conditions in the excavations become exposed, field observation and testing, and preconstruction conference and are in compliance with the geotechnical report prepared by Caprock dated May 25, 2000 and the soils engineering report prepared by Earth Systems Consultants dated May 22, 2000. Prior to final inspection for grading or building permits, the applicant shall provide evidence from the geotechnical engineer that all work is in conformance with the geotechnical report. All development shall be in conformance with the uniform building codes.

7. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant	Less Than Significant Impact	No Impact
		With Mitigation Incorporated		
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: 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: 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: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 3)	<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: 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. HAZARDS AND HAZARDOUS MATERIALS				
Would the project?	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV.

8. 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: 2)	<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: 2)	<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 erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



8. **HYDROLOGY AND WATER QUALITY**

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

**Discussion/Conclusion/Mitigation:**

c, d) The project, a residential remodel on an existing residential parcel, results in less than significant impacts with respect to hydrological and water quality issues. With a larger building footprint on the parcel, impervious surface will increase proportionally. However, the recommendations of a drainage and utility plan (Neil Engineering, July 14, 2000) have been incorporated into the project site plans to address roof drainage, site drainage, and erosion control.

9. **LAND USE AND PLANNING**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 4)	<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: 3, 4)	<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: 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV.

10. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 2, 3)	<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: 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV.

11. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**NOISE**

Will the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project within the vicinity of a private airstrip, and the project expose people residing or working in the project area to excessive noise levels? (Source: 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The project will result in temporary increases in noise during project construction. These increases, however, will not be excessive in type or duration beyond what is acceptable for the completion of a project of this type in a residential setting. Standard practices consistent with county noise ordinance, such as construction hours, will apply.

**POPULATION AND HOUSING**

Will the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project result in substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through construction of roads or other infrastructure)? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the project require substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the project require substantial numbers of people, necessitating construction of replacement housing elsewhere? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Section IV.

**13. PUBLIC SERVICES**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV.

**14. RECREATION**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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: 1, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV.

**15. TRANSPORTATION/TRAFFIC**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Source: 1)	<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 results in substantial safety risks? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source:3 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV.

**16. UTILITIES AND SERVICE SYSTEMS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**16. UTILITIES AND SERVICE SYSTEMS**

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

**Discussion/Conclusion/Mitigation:**

See Section IV.

**VII. MANDATORY FINDINGS OF SIGNIFICANCE**

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

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

**Discussion/Conclusion/Mitigation:**

a) The project will be constructed on a site identified as having recorded archaeological resources (California prehistory). Those resources may be disturbed with during project construction. Mitigation has been provided to reduce the impact of that disturbance to a less than significant level.

b) The modification of the property has been considered in the context of the incremental, cumulative effect of this project, when combined with other property remodels in the Carmel Point area, and the impact to the character of the neighborhood. In this case, the home is surrounded by properties that have been previously modified by the construction of newer, larger homes. The demolition and remodel of the subject site represents an incremental loss of the architectural style of the area; however, the style and construction were not considered masterful or outstanding. Loss in the context of the neighborhood is not viewed as cumulatively considerable in light of the character of surrounding properties.

**VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES**

**Assessment of Fee:**

For purposes of implementing Section 735.5 of Title 14, California Code of Regulations: If based on the record as a whole, the Planner determines that implementation of the project described herein, will result in changes to resources A-G listed below, then a Fish and Game Document

**Filing Fee** must be assessed. Based upon analysis using the criteria A-G, and information contained in the record, state conclusions with evidence below.

- A) ~~Riparian~~ land, rivers, streams, water courses, and wetlands under state and federal jurisdiction.
- B) Native and non-native plant life and the soil required to sustain habitat for fish and wildlife;
- C) Rare and unique plant life and ecological communities dependent on plant life, and;
- D) Listed threatened and endangered plant and animals and the habitat in which they are believed to reside.
- E) All species of plant or animals listed as protected or identified for special management in the Fish and Game Code, the Public Resources Code, and the Water Code, or regulations adopted thereunder.
- F) All marine terrestrial species subject to the jurisdiction of the Department of Fish and Game and the ecological communities in which they reside.
- G) All air and water resources the degradation of which will individually or cumulatively result in the loss of biological diversity among plants and animals residing in air or water.

**De minimis Fee Exemption:** For purposes of implementing Section 735.5 of the California Code of Regulations: A *De Minimis Exemption* may be granted to the **Environmental Document Fee** if there is substantial evidence, based on the record as a whole, that there **will not** be changes to the above named resources V. A-G caused by implementation of the project. Using the above criteria, state conclusions with evidence below, and follow Planning and Building Inceptions Department Procedures for filing a de minimis exemption.

**Conclusion:** The project will not be required to pay the fee.

**Evidence:** With incorporation of the forester's and engineer's recommendations in project design and construction and as conditions of project approval, and considering the record as a whole, there is no evidence that the project will have potential for adverse effect either individually or cumulatively on wildlife resources, including riparian areas, wetlands, native and non-native plant life, rare and unique plant life, threatened, protected, special status or endangered plants or animals or their habitats, marine terrestrial species or biological diversity as defined under Sections 759.2 and 711.2 of the Fish and Game Code.

## IX. REFERENCES

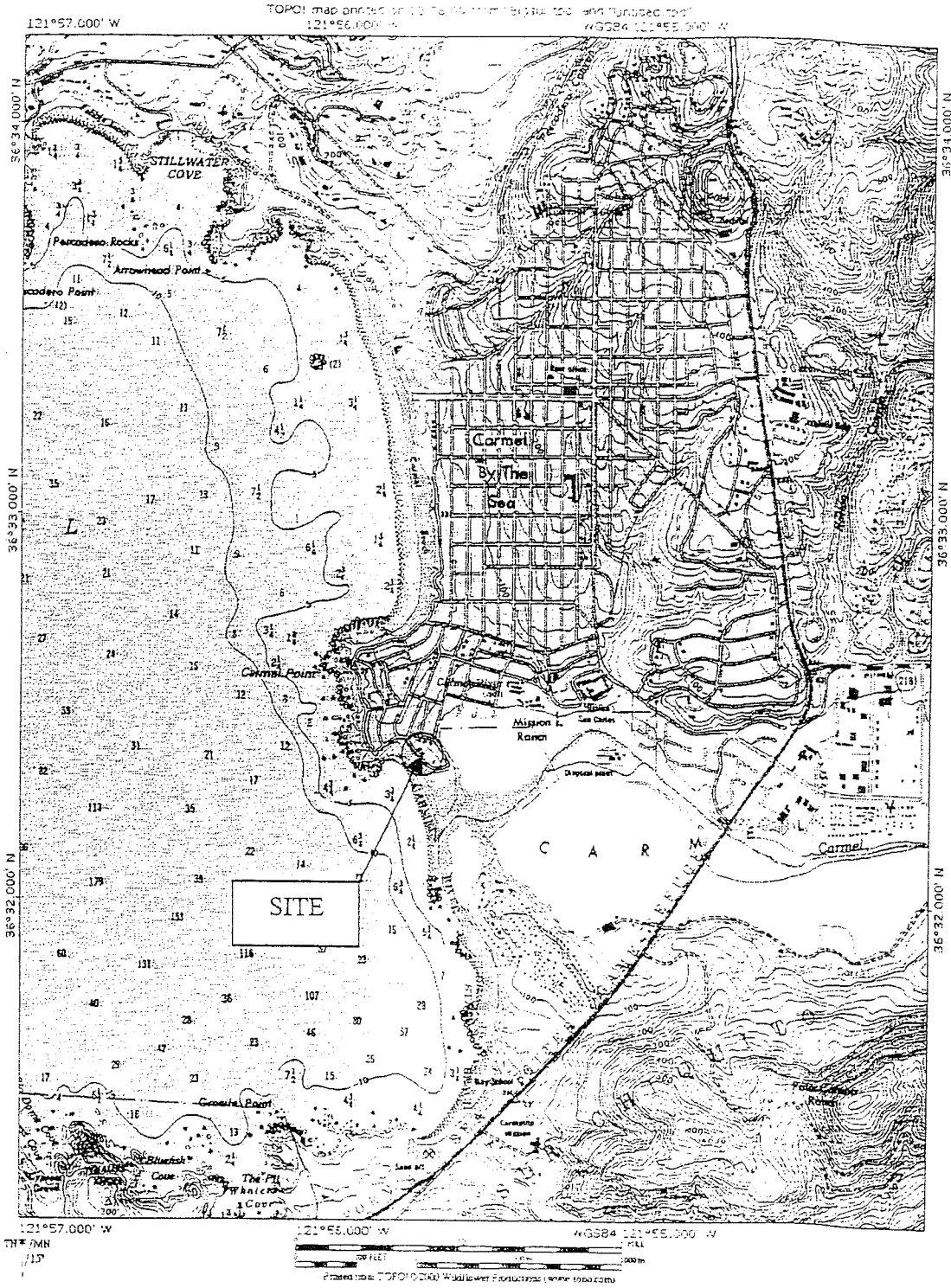
1. Project Application/Plans
2. Technical Reports
3. Monterey County General Plan
4. Carmel Area Land Use Plan and Coastal Implementation Plan
5. Site visit by project planner August 8, 2000.

## X. ATTACHMENTS



1. Location Map
2. Vicinity Map
3. Site Plan

Location Map





APPLICANT: DOUG JOHNSON & OCEAN CONSTRUCT.

APN:009-471-019-000

FILE# 000009

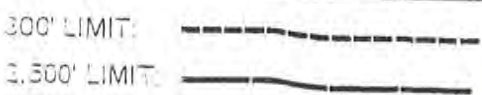
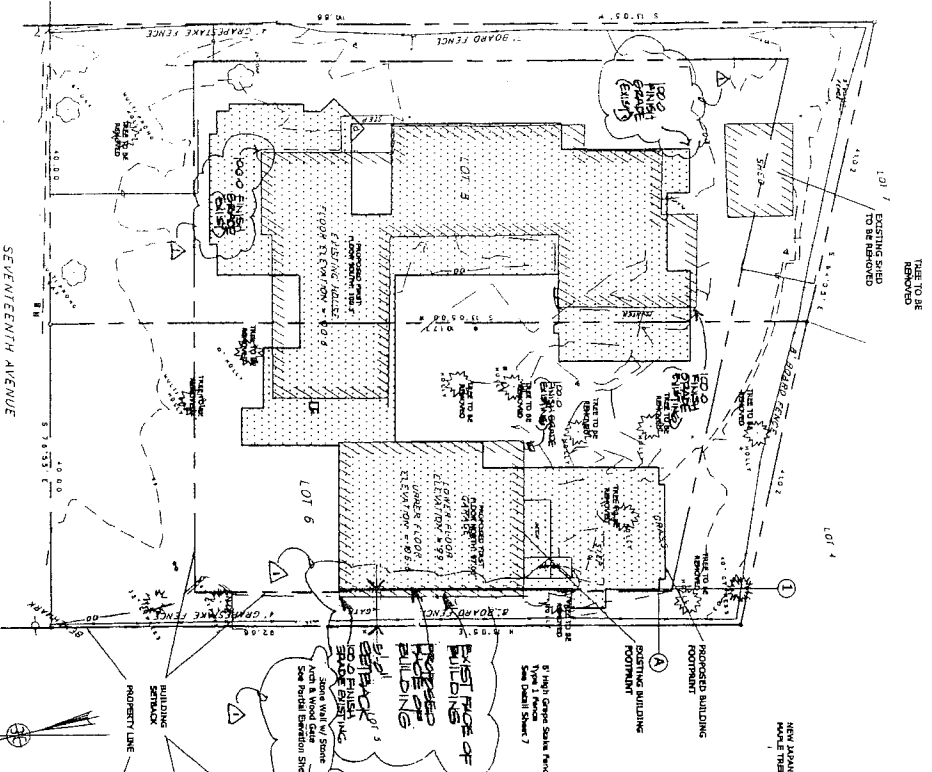


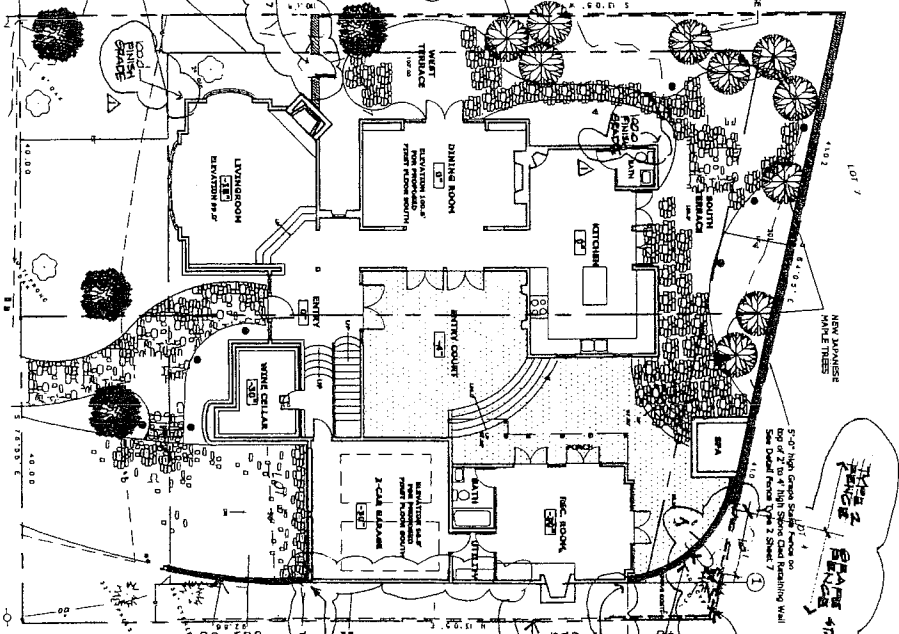
Exhibit E

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**1 EXISTING SITE PLAN**  
SEVENTEENTH AVENUE  
1/8" = 1'-0"



**2 PROPOSED SITE PLAN**  
SEVENTEENTH AVENUE  
1/8" = 1'-0"

- LEGEND**
- NEW JAPANESE MAPLE TREE
  - NEW OAK TREE
  - CRUSHED AGG.
  - STONE PAVING
  - Stone Clad Retaining Wall w/Grate Stake Fence Above
  - Stone Clad Retaining Wall
  - Grape Stake Wood Fence
  - Set Back Line
  - Property Line
  - Post Mounted (2' high) Low Voltage Light Fixture
  - 25 WARTS

**PROJECT STATISTICAL DATA**

AP# 009-471-019 Zoning: MDR-2(18)  
 Allowable Floor Area= 3,662 sq. ft.  
 Proposed Floor Area= 3,636 sq. ft.  
 Allowable Site Coverage= 2,849 sq. ft.  
 Proposed Site Coverage= 2,840 sq. ft.  
 Allowable Building Height = 18 ft.  
 Proposed Building Height = 18 ft.

**LIST OF SHEETS**

- 1 SITE PLANS & PROJECT INFO.
- 2 STORM & SEWER UTILITY PLAN
- 3 FLOOR PLANS
- 4 BUILDING ELEVATIONS
- 5 BUILDING ELEVATIONS
- 6 BUILDING ELEVATIONS
- 7 FENCE DETAILS

**PROJECT:** New Residence AP# 099-471-019  
 2478 Seventeenth Ave.  
 Carmel California 93921

**OWNER:** Doug Johnson & Ocean Construction

**ROBERT W. HAYES, ARCHITECT**  
 520 BUTTE STREET  
 SAN ANTONIO, CA 94905

**SHEET TITLE:** EXIST & PROPOSED SITE PLAN PROJECT D

**JOB NO.:** 2002  
**SCALE:** 1/8" = 1'-0"  
**DATE:** MAY 15 200  
**PLANNING:** SOU  
**DESIGNER:** JTH

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Exhibit 1  
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**1**  
 SHEET OF 7