

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: October 30, 2014	Agenda Item No.: 5
Project Description: Consider a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 1,056 square foot, single family dwelling and detached guesthouse and the construction of a 1,558 square foot, two-story, single family dwelling with a 238 square foot garage and 882 square foot basement; and 2) Coastal Development Permit to allow development within 750 feet of a known archaeological zone.	
Project Location: 26378 Isabella Avenue, Carmel	APN: 009-441-025-000
Planning File Number: PLN140244	Owner/Applicant: Ramde, Rakesh & Jabina TRS Agent: Tom Meaney & Adam Jeselnick (Tom Meaney Architecture)
Planning Area: Carmel Area Land Use Plan	Flagged and staked: Yes
Zoning Designation: : MDR/2-D(18)(CZ) [Medium Density Residential, 2 acres per unit with Design Control Overlay (18' Maximum Height)(Coastal Zone)]	
CEQA Action: Mitigated Negative Declaration [CEQA 15063]	
Department: RMA-Planning	

RECOMMENDATION:

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

- 1) Adopt the Mitigated Negative Declaration; and
- 2) Approve a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 1,056 square foot, single family dwelling and detached guesthouse and the construction of a 1,558 square foot, two-story, single family dwelling with a 238 square foot garage and 882 square foot basement; and 2) Coastal Development Permit to allow development within 750 feet of a known archaeological zone, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**); and
- 3) Adopt a Mitigation Monitoring and Reporting Plan.

PROJECT OVERVIEW:

See discussion of project and relevant issues (**Exhibit B**), page 4 of staff report.

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
- California Coastal Commission

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

The project was reviewed by the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) on Monday, July 7, 2014, at which time the LUAC recommended Zoning Administrator approval of the project by a 5-0 vote.

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



Steve Mason, Associate Planner
(831) 755-5228, masons@co.monterey.ca.us
October 15, 2014

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Luke Connolly, RMA Services Manager; Steve Mason, Project Planner; Rakesh & Jabina Ramde, Owners; Tome Meaney & Adam Jeselnick, Agents; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN140244

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

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



EXHIBIT A

Project Information for PLN140244

Application Name:	Ramde Rakesh & Jabina Trs		
Location:	26378 Isabella Ave, Carmel		
Applicable Plan:	Carmel LUP	Primary APN:	009-441-025-000
Advisory Committee:	Carmel/Carmel Highlands Advisory Committee	Coastal Zone:	Yes
Permit Type:	Coastal Administrative Permit	Final Action Deadline (884):	3/7/2015
Environmental Status:	Mitigated Negative Declaration		
Zoning:	MDR/2-D(18)(CZ)	Land Use Designation:	Residential - Medium Density

Project Site Data:

Lot Size:	.09	Coverage Allowed:	35%
Existing Structures (sf):	0 - <i>post demolition</i>	Coverage Proposed:	34.9%
Proposed Structures (sf):	2678	Height Allowed:	18'
Total Sq. Ft.:	2678	Height Proposed:	18'
		FAR Allowed:	45%
		FAR Proposed:	44.9%

Resource Zones and Reports:

Seismic Hazard Zone:	UNDETERMINED	Soils Report #:	LIB140168
Erosion Hazard Zone:	Moderate	Biological Report #:	n/a
Fire Hazard Zone:		Forest Management Rpt. #:	n/a
Flood Hazard Zone:	X (unshaded)	Geologic Report #:	n/a
Archaeological Sensitivity:	high	Archaeological Report #:	LIB140167
Visual Sensitivity:	None	Traffic Report #:	n/a

Other Information:

Water Source:	Mutual System	Grading (cubic yds.):	639
Water Purveyor:	Cal-Am	Sewage Disposal (method):	Mutual System
Fire District:	Cypress FPD	Sewer District Name:	Carmel Area Wastewater District
Tree Removal:	0		

EXHIBIT B

DISCUSSION

Project Description and Background

The project site is a developed .09 acre parcel, located within a residential neighborhood in Carmel, approximately 0.10 miles north of Carmel River State Beach. This owner/applicant requests the demolition of an existing 1,056 square foot single family dwelling and detached guesthouse and the construction of a 1,558 square foot two-story single family dwelling with a 238 square foot garage and 882 square foot basement.

Project Issues

The project site lies within the recognized historic ethnographic territory of the Costanoan (often called Ohlone) linguistic group. The project site is located within 750 feet of known archaeological resource sites, according to County Geographic Information System (GIS) sources, and within one kilometer (0.63 miles) of seven archaeological sites according to data provided by the Northwest Information Center of Historical Resources at Sonoma State University. Additionally, the structure proposed for demolition is over 50 years old and, as such, requires a Phase 1 Architectural Report to be completed in order to assess its historical and architectural significance, if any.

The Phase 1 Historic Assessment prepared by Circa Historic Property Development concluded: “The cottage [existing single family residence] does not retain sufficient architectural/design interest, or historical association that would enable it to meet the criteria for listing as a historic resource at the county, state or national level,” and “The finding of this report is that the residence at 26378 Isabella Avenue, Carmel Point does not meet County of Monterey criteria as a historic resource.

Due to the possibility that cultural artifacts may be uncovered during the excavation required for the proposed construction, the following Mitigations are included with this project:

1. A qualified archaeological monitor shall be present during soil disturbing activities, such as grading, foundation excavations, etc. If, at any time, potentially significant archaeological resources or intact features are discovered, the monitor should be authorized to temporarily halt work on the parcel until the find can be evaluated by the monitor and/or the principal archaeologist. If the find is determined to be significant, work should remain halted until mitigation measures have been formulated, with the concurrence of the Lead Agency, and implemented.
2. Random samplings of excavated soil shall be screened through 1/8” mesh during monitoring in order to facilitate recovery of smaller midden components, such as beads or lithic debitage.
3. If cultural materials, such as beads, obsidian or other debitage, are recovered in sufficient quantity, professional analyses shall be performed.
4. If, at any time, human remains are identified, the Monterey County Coroner must be notified and, if it is determined that the remains are likely to be Native American, the Native American Heritage Commission must be notified, as required by law. The

designated Most Likely Descendant will be authorized to provide recommendations for the disposition of the Native American human remains.

5. A *Final Technical Report*, which includes the results of all analyses, shall be completed within 60 days of the final building inspection. This report should be submitted to the Lead Agency (Monterey County Planning Department) and to the Northwest Information Center at Sonoma State University.

6. All materials recovered during construction of the project shall be processed and curated in the public domain at a suitable research facility. Artifacts shall not be turned over to Native American groups or other special interests unless specifically required under the provisions of the Public Resources Code.

Issues raised by a member of the public during the Land Use Advisory Committee (LUAC) meeting for review of the project included setbacks from property lines and lot coverage. The project, as proposed, will meet all zoning requirements for setback and coverage and these concerns were allayed at the meeting through explanation of these issues and their compliance with the zoning district's development standards. LUAC members raised questions regarding exterior lighting (must be down-lit), cultural resources, rain runoff and minimization of construction impacts on neighboring properties. These concerns were also addressed at the meeting when LUAC members were instructed regarding conditions of approval and mitigation measures which have been included in order to address these issues specifically.

Environmental Review

A Mitigated Negative Declaration was circulated from September 11, 2014 through October 2, 2014. No comments were received from reviewing agencies or the public during this time.

Recommendation

Staff recommends approval of the project as proposed.

EXHIBIT C
DRAFT RESOLUTION

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

In the matter of the application of:

Ramde, Rakesh & Jabina TRS

(PLN140244)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Adopting the Mitigated Negative Declaration;
and
- 2) Approving a Combined Development Permit
consisting of: 1) Coastal Administrative
Permit and Design Approval to allow the
demolition of an existing 1,056 square foot,
single family dwelling and detached
guesthouse and the construction of a 1,558
square foot, two-story, single family dwelling
with a 238 square foot garage and 882 square
foot basement; and 2) Coastal Development
Permit to allow development within 750 feet
of a known archaeological zone; and
- 3) Adopting a Mitigation Monitoring and
Reporting Plan

[PLN140244, Ramde, Rakesh & Jabina TRS
26378 Isabella Avenue, Carmel, Carmel Area Land
Use Plan (APN: 009-441-025-000)]

The Ramde application (PLN140244) had a public hearing before the Monterey County Zoning Administrator on October 30, 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) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 1,056 square foot, single family dwelling and detached guesthouse and the construction of a 1,558 square foot, two-story, single family dwelling with a 238 square foot garage and 882 square foot basement; and 2) Coastal Development Permit to allow development within 750 feet of a known archaeological zone.

EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140244.

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 26378 Isabella Avenue, Carmel (Assessor's Parcel Number 009-441-025-000), Carmel Area Land Use Plan. The parcel is zoned MDR/2-D(18)(CZ) [Medium Density Residential, 2 acres per unit with Design Control Overlay (18' Maximum Height)(Coastal Zone)], which allows the construction of a new single family dwelling with an approved Coastal Administrative Permit and Design Approval, as well as development within 750 feet of known archaeological zone with an approved Coastal Development Permit. Therefore, the project is an allowed land use for this site.

c) The project is located within a "Design Review" district, and as such was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) on July 7, 2014 for review of the appropriateness of the design, color, use of materials, and overall context as it applies to the "neighborhood character." The project was subsequently recommended for approval by a vote of 5-0. The proposed single family dwelling will be composed of the following exterior materials:

- Window Sills: Standard Brick
- Roof: Standard Gray-Slate Shingle
- Exterior Walls: Beige/Light-Brown "Country Cottage Ledge stone"
- Wood Trim

The proposed single family dwelling will be constructed to a height of 18', which is the maximum height allowed. For the purpose of height verification, staff has included a project condition requiring that the applicant shall have a benchmark placed upon the property (and identified on the building plan sets), which shall remain onsite until final building inspection.

d) The project planner conducted a site inspection on April 21, 2014, to verify that the project on the subject parcel conforms to the plans listed above.

e) The project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application warranted referral to the LUAC because it includes a Design Approval requiring review by the Zoning Administrator.

f) The application, project plans, and related support materials submitted

by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140244.

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, Cypress Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Historical/Architectural Resources and Archaeological Resources. The following reports have been prepared:
 - “Phase 1 Historic Assessment, 26378 Isabella, Carmel Point” (LIB140169) prepared by Creede, Frank (Circa Historic Property Development), San Francisco, CA, September 12, 2013.
 - “Preliminary Archaeological Assessment of APN 009-441-025, in Carmel, Monterey County, California” (LIB140167) prepared by Doane, Mary & Breschini, Gary (Archaeological Consulting), Salinas, CA, April 25, 2014The above-mentioned technical reports concluded that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
 - c) Staff conducted a site inspection on April 21, 2014 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development are found in Project File PLN140244.
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, Cypress Fire Protection District, Public Works, Environmental Health Bureau, RMA-Environmental Services and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. Water will be supplied by Cal-Am Water Company and sewer will be provided by Carmel Area Wastewater District.
 - c) Staff conducted a site inspection on April 21, 2014, to verify that the site is suitable for this use.

- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development are found in Project File PLN140244.

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 and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on April 21, 2014, and researched County records to assess if any violation exists on the subject property and concluded that there are no known violations on the subject parcel.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140244.

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

- a) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN140244).
- b) The Initial Study identified potentially significant effects, however, the applicant has agreed to mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- c) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval.
- d) The Draft Mitigated Negative Declaration ("MND") for PLN140244 was prepared in accordance with CEQA and circulated for public review from September 11, 2014 through October 2, 2014.
- e) Issues that were analyzed in the Mitigated Negative Declaration include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems.
- f) Due to the possibility that cultural artifacts may be uncovered during the excavation required for the proposed construction, the following

mitigation measures are required of the project:

1. A qualified archaeological monitor shall be present during soil disturbing activities, such as grading, foundation excavations, etc. If, at any time, potentially significant archaeological resources or intact features are discovered, the monitor should be authorized to temporarily halt work on the parcel until the find can be evaluated by the monitor and/or the principal archaeologist. If the find is determined to be significant, work should remain halted until mitigation measures have been formulated, with the concurrence of the Lead Agency, and implemented.
 2. Random samplings of excavated soil shall be screened through 1/8" mesh during monitoring in order to facilitate recovery of smaller midden components, such as beads or lithic debitage.
 3. If cultural materials, such as beads, obsidian or other debitage, are recovered in sufficient quantity, professional analyses shall be performed.
 4. If, at any time, human remains are identified, the Monterey County Coroner must be notified and, if it is determined that the remains are likely to be Native American, the Native American Heritage Commission must be notified, as required by law. The designated Most Likely Descendant will be authorized to provide recommendations for the disposition of the Native American human remains.
 5. A *Final Technical Report*, which includes the results of all analyses, shall be completed within 60 days of the final building inspection. This report should be submitted to the Lead Agency (Monterey County Planning Department) and to the Northwest Information Center at Sonoma State University.
 6. All materials recovered during the project shall be processed and curated in the public domain at a suitable research facility. Artifacts shall not be turned over to Native American groups or other special interests unless specifically required under the provisions of the Public Resources Code.
- g) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in RMA-Planning (PLN140244) and are hereby incorporated herein by reference.
- h) Staff analysis contained in the Initial Study and the record as a whole indicate the project would not result in changes to the resources listed in

Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations, however, land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Wildlife determines that the project will have no effect on fish and wildlife resources.

- i) No comments from the public were received during the circulation period.
- j) Monterey County RMA-Planning, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in section 20.146.130 the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN140244.
 - d) The project planner conducted a site inspection on April 21, 2014.

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

- EVIDENCE:**
- a) Section 20.86.070 Monterey County Zoning Ordinance (Action by the Board of Supervisors on Appeal).
 - b) Pursuant to section 20.86.080.3 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal to the California Coastal Commission as it is a project involving development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Adopt a Mitigated Negative Declaration; and
2. Approve a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 1,056 square foot, single family dwelling and detached guesthouse and the construction of a 1,558 square foot, two-story, single family dwelling with a 238 square foot garage and 882 square foot basement; and 2) Coastal Development Permit to allow development within 750 feet of a known archaeological zone, in general conformance with the attached sketches and

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

3. Adopt the attached Mitigation Monitoring and Reporting Program.

PASSED AND ADOPTED this 30th day of October, 2014:

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 [DATE]

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 Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

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

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN140244

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** This Combined Deveopment Permit (PLN140244) allows:

1) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 1,056 square foot, single family dwelling and detached guesthouse and the construction of a 1,558 square foot, two-story, single family dwelling with a 238 square foot garage and 882 square foot basement; and 2) Coastal Development Permit to allow development within 750 feet of a known archaeological zone

The property is located at 26378 Isabella Avenue, Carmel (Assessor's Parcel Number 009-441-025-000), 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 009-441-025-000 on October 30, 2014. The permit was granted subject to 23 conditions of approval and 1 mitigation measure 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 Prior to the issuance of grading and building permits or commencement of use, the
Monitoring Owner/Applicant shall provide proof of recordation of this notice to the RMA -
Action to be Performed: Planning.

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

Responsible Department: RMA-Planning

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

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

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and RMA - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costanoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

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

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

(RMA - Planning)

Compliance or Monitoring Action to be Performed:

Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the RMA – Planning for approval.

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

Prior to Final, the Owner/Applicant, per the Archaeologist, shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

4. 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 .

5. 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.

6. 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.

7. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

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

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

8. 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.

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

Responsible Department: RMA-Planning

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

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

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

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

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

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

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

10. 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 final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

11. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

"A(n) [the Name of the report] (Library No. LIB***), was prepared by [report preparer Name] on [Date of the report] and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."

(RMA - Planning)

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

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

12. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of ____ years, to expire on ____ 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.

13. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning and RMA- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

14. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

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

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

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

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

15. EROSION CONTROL PLAN

Responsible Department: Environmental Services

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.

16. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide RMA-Environmental Services certification from a licensed Geotechnical Engineer that all development has been constructed in accordance with recommendations included in the Geotechnical Report prepared for the project. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter to RMA-Environmental Services for review and approval.

17. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan, incorporating the recommendations in the project Geotechnical Report. (RMA-Environmental Services)

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

18. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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.

19. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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.

20. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

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 grading, erosion control, and 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.

21. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition activities as required by the Air District.

22. PW0005 - ENCROACHMENT (STD DRIVEWAY)

Responsible Department: RMA-Public Works

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

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

23. 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.

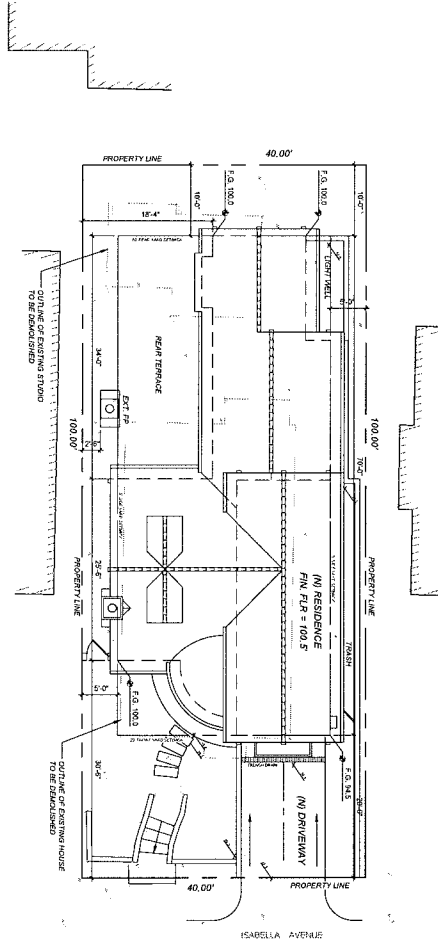
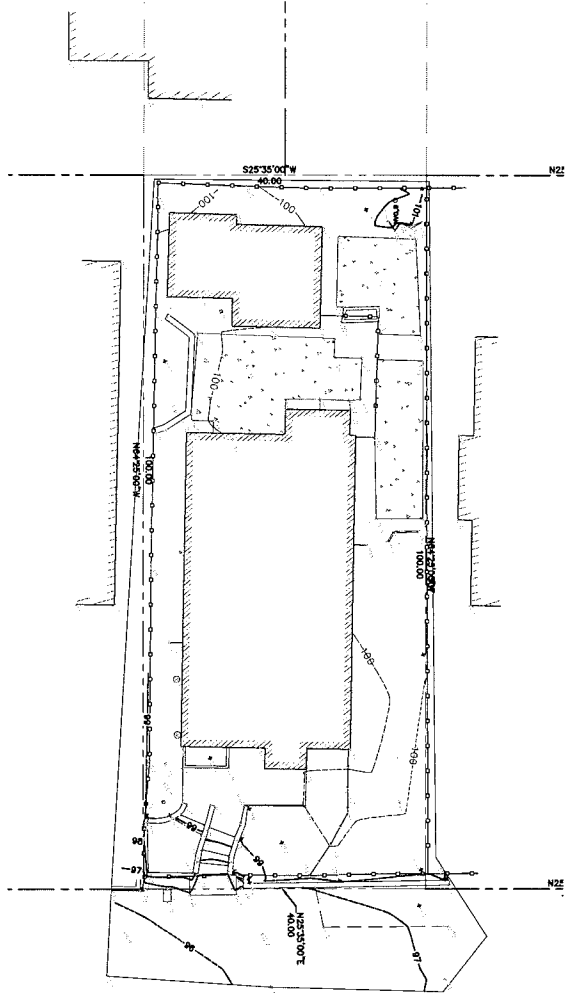
24. MM-01 CULTURAL RESOURCE MITIGATIONS

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** Mitigation Measures:

1. A qualified archaeological monitor shall be present during soil disturbing activities, such as grading, foundation excavations, etc. If, at any time, potentially significant archaeological resources or intact features are discovered, the monitor should be authorized to temporarily halt work on the parcel until the find can be evaluated by the monitor and/or the principal archaeologist. If the find is determined to be significant, work should remain halted until mitigation measures have been formulated, with the concurrence of the Lead Agency, and implemented.
2. Random samplings of excavated soil shall be screened through 1/8" mesh during monitoring in order to facilitate recovery of smaller midden components, such as beads or lithic debitage.
3. If cultural materials, such as beads, obsidian or other debitage, are recovered in sufficient quantity, professional analyses shall be performed.
4. If, at any time, human remains are identified, the Monterey County Coroner must be notified and, if it is determined that the remains are likely to be Native American, the Native American Heritage Commission must be notified, as required by law. The designated Most Likely Descendant will be authorized to provide recommendations for the disposition of the Native American human remains.
5. A Final Technical Report, which includes the results of all analyses, shall be completed within 60 days of the final building inspection. This report should be submitted to the Lead Agency (Monterey County Planning Department) and to the Northwest Information Center at Sonoma State University.
6. All materials recovered during the project shall be processed and curated in the public domain at a suitable research facility. Artifacts shall not be turned over to Native American groups or other special interests unless specifically required under the provisions of the Public Resources Code.

**Compliance or
Monitoring
Action to be Performed:** As described in "MM-01 CULTURAL RESOURCE MITIGATIONS" in the October 30, 2014 staff report for PLN140244.



RESIDENCE EXISTING SITE PLAN

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



RESIDENCE PROPOSED SITE PLAN

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

NOT FOR CONSTRUCTION

A1.0

DATE: APRIL 2014
BY: AJ



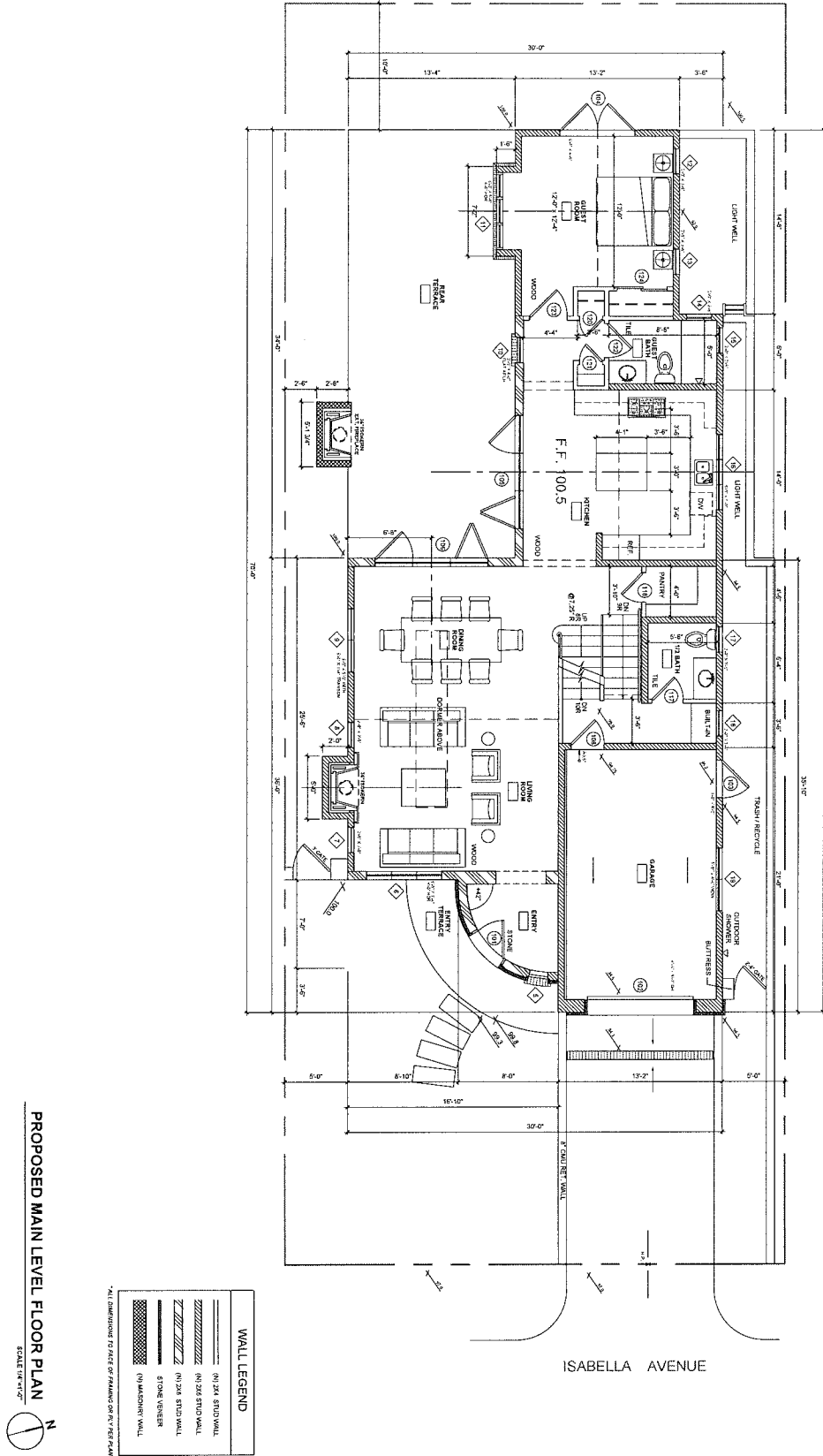
PROPOSED
SITE PLAN

RAMDE RESIDENCE
26378 ISABELLA
CARMEL, CALIFORNIA 93923



TOM MEANEY ARCHITECT

629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.968.7666 (B) 831.624.4278 (CARMEL)
WWW.TOMMEANEY.COM



NOT FOR CONSTRUCTION

A2.2

DATE: 04/14/14
BY: [Signature]



PROPOSED
MAIN LEVEL
FLOOR PLAN

RAMDE RESIDENCE
26378 ISABELLA
CARMEL, CALIFORNIA 93923



TOM MEANEY ARCHITECT

629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.966.7668 (S.B.) 831.624.4278 (CARMEL)
WWW.TOMMEANEY.COM



A2.3

NOT FOR CONSTRUCTION

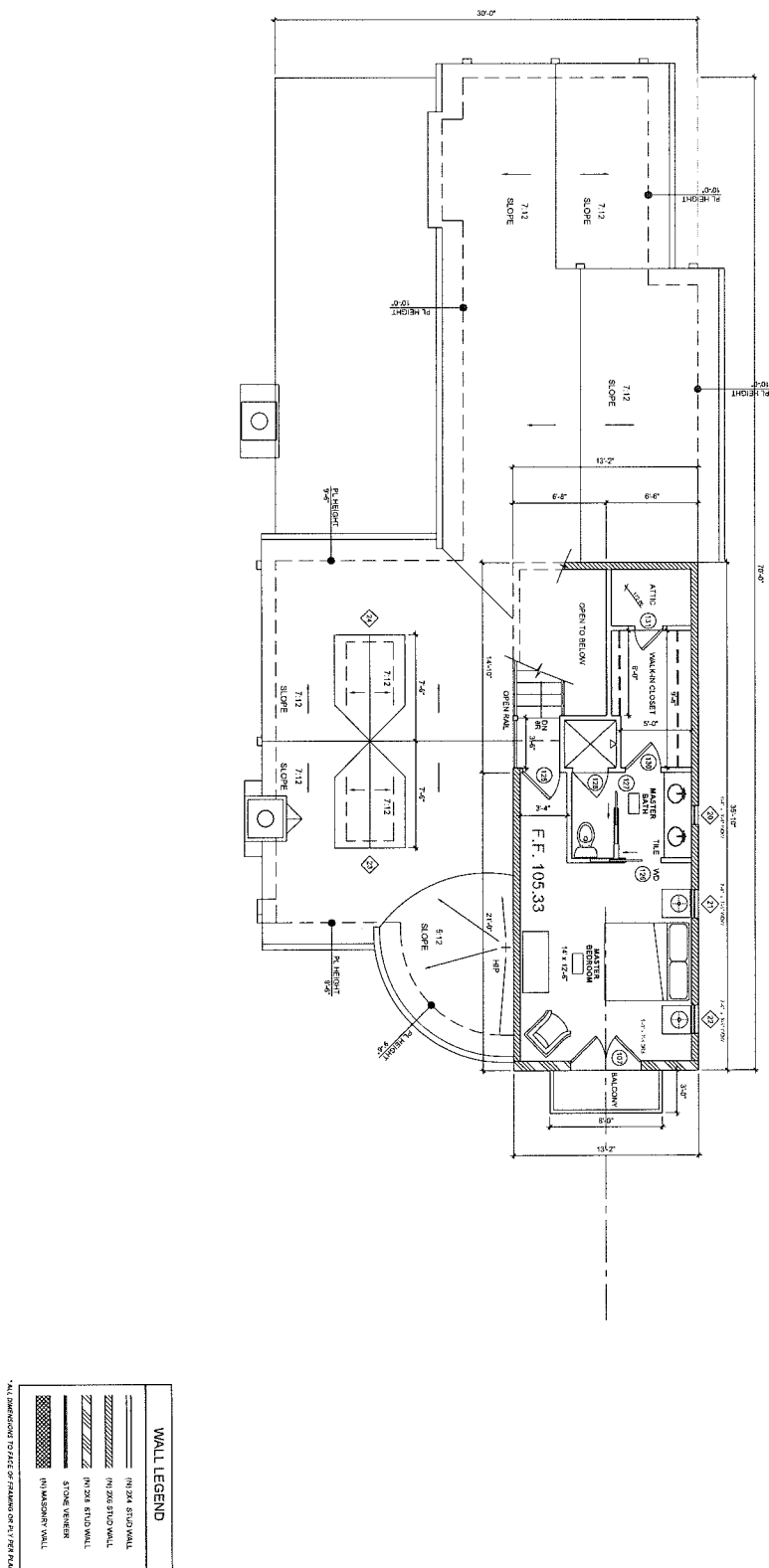


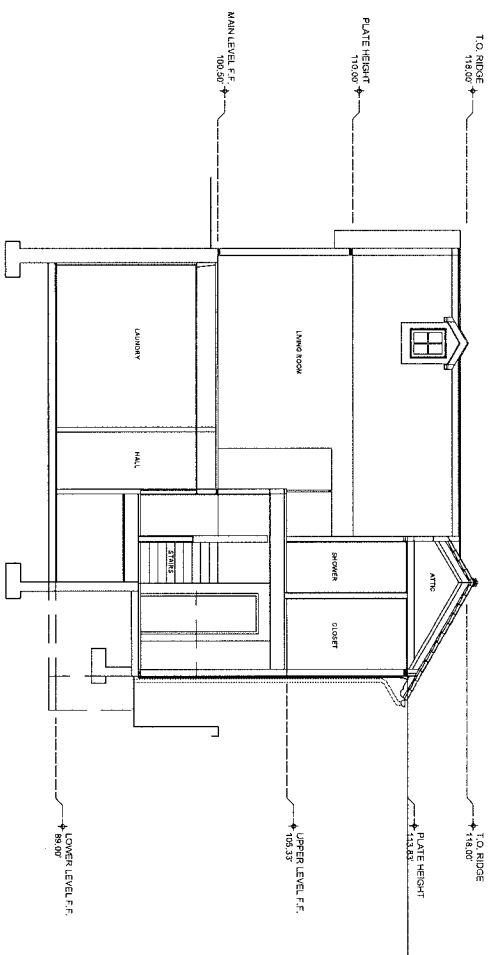
PROPOSED
UPPER LEVEL
FLOOR PLAN

RAMDE RESIDENCE
26378 ISABELLA
CARMEL, CALIFORNIA 93923

T M
TOM MEANEY ARCHITECT

629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.966.7668 (SB) 831.624.4278 (CARMEL)
WWW.TOMMEANEY.COM





NOT FOR CONSTRUCTION

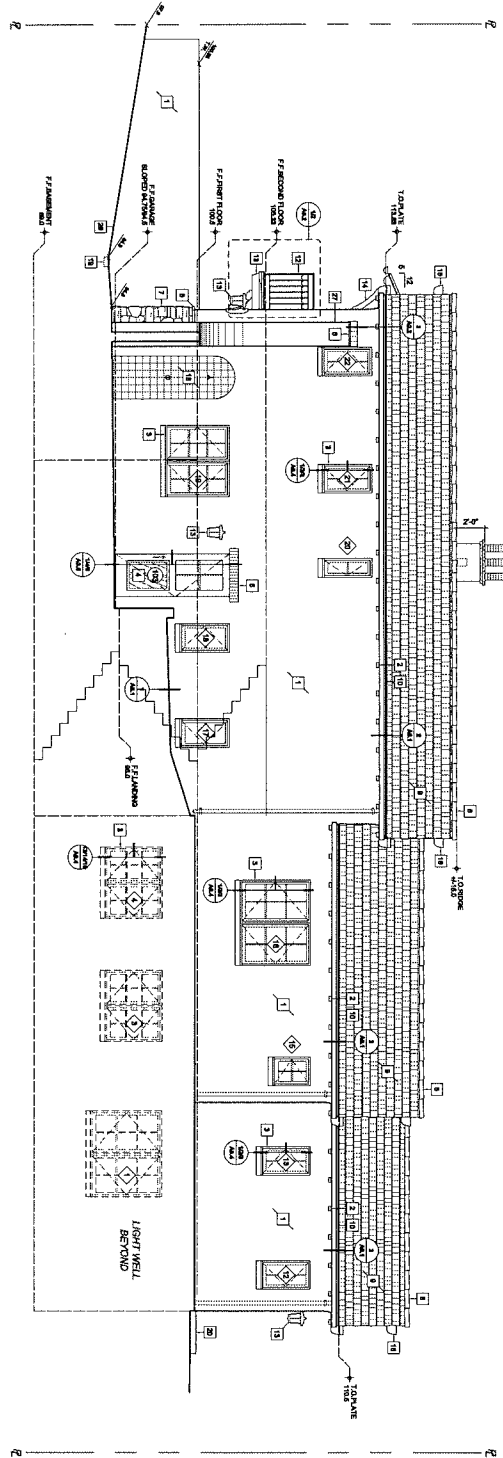
BUILDING
SECTIONS

RAMDE RESIDENCE
26378 ISABELLA
CARMEL, CALIFORNIA 93923



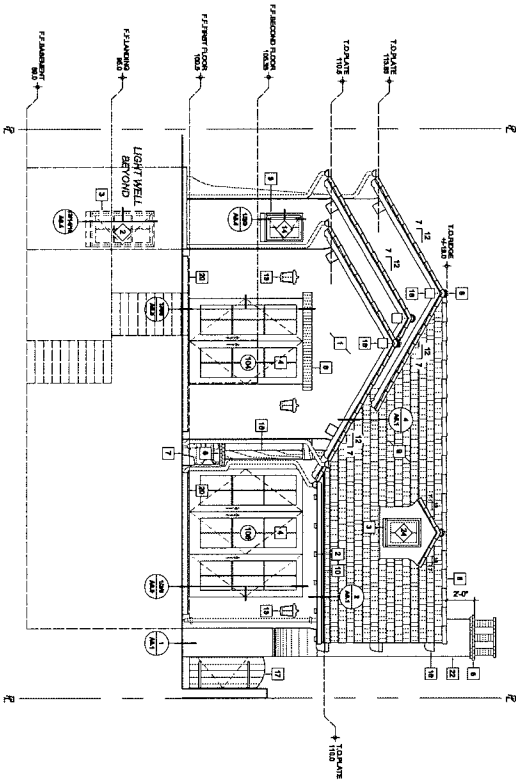
TOM MEANEY | ARCHITECT

629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.966.7666(SB) 631.524.4278(CARMEL)
WWW.TOMMEANEY.COM



RESIDENCE - NORTH 02

SCALE 1/8\"/>



RESIDENCE - WEST 01

SCALE 1/8\"/>

NOT FOR CONSTRUCTION

RAMDE RESIDENCE
26378 ISABELLA
CARMEL, CALIFORNIA 93923

PROPOSED
EXTERIOR
ELEVATIONS

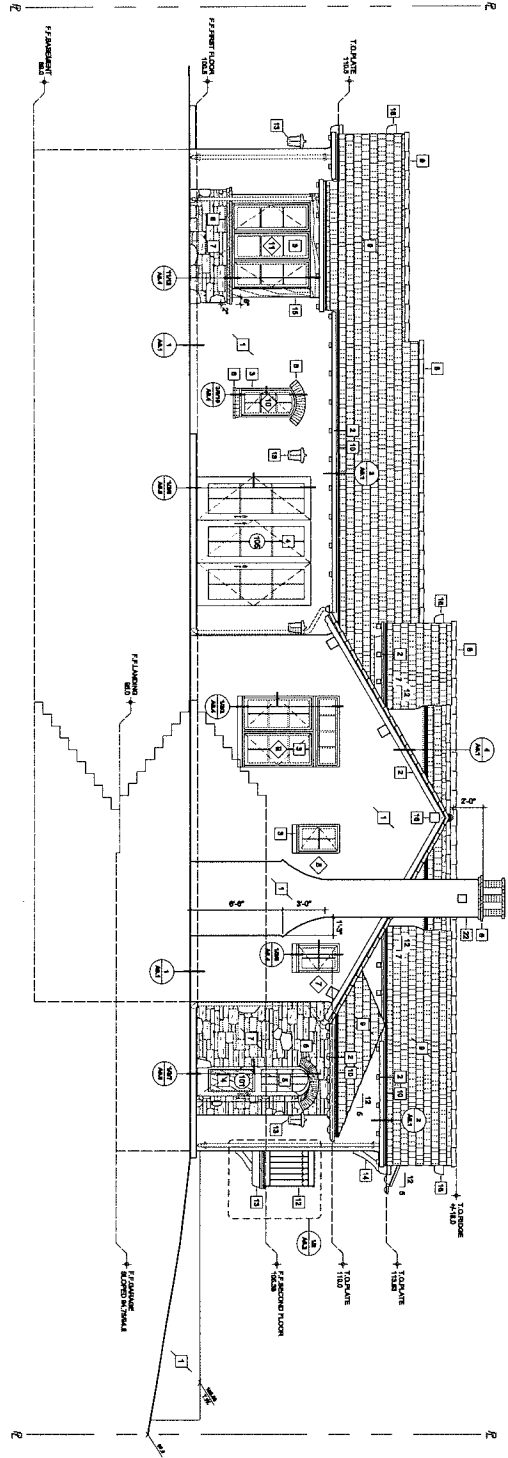


DATE: JUN 2014
BY: TM

T M
TOM MEANEY ARCHITECT

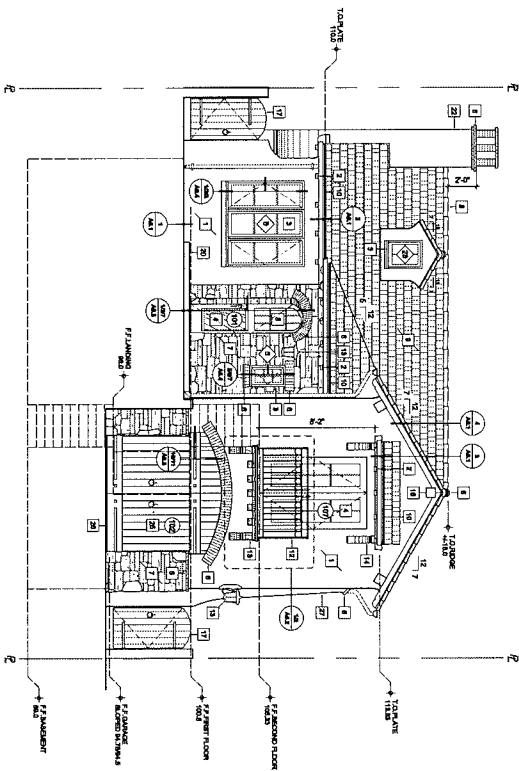
629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.956.7668 (O) 831.624.4278 (C) (M)
WWW.TOMMEANEY.COM

A6.1



RESIDENCE - SOUTH 02

SCALE 1/8" = 1'-0"



RESIDENCE - EAST 01

SCALE 1/8" = 1'-0"

NOT FOR CONSTRUCTION



PROPOSED
EXTERIOR
ELEVATIONS

RAMDE RESIDENCE
26378 ISABELLA
CARMEL, CALIFORNIA 93923

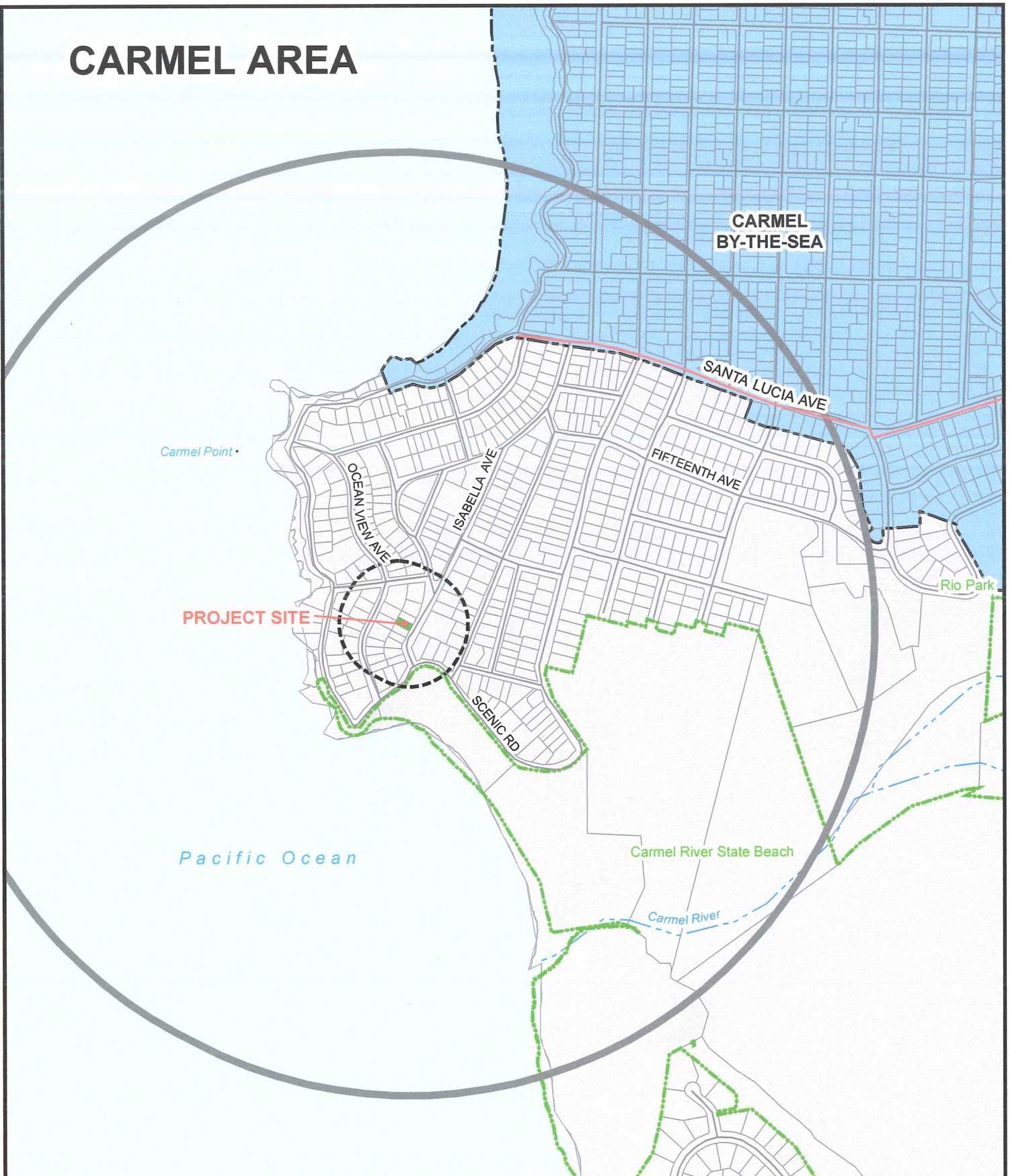


TOM MEANEY ARCHITECT

629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.966.7666(8) 831.624.4278(CARMEL)
WWW.TOMMEANEY.COM

A6.2

CARMEL AREA

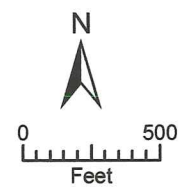


APPLICANT: RAMDE

APN: 009-441-025-000

FILE # PLN140244

2500' Limit 300' Limit Water City Limits



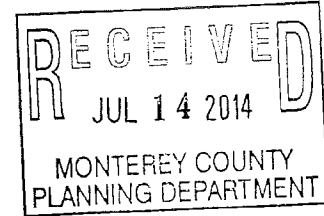
PLANNER: OSORIO

EXHIBIT D

EXHIBIT E

Action by Land Use Advisory Committee Project Referral Sheet

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



Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **July 7, 2014**

Project Title: RAMDE RAKESH & JABINA TRS

File Number: PLN140244

File Type: ZA

Planner: MASON

Location: 26378 ISABELLA AVE CARMEL

Project Description:

Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 1,056 square foot single family dwelling and detached guesthouse and the construction of a 1,558 square foot one-story single family dwelling with a 238 square foot garage and 882 square foot basement; and 2) Coastal Development Permit to allow development within 750 feet of known archaeological zone. The property is located at 26378 Isabella Avenue, Carmel (Assessor's Parcel Number 009-441-025-000), Carmel Area Land Use Plan, Coastal Zone.

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

Tom Hearney

Was a County Staff/Representative present at meeting? Steve Mason
Orion Spencer (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Mark Creede 26370 Isabella Ave., Carmel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Concerns for set backs, mass, and lot coverage all very close to maximum allowed. Concern for loss of view in one small area where roof line is extended.
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

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)
1. Name of existing house is "Arrowhead" due to archeological findings in earlier years		Archaeologist must be present when excavation for basement elevation is started.
2. Light well has been reduced in size according to applicant. Please verify. See pg. A2.1 on plans		
3. All out door lighting must be down cast. No up lighting, if trees, lighting source must not be visible - diffused.		
4. Smoke from out door barbecue in left side yard may impact neighbors - see pg. A2.2 on plans		

ADDITIONAL LUAC COMMENTS

5. Run off from large roof area must be contained on site and not be allowed to enter street and enter Carmel Lagoon.
6. Please address truck and heavy equipment traffic along Isabelle and one way traffic along Scenic Rd. - (623 cu ft. of cut)
7. Excavation of lower floor and soil removal, and resulting dust from excavation activity must not impact neighbors. (623 cu. ft.)

RECOMMENDATION:

Motion by: ~~Heather~~ Wald - approval (LUAC Member's Name)
 With conditions as listed above. - Please address concerns #1 thru #7.

Second by: ~~Davis~~ Mehren (LUAC Member's Name)

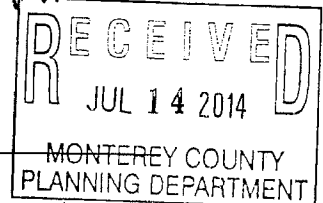
☐ Support Project as proposed

☒ Support Project with changes - please address concerns with applicant.

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____



AYES: 5 (Wald, Mehren, Davis, Littell, Rainor)

NOES: None

ABSENT: 1 - Jeselnick

ABSTAIN: None

EXHIBIT F

County of Monterey

State of California

MITIGATED NEGATIVE DECLARATION

FILED

SEP 10 2014

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	Ramde
File Number:	PLN140244
Owner:	Rakesh Ramde
Project Location:	26378 Isabella Avenue, Carmel
Primary APN:	009-441-025-000
Project Planner:	Steve Mason
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 1,056 square foot single family dwelling and detached guesthouse and the construction of a 1,558 square foot two-story single family dwelling with a 238 square foot garage and 882 square foot basement; and 2) Coastal Development Permit to allow development within 750 feet of known archaeological zone.

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

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

Decision Making Body:	Monterey County Zoning Administrator
Responsible Agency:	County of Monterey
Review Period Begins:	September 11, 2014
Review Period Ends:	October 2, 2014

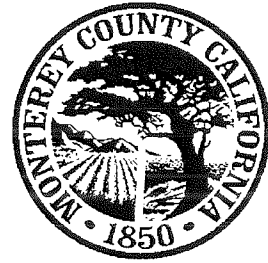
Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, 168 West Alisal St, 2nd Floor, Salinas, CA 93901 (831) 755-5025

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT

168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93901

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



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

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Ramde, PLN140244) at 26378 Isabella Avenue, Carmel (APN 009-441-025-000) (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2nd Floor, Salinas, California. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: <http://www.co.monterey.ca.us/planning/docs/environmental/circulating.htm>.

The Zoning Administrator will consider this proposal at a meeting on October 30, 2014 at 9 AM in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from September 11, 2014 to October 2, 2014. Comments can also be made during the public hearing.

Project Description:

Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 1,056 square foot single family dwelling and detached guesthouse and the construction of a 1,558 square foot two-story single family dwelling with a 238 square foot garage and 882 square foot basement; and 2) Coastal Development Permit to allow development within 750 feet of known archaeological zone. The property is located at 26378 Isabella Avenue, Carmel (Assessor's Parcel Number 009-441-025-000), Carmel Area Land Use Plan, Coastal Zone.

We welcome your comments during the 20-day public review period. You may submit your comments in hard copy to the name and address above. The Department also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Department has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@co.monterey.ca.us

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

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

follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Department to confirm that the entire document was received.

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

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

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

Re: Ramde; File Number PLN140244

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

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

COMMENTS: _____

DISTRIBUTION

1. County Clerk's Office
2. CalTrans District 5 – San Luis Obispo office
3. California Coastal Commission
4. Association of Monterey Bay Area Governments
5. Monterey Bay Unified Air Pollution Control District
6. California Department of Fish & Wildlife, Marine Region, Attn: Eric Wilkins
7. Cal-Am Water Company
8. Cypress Fire Protection District
9. Monterey County Agricultural Commissioner
10. Monterey County Water Resources Agency
11. Monterey County Public Works Department
12. Monterey County Parks Department
13. Monterey County Environmental Health Bureau
14. Monterey County Sheriff's Office
15. Rakesh Ramde, Owner
16. Adam Jeselnick, Agent
17. Tom Meaney, Agent
18. The Open Monterey Project
19. LandWatch
20. Property Owners within 300 feet (**Notice of Intent only**)

Distribution by e-mail only (Notice of Intent only):

21. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil and Paula Gill: paula.c.gill@usace.army.mil)
22. Emilio Hipolito (ehipolito@nccrc.org)
23. United Brotherhood of Carpenters & Joiners (nedv@nccrc.org)
24. Molly Erickson (Erickson@stamplaw.us)
25. Margaret Robbins (MM_Robbins@comcast.net)
26. Michael Weaver (michaelrweaver@mac.com)
27. Monterey/Santa Cruz Building & Construction (Office@mscbctc.com)
28. Tim Miller (Tim.Miller@amwater.com)

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

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

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Ramde

File No.: PLN140244

Project Location: 26378 Isabella Avenue, Carmel

Name of Property Owner: Ramde, Rakesh & Jabina TRS

Name of Applicant: Ramde, Rakesh & Jabina TRS

Assessor's Parcel Number(s): 009-441-025-000

Acreage of Property: .09 acre

General Plan Designation: Residential – Medium Density

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

Lead Agency: Monterey County Resource Management Agency – Planning Department

Prepared By: Steve Mason (Planner)

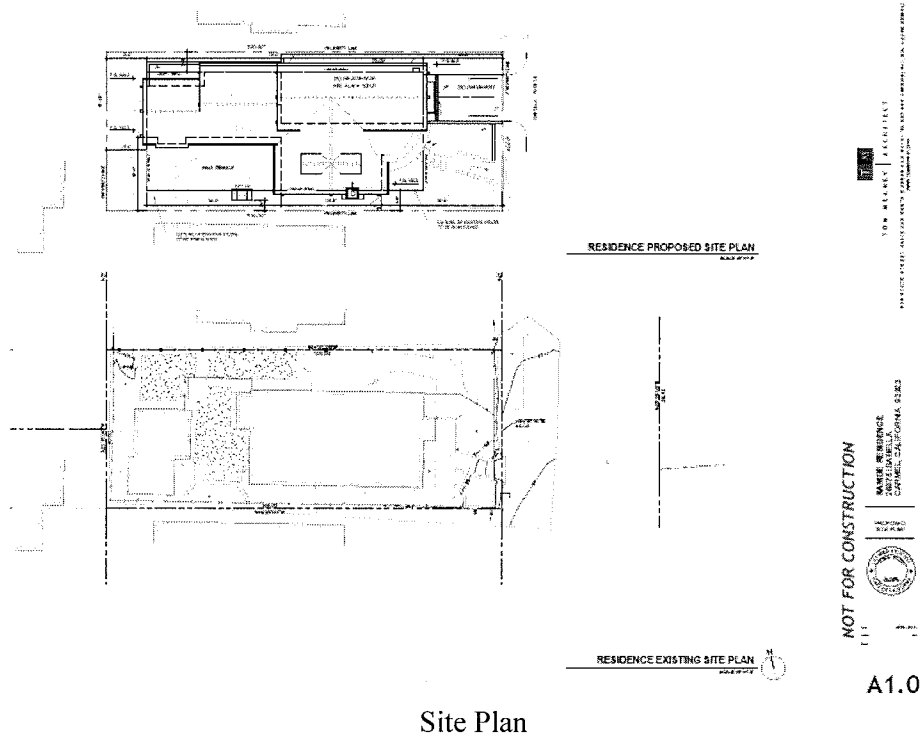
Date Prepared: September 8, 2014

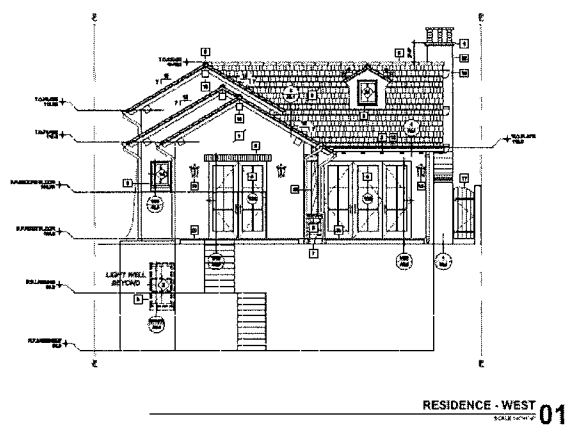
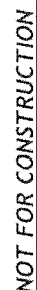
Contact Person: Steve Mason

Phone Number: (831) 755-5228

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

- A. Description of Project:** The proposed project consists of the demolition of an existing 1,056 square foot, single family dwelling and detached guesthouse and the construction of a 1,558 square-foot two-story single-family dwelling with an attached garage and basement. The project is located at 26378 Isabella Avenue, Carmel, Monterey County, in the "Medium-Density Residential" Zoning District. The project requires the approval of a Combined Development Permit consisting of: 1) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 2) a Coastal Administrative Permit and Design Approval to allow the demolition of the existing structures and construction of the proposed residence, basement, garage and associated site work.

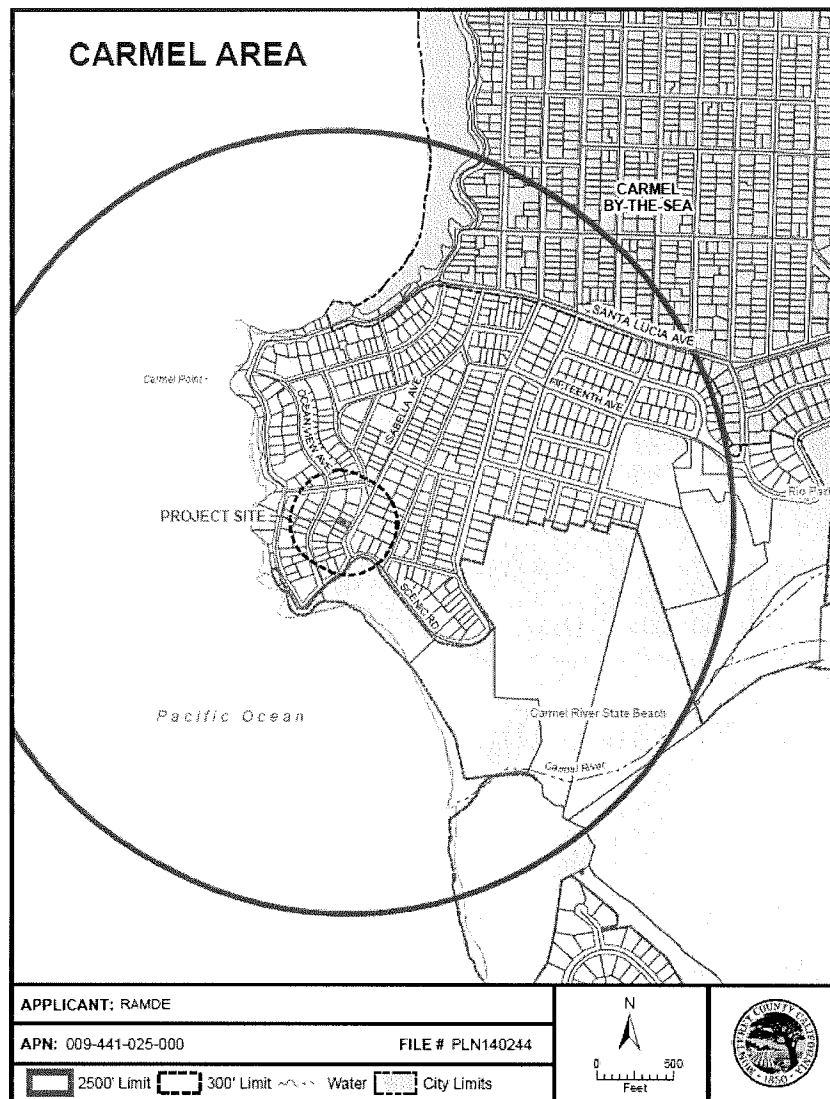


Page 3
rev. 09/06/2011



Project site as viewed from Isabella Drive

B. Surrounding Land Uses and Environmental Setting: The project site is located among several similarly-sized, shaped and zoned lots within the urbanized area of Carmel. The flat .09 acre parcel is already developed with a single family dwelling and a guesthouse, both of which will be demolished to allow the construction of the proposed project. There is little or no existing native vegetation on the project site.



C. Other public agencies whose approval is required: Other than the County-required development entitlements, no additional permits, financing approvals or participation agreements are required for this project.

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

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

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

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

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

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

☐ Check here if this finding is not applicable

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

EVIDENCE:

1. Aesthetics. The project site is developed with a single family dwelling and guesthouse. The proposed new single family dwelling is similar in size, materials, color and structure to the single family dwellings which surround the site on neighboring parcels. The project will not have any impacts on scenic vistas or scenic resources. The project site is not visible from a State Scenic Highway, nor will it create a new source of substantial light or glare. (Source: IX.1 & 6). *Therefore, the proposed project would not result in impacts to Aesthetics.*
2. Agricultural Resources. The project site is not designated as Prime, Unique or Farmland of Statewide or Local Importance and project construction would not result in conversion of prime agricultural lands to non-agricultural uses. The site is not under a Williamson Act Contract. The project site is located within a developed area and is not located adjacent to agriculturally designated lands. The site is several miles from the nearest agricultural area (Source: IX.1, 6 & 10). *Therefore, the proposed project would not result in impacts to Agricultural Resources.*
3. Biological Resources. The California Natural Diversity Database (CNDDB) does not show the area as potential habitat for any listed species. Staff inspection of the site and conclusions drawn from County Geographical Information System (GIS) resources indicate no presence of riparian habitat, wetlands or other natural communities or species which might be identified as "Sensitive" by State or Federal Agencies. Furthermore, no local, regional, or state habitat conservation plans were identified which would conflict with the project as proposed. (Source IX.1, 6 & 10) *Therefore, the proposed development will have no impact on Biological Resource.*
4. Hazards/Hazardous Materials. The proposal involves residential development where there would be no use of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties. The site location and scale have no impact on emergency response or emergency evacuation and is not included on any list of hazardous materials sites. The property is not located near an airport or airstrip. (Source: IX. 1, 6 & 10). *Therefore, the proposed project would not result in impacts related to Hazards/Hazardous Materials.*

5. Hydrology and Water Quality. The proposed project will not violate any water quality standards or waste discharge requirements. The site is not located within the 100 year floodplain. The proposed project will be served by Cal-Am Water Company. The Monterey County Water Resources Agency and Environmental Health Division have reviewed the project application and deemed that the project complies with applicable ordinances and regulations. (Source: IX. 1, 6 & 10) *Therefore, the proposed project would not result in impacts to Hydrology and Water Quality.*
6. Mineral Resources. The project consists of the demolition of an existing single family residence and construction of a new single family dwelling with basement and an attached garage. No mineral resources or resource recovery sites have been identified on the site or in the area. (Source: IX.1 & 10) *Therefore, the proposed project would not result in impacts to Mineral Resources.*
7. Noise. The construction of one single-family within a residential area would not expose others to noise levels or ground-borne vibrations that exceed standards contained in the Monterey County General Plan and would not substantially increase ambient noise levels in the area. There is no evidence that the persons residing or working near the project site would be significantly impacted by noise related to this project. (Source: IX. 1, 2 & 6). *Therefore, the proposed project would not result in noise-related impacts.*
8. Population/Housing. The proposed project would not contribute to substantial population increase in the area. The project would not alter the location, distribution, or density of human population in the area to any significant degree, or create a demand for additional housing. (Source: IX.1). *Therefore, the proposed project would not result in impacts related to Population and Housing.*
9. Public Services. The proposed project consists of the demolition of an existing single family residence and construction of one single-family home which will be served by the Cypress Fire Protection Department and the Monterey County Sheriff's Department. The Fire Department has provided comments on the project, and have not indicated that this project would result in potentially significant impacts (Source: IX.1). *Therefore, the proposed project would not result in impacts related to Public Services.*
10. Recreation. The project would not result in a substantial increase in use of existing recreational facilities. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project. The subject property is not within close proximity of any public parks, recreational trails or designated historical structures. (Source: IX.1 & 6). *Therefore, the proposed project would not result in impacts related to Recreation.*
11. Transportation/Traffic. The demolition of an existing single family residence and the proposed construction of the single-family dwelling on the existing lot of record will not generate a significant increase in traffic movements or create new traffic hazards. The proposed dwelling meets the parking requirements contained in the Zoning Ordinance

Title 20. The project site is not located in the vicinity of an airport and would not result in a change in air traffic patterns (Source IX.1 & 6). *Therefore, the proposed project would not result in impacts related to traffic.*

12. Utilities and Service Systems. The proposed single family dwelling will be serviced by the same utilities and service systems as have been servicing the existing single family dwelling and guesthouse, with no change in intensity of use anticipated. (Source IX.1) *The project would therefore have no impact on Utilities and Service Systems.*
13. Geology/Soils The Geotechnical Investigation commissioned for the project has concluded that the project site is suitable for the proposed use with the implementation of standard Best Management Practices. (Source IX.1, 7 10) *The project would therefore have no impact on Geology and Soils.*
14. Land Use/Planning The project, as proposed, is consistent with the requirements of Monterey County Coastal Zoning Code (Title 20), the Monterey County General Plan of 1982, and the Carmel Area Land Use Plan. No inconsistencies with the requirements of the above-listed regulations are present. (Source IX.1, 2, 3, 6 & 10)
15. Air Quality The development on the project site for a single family home will be in accordance with the Association of Monterey Bay Area Governments (AMBAG) population projections, which is accommodated in the Air Quality Management Plan (AQMP). The demolition of the existing single family dwelling and construction and use of the proposed single family dwelling will have no effect on ambient air quality. (Source: IX. 1 & 5).
16. Greenhouse Gas Emissions The Office of Planning and Research (OPR) is the state-wide, comprehensive planning agency that is responsible for making policy recommendations and coordinating land use planning efforts. The OPR also coordinates the state-level review of environmental documents pursuant to the CEQA. Currently, the OPR's stance on greenhouse gases (GHG) significance thresholds has been to allow each lead agency to determine their own level of significance. At this time, the Monterey Bay Unified Air Pollution Control District (MBUAPCD) has not finalized specific GHG thresholds of significance. However, construction-related air quality impact thresholds are addressed in the MBUAPCD's Air Quality Management Plan (AQMP). The short-term impacts of the proposed project are well under said threshold. (Source IX.1 & 5)

B. DETERMINATION

On the basis of this initial evaluation:

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

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



Signature



Date

Steve Mason

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista?	<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?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See Section IV.A.1

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

2. AGRICULTURAL AND FOREST RESOURCES

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

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

Discussion/Conclusion:

See Section IV.A.2

3. AIR QUALITY

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

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<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?	<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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in significant construction-related air quality impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:
See Section IV.A.15

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?	<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?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

See Section IV.A.3

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 type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

The project area lies within the currently recognized historic ethnographic territory of the Costanoan (often called Ohlone) linguistic group. The project site is located within 750 feet of known archaeological resource sites, according to County Geographic Information System (GIS) sources, and within one kilometer (0.63 miles) of seven archaeological sites according to data provided by the Northwest Information Center of Historical Resources at Sonoma State University. Additionally, the structure proposed for demolition is over 50 years old and, as such, requires a Phase 1 Architectural Report to be completed in order to assess its historical and architectural significance, if any.

Conclusion:

Cultural Resources 5 (a) – No impact

The Phase 1 Historic Assessment prepared by Circa Historic Property Development for the project to assess the existing structures on the site has concluded: “The cottage [existing single family residence] does not retain sufficient architectural/design interest, or historical association that would enable it to meet the criteria for listing as a historic resource at the county, state or national level,” and “The finding of this report is that the residence at 26378 Isabella Avenue, Carmel Point does not meet the County of Monterey criteria as a historic resource.” (Source IX.8)

Conclusion:

Cultural Resources 5 (b), (c) & (d) – Less Than Significant With Mitigation Incorporated

The project site is located within close proximity to several known archaeological resource sites according to information provided by both County GIS sources and the Northwest Information Center of Historical Resources at Sonoma State University. Due to the possibility that cultural artifacts may be uncovered during the excavation required for the proposed construction, the following Mitigations are included (Source IX.9 & 10):

Mitigations:

1. A qualified archaeological monitor shall be present during soil disturbing activities, such as grading, foundation excavations, etc. If, at any time, potentially significant archaeological resources or intact features are discovered, the monitor should be authorized to temporarily halt work on the parcel until the find can be evaluated by the monitor and/or the principal archaeologist. If the find is determined to be significant, work should remain halted until mitigation measures have been formulated, with the concurrence of the Lead Agency, and implemented.

2. Random samplings of excavated soil shall be screened through 1/8" mesh during monitoring in order to facilitate recovery of smaller midden components, such as beads or lithic debitage.

3. If cultural materials, such as beads, obsidian or other debitage, are recovered in sufficient quantity, professional analyses shall be performed.

4. If, at any time, human remains are identified, the Monterey County Coroner must be notified and, if it is determined that the remains are likely to be Native American, the Native American Heritage Commission must be notified, as required by law. The designated Most Likely Descendant will be authorized to provide recommendations for the disposition of the Native American human remains.

6. A *Final Technical Report*, which includes the results of all analyses, shall be completed within 60 days of the final building inspection. This report should be submitted to the Lead Agency (Monterey County Planning Department) and to the Northwest Information Center at Sonoma State University.

7. All materials recovered during the project should be processed and curated in the public domain at a suitable research facility. Artifacts shall not be turned over to Native American groups of other special interests unless specifically required under the provisions of the Public Resources Code.

6. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? 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 type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

See Section IV.A.13

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

Discussion/Conclusion:

See Section IV.A.16

8. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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?	<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?	<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?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

See Section IV.A.4

9. HYDROLOGY AND WATER QUALITY				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial <u>erosion or siltation</u> on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<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?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

See Section IV.A.5

10. LAND USE AND PLANNING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source:)	<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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

See Section IV.A.14

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

Discussion/Conclusion:

See Section IV.A.6

12. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

See Section IV.A.7

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

13. POPULATION AND HOUSING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Discussion/Conclusion:
See Section IV.A.9

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

Discussion/Conclusion/Mitigation:

See Section IV.A.10

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

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

Discussion/Conclusion:

See Section IV.A.11

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

Discussion/Conclusion:
See Section IV.A.12

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

Conclusion:

(a) Less Than Significant with Mitigation Incorporated

The project as proposed, conditioned, and mitigated will not have the potential to degrade the environment. Potential impacts to cultural resources may result from construction of the proposed project. Mitigations are recommended to reduce potential impacts to these resources to a less-than-significant level (See Sections VI.5, Cultural Resources).

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

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

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

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN140244 and the attached Initial Study / Proposed (Mitigated) Negative Declaration.

IX. REFERENCES

1. Project Application/Plans
2. Monterey County General Plan
3. Carmel Area Land Use Plan
4. Title 20 of the Monterey County Code (Zoning Ordinance)
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008
6. Site Visit conducted by the project planner on April 21, 2014.
7. *Geotechnical Investigation for APN 009-441-025*, prepared by Soils Surveys, Inc., dated March 24, 2014
8. *Phase 1 Historic Assessment 26378 Isabella, Carmel Point*, prepared by Circa Historic Property Development, dated September 12, 2013

9. *Preliminary Archaeological Assessment of APN 009-441-02*, prepared by Archaeological Consulting, dated April 25, 2014
10. Monterey County Geographic Information Systems (GIS) Records