

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> June 30, 2010	<b>Time:</b> 9:00 A.M.	<b>Agenda Item No.:</b> 4
<b>Project Description:</b> Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the demolition of more than 50 percent of the exterior walls of an existing 2,125 square foot two-story single family dwelling and a major remodel and addition to the residence which will result in a 2,647 square foot two-story single family residence with a 488 square foot attached garage, a 932 square foot new basement, an 80 square foot pergola, and an outdoor fireplace, pizza oven and barbecue; and 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. Materials and colors to consist of cedar shake for the body, natural stone veneers, and naturally stained wood windows and doors. The project includes grading of approximately 350 cubic yards cut and 50 cubic yards of fill.		
<b>Project Location:</b> 26347 Isabella Avenue, Carmel		<b>APN:</b> 009-463-009-000
<b>Planning File Number:</b> PLN090311		<b>Owner:</b> Sholl <b>Agent:</b> Holdren + Lietzke Architecture
<b>Planning Area:</b> Carmel Area Land Use Plan		<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> "MDR/2 (18)(CZ) [Medium Density Residential, 2 units per acre, 18-foot height limit (Coastal Zone)]		
<b>CEQA Action:</b> Adopt the Mitigated Negative Declaration		
<b>Department:</b> RMA - Planning Department		

### RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Adopt the Mitigated Negative Declaration (**Exhibit F**);
- 2) Approve PLN090311, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**); and
- 3) Adopt the Mitigation Monitoring and Reporting Plan

### PROJECT OVERVIEW:

The subject property is located at 26347 Isabella Avenue, Carmel and is zoned Medium Density Residential, two units per acre with a Design Control overlay district, an 18-foot height limit, and within the Coastal Zone [MDR/2-D(18)(CZ)]. The proposed project includes the demolition of more than 50 percent of the exterior walls of an existing 2,125 square foot two-story single family dwelling and a major remodel and addition to the residence which will result in a 2,647 square foot two-story single family residence with a 488 square foot attached garage, a 932 square foot new basement, an 80 square foot pergola, and an outdoor fireplace, pizza oven and barbecue. The project includes grading of approximately 400 cubic yards of grading (350 cubic yards of cut, 50 cubic yards of fill) which is primarily for the excavation of the proposed basement.

Due to the property's zoning and Policies of the Carmel Area Land Use Plan, the project will require a Coastal Administrative Permit and Design Approval for the partial demolition, remodel, and addition. Since the project is located within 750 feet of a known archaeological resource, a Coastal Development Permit is required for the proposed development. Project issues regarding archaeology, tree protection have been identified and are discussed in detail within **Exhibit B** of the staff report.

Pursuant to the Guidelines of the California Environmental Quality Act (CEQA), the project does not qualify for an exemption. Furthermore, Public Resources Code Section 21080.d and CEQA Guidelines Section 15064.a.1 require environmental review if there is substantial

evidence that the project may have a significant effect on the environment. Therefore, an Initial Study was conducted and concluded that impacts from the project would be potentially significant for aesthetic resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards/hazardous materials, noise, and traffic and transportation. The Initial Study identified mitigations that include protection and design measures for biological, cultural, and hazardous issues. The provision of these mitigation measures provides substantial evidence that impacts will be less than significant for these topics. A Mitigated Negative Declaration was filed on April 22, 2010. See **Exhibit B** for further discussion.

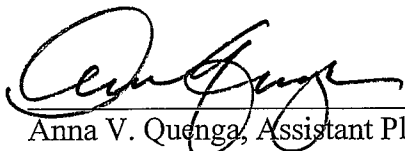
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

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

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the RMA – Public Works Department, Environmental Health Division, Water Resources Agency, and Cypress Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as **Exhibit 1** to the draft resolution (**Exhibit C**).

Because the proposed project required environmental review, it is subject to the requirements contained in the Board of Supervisor's Resolution No. 08-338. Therefore, the project was referred to the January 4, 2010 Carmel/Carmel Highlands Land Use Advisory Committee (LUAC) meeting. The LUAC recommended approval of the project with a vote of 5 to 1, along with the following comments: use opaque glass for outdoor lighting and limiting the height of the fence along the front property line to four feet. The applicant is required to conform with the Carmel Area Land Use Plan Key Policy 2.2.2 which includes limiting lighting for the projection of scenic resources. As a condition of approval (Condition No. 10), an exterior lighting plan will be required to be submitted and reviewed and approved by the RMA-Planning Department prior to the issuance of building permits. The proposed grape stake fence is shown as four feet high on the plans.

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



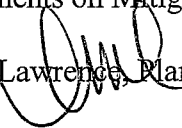
Anna V. Quenga, Assistant Planner  
(831) 755-5175, [quengaav@co.monterey.ca.us](mailto:quengaav@co.monterey.ca.us)  
May 28, 2010

cc: Front Counter Copy; Planning Commission (10); Cypress Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Anna V. Quenga, Project Planner; Carol Allen, Senior Secretary; Carmel Woodcraft LLC, Carmel Woodcraft LLC (PLN090311)

Owner; Holdren + Lietzke Architecture, Agent; Planning File PLN090311.

Attachments: Exhibit A Project Data Sheet  
Exhibit B Project Discussion  
Exhibit C Draft Resolution, including:  
1. Conditions of Approval and Mitigation Monitoring and Reporting Program  
2. Site Plan, Floor Plan and Elevations  
Exhibit D Vicinity Map  
Exhibit E Carmel Highland Land Use Advisory Committee Minutes  
Exhibit F Mitigated Negative Declaration  
Exhibit G Technical Reports  
Exhibit H Comments on Mitigated Negative Declaration

This report was reviewed by Laura Lawrence, Planning Services Manager



**EXHIBIT A  
PROJECT DATA SHEET FOR PLN090311**

**Project Title:** Carmel Woodcraft LLC  
**Location:** 26347 Isabella Ave, Carmel

**Primary APN:** 009-463-009-000  
**Coastal Zone:** Yes

**Applicable Plan:** Carmel Area Land Use Plan  
**Permit Type:** Combined Development Permit

**Zoning:** MDR/2-D(18)(CZ)  
**Plan Designation:** Medium Density Residential

**Environmental Status:** MND  
**Advisory Committee:** Carmel/Carmel Highlands LUAC

**Final Action Deadline:** 10/31/2010

**Project Site Data:**

<b>Lot Size:</b> 6,857 sq ft	<b>Coverage Allowed:</b> 35%
<b>Existing Structures (sf):</b> 2,572 sq ft	<b>Coverage Proposed:</b> 34%
<b>Proposed Structures (sf):</b> 522 sq ft	<b>Height Allowed:</b> 18'
<b>Total Square Feet:</b> 3,095 sq ft	<b>Height Proposed:</b> 18'
	<b>FAR Allowed:</b> 45%
	<b>FAR Proposed:</b> 45%

**Resource Zones and Reports:**

<b>Environmentally Sensitive Habitat:</b> N/A	<b>Erosion Hazard Zone:</b> High
<b>Botanical Report #:</b> N/A	<b>Soils/Geo. Report #:</b> LIB100003
<b>Forest Mgt. Report #:</b> LIB100002	<b>Geologic Hazard Zone:</b> Undetermined
	<b>Geologic Report #:</b> LIB100003
<b>Archaeological Sensitivity Zone:</b> High	<b>Traffic Report #:</b> N/A
<b>Archaeological Report #:</b> LIB090401	
<b>Fire Hazard Zone:</b> Urban	

**Other Information:**

<b>Water Source:</b> Public	<b>Sewage Disposal (method):</b> Public
<b>Water District/Company:</b> California American Water Company	<b>Sewer District Name:</b> Carmel Area Wastewater District
<b>Fire District:</b> Cypress FPD	<b>Grading (cubic yds):</b> 400 yds <sup>3</sup>
<b>Tree Removal (Count/Type):</b> N/A	

## EXHIBIT B PROJECT DISCUSSION

### Overview

The proposed project includes the remodel and addition to a 2,032 square foot single family dwelling located at 26347 Isabella Avenue, within the southeastern portion of the Carmel Point area. The subject property is located north of the intersection of Scenic Road and Isabella Avenue, approximately 1,500 feet south of the incorporated city of Carmel-by-the-Sea and north of both the Pacific Ocean (approximately 650 feet) and the Carmel River Lagoon (approximately 2,000 feet). Zoning for the parcel is Medium Density Residential, two units per acre with a Design Control overlay district, an 18-foot height limit, Coastal Zone [MDR/2-D(18)(CZ)].

The remodel and addition consists of: maintaining the exterior walls of the garage and northern portion of the single family dwelling (bathroom, master bedroom and closet) with the interior portions to be extensively remodeled; the demolition and rebuild of approximately 999 square feet of the first floor and 425 square feet of the second floor; the demolition of approximately 81 square feet of the single family dwelling; and an addition of approximately 188 square feet to the first floor, 334 square feet to the second floor, and a new 932 square foot basement with a light well of approximately 12 square feet:

The exterior is proposed to change from white painted stucco to cedar shingles (brown) with stone veneers (grey/brown color blend). The overall height will increase from 16½ feet to the maximum allowed height of 18 feet. The existing impervious surface, such as flatwork, will be removed and replaced with 322 square feet of new impervious coverage and 168 square feet of retaining and garden walls. The applicant also proposes to construct a 10-foot high pergola, an outdoor BBQ with a fireplace and pizza oven, and a below ground 4,000 gallon water storage tank (cistern) on the northeastern corner of the property.

### Project Issues

*Legal Non-Conforming* – The single family dwelling was constructed prior to the requirement of permits and the northern portion of the garage and single family dwelling is within the required setback of 5 feet. Therefore the dwelling is considered to be legal nonconforming as to location. Section 20.68.040.A of the Monterey County Zoning Ordinance (Title 20) allows the enlargement, reconstruction, or structural alteration of a nonconforming structure, nonconforming only as to height and yard regulations, if the enlargement, reconstruction, or structural alteration conforms to all the regulations of the district in which they are located. The applicant proposes to keep the legal nonconforming portions of the structure intact, no demolition, remodel, or additions will occur in this area and all other development is within the setback requirements. Therefore, the project is consistent with the Legal Nonconforming Section of Title 20.

*Increase in Height and Mass of Structure* – The second story will increase from 425 square feet to 759 square feet, and increase of approximately 78%. The height will increase from 16 ½ feet to the maximum height of 18 feet. Key Policy No. 2.2.2 of the Carmel Area Land Use Plan requires that all development within the viewshed must harmonize and be clearly subordinate to the natural scenic character of the area. The General Viewshed Map (Map A) of the Carmel Area Land Use Plan indicates that the subject property is located within the viewshed area as seen from: Highway 1 corridor and turnouts, Scenic Road, and public lands within the Carmel segment and Carmel City Beach. The proposed increase in height and mass of the structure meets all the requirements of the Carmel Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20). Furthermore, the proposed materials and colors of the single Carmel Woodcraft LLC (PLN090311)

family dwelling will blend into the wooded area of the property. During the Carmel Highlands/Unincorporated LUAC meeting on January 4, 2010, a comment was made about the increased second story. A determination was made that the second story is proposed to be perpendicular with the street, visual impacts from Isabella Avenue will be minimized. Thus, the enlargement of the structure is found to be consistent with the Carmel Land Use Plan Policy.

*Potential Impacts to Trees Cause by Construction Activities* – No tree removal is proposed with the project. However, grading, excavation, and construction activities will occur within the critical root zone (CRZ) of one Coast live oak and two mature Monterey Cypress trees. Mitigation measures have been identified and are incorporated within **Exhibit C-1** of the staff report. The Mitigation measures include monitoring of construction activities by a certified arborist or forester, root trimming specifications, and additional development permits if trees are injured and become hazardous. Implementation of the mitigations will reduce impacts to less than significant.

*Development within 750 feet of a Known Archaeological Resource* – The subject property is located within one kilometer (approximately 3,280 feet) of seven recorded archaeological sites. The closest site, CA-MNT-17, is located to the southwest of the subject property, along Scenic Road between Stewart and Carmelo Street. Therefore, an archaeological reconnaissance was performed (See Finding 2, Evidence b) in order to process the application. The Preliminary Archaeological Reconnaissance report, by Archaeological Consulting, dated August 19, 2009 included background research, surface observations, and limited subsurface observations. No previous reports were found for the property and the visible surface soil, although limited, was a brown sandy loam. However, evidence of an archaeological deposit, a single chert<sup>1</sup> flake, was found at a depth between 35-45 centimeters during field reconnaissance. The chert flake itself is not considered to be a significant cultural resource. However, there is a potential that it may be an indicator of additional cultural materials on the site. Additional inspection of test boring logs conducted by the soils engineer, Landset Engineers, Inc. (Supplemental Letter by Archaeological Consulting, dated March 18, 2010) did not identify the presence of shell, rock, darker soil, or any other midden material.

Key Policy 2.8.2 of the Carmel Area Land Use Plan requires new land uses to incorporate site planning and design features necessary to minimize or avoid impacts in order to maintain and protect scientific and cultural heritage values of archaeological resources. A Mitigated Negative Declaration (MND), **Exhibit F**, for the project was prepared in accordance with CEQA and circulated for public review from April 22, 2010 through May 24, 2010, which included review by the Native American Heritage Commission. Staff did not receive comment from the Native American Heritage Commission or any other member of the public concerning cultural resources. The MND identified mitigations to reduce, or minimize, the potential impact to cultural resources to a less than significant level. The mitigations include notification to contractors, monitoring of all earth moving activities by a qualified archaeologist, data recovery, and the halt of all work if human remains are discovered. Adoption of the MND, the Mitigation Monitoring and Reporting Plan, and implementation of the mitigations are consistent with Key Policy 2.8.2, as they will be a design feature that will minimize impacts to cultural resources.

However, Key Policy 2.8.2 calls for minimizing *or* avoiding cultural resources. Since the chert flake was found at a depth of 18 inches below ground, not only will excavation for the basement and underground cistern pose a potential impact, but the 188 square foot addition to the first

<sup>1</sup> Chert is a coarse type of siliceous rock (a form of flint or chalcedony), which was the primary raw material used by Native Americans for the manufacture of a wide variety of tools including projectile points (spear and arrowheads), drills, knives and scrapers.

floor, which requires overexcavation of the upper two feet of loose insitu native soil (recommendation from the soils engineer, Soils Engineering Report dated September 2009 by Landset Engineers, Inc.), would pose an impact as well. Therefore, to be consistent with the Key Policy, avoidance would require denial of the proposed project and submittal of a revised plan that includes no ground disturbance.

Recently the Planning Commission denied a project (PLN080266 Polkow) that included the excavation and construction of a 1,284 square foot basement within the Carmel Point area. The basis of the denial was that the proposed project was inconsistent with Key Policy 2.8.2 of the Carmel Area Land Use Plan. During a previous archaeological reconnaissance for the Polkow site, a significant archaeological resource was found. In addition to the significant resource found onsite, the Polkow property lies within CA-MNT-17. The decision of the Planning Commission to require avoidance was based on substantial evidence that there is a potential for additional cultural resources within the property. This evidence was supported by the location of the property, significant resources found on the site and nearby properties, and comments received by the Native Heritage Commission.

### **CEQA**

The project was identified to have a potential to have a significant effect on the environment. Therefore, pursuant to Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1, an environmental review was required. The Monterey County RMA-Planning Department prepared an Initial Study pursuant to CEQA (see **Exhibit F**).

The subject property is not located within Prime or Unique Farmlands, forest land, an area that poses a threat cause by flooding, or on a mineral resource recovery site. The result of the project will not require large amounts of water usage, create large amounts of wastewater, induce or reduce the population or availability of housing, or cause reduction of the existing level of services for fire, police, public schools, or parks. Therefore, the project will have no impact on Agriculture and Forest Resources, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, or Utilities/Service Systems.

Less than significant impacts have been identified for Aesthetics, Air Quality, Geology, Greenhouse Gas Emissions, Noise, and Transportation/Traffic. Mitigations were not necessary for the project to have a less than significant impact on these resources. However, implementation of conditions of approval will assure compliance with County requirements.

Potential impacts to Biological Resources, Cultural Resources, and Hazards/Hazardous Materials, caused by construction of the project, have been identified and Mitigation Measures have been recommended to reduce to a less than significant level (see CEQA Finding No. 5 of **Exhibit C**).

**EXHIBIT C  
DRAFT RESOLUTION**

**Before the Planning Commission in and for the  
County of Monterey, State of California**

In the matter of the application of:

**CARMEL WOODCRAFT LLC (PLN090311)**

**RESOLUTION NO. [REDACTED]**

Resolution by the Monterey County Planning  
Commission:

- 1) Adopting the Mitigated Negative Declaration;  
and
- 2) Approving the Combined Development Permit  
consisting of: 1) a Coastal Administrative Permit  
and Design Approval to allow the demolition of  
more than 50 percent of the exterior walls of an  
existing 2,125 square foot two-story single family  
residence and a major remodel and additions to  
the residence which will result in a 2,647 square  
foot two-story single family residence with a 488  
square foot attached garage, a 932 square foot  
new basement, an 80 square foot pergola, and an  
outdoor fireplace, pizza oven and barbecue; and  
2) a Coastal Development Permit to allow  
development within 750 feet of a known  
archaeological resource. Materials and colors to  
consist of cedar shake for the body, natural stone  
veneers, and naturally stained wood windows and  
doors. The project includes grading of  
approximately 350 cubic yards cut and 50 cubic  
yards of fill; and
- 3) Adopt the Mitigation Monitoring and Reporting  
Program.

(PLN090311, Carmel Woodcraft LLC, 26347  
Isabella Avenue, Carmel, Carmel Area Land Use  
Plan (APN: 009-463-009-000)

**The Combined Development Permit application (PLN090311) came on for public hearing before the Monterey County Planning Commission on June 30, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

**FINDINGS**

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



**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- Monterey County General Plan,
- Carmel Area Land Use Plan,
- Carmel Area Coastal Implementation Plan,
- 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 26347 Isabella Avenue, Carmel (Assessor's Parcel Number 009-463-009-000), Carmel Area Land Use Plan. The parcel is zoned "MDR/2 (18)(CZ)" or "Medium Density Residential, 2 units per acre, 18-foot height limit (Coastal Zone)," which allows single family dwellings. Therefore, the proposed project is an allowed land use for this site.
- c) The proposed project includes a remodel and addition to a single family dwelling consisting of: an extensive remodel of the interior portions of the garage and northern section of the single family dwelling (bathroom, master bedroom and closet) with the exterior walls maintained; demolition and rebuild of approximately 999 square feet of the first floor and 425 square feet of the second floor; the demolition of approximately 81 square feet of the single family dwelling; and the addition of approximately 188 square feet to the first floor, 334 square feet to the second floor, and a new 932 square foot basement with a light well of approximately 12 square feet. The project will result with a change in height from the existing 16 ½ feet to 18 feet, meeting the total maximum height required by the zoning. Since the proposed height is at the maximum allowed, a condition of approval (Condition No. 12) has been incorporated to require height verification. This will assure the project will be in conformance with the height restriction.
- d) The required side setback for the Medium Density Residential zoning district is 5 feet. The northern portion of the garage and single family dwelling is within the required setback. Therefore the dwelling is considered to be legal nonconforming as to setbacks. Section 20.68.040.A of the Monterey County Zoning Ordinance (Title 20) allows the enlargement, reconstruction, or structural alteration of a nonconforming structure, nonconforming only as to height and yard regulations, if the enlargement, reconstruction, or structural alteration conforms to all the regulations of the district in which they are located. The applicant proposes to keep the legal nonconforming portions of the structure intact, no demolition, remodel, or additions will occur in this area. Therefore, the project is consistent with the Legal Nonconforming Section of Title 20.
- e) Key Policy No. 2.2.2 of the Carmel Area Land Use Plan requires that all development within the viewshed must harmonize and be clearly subordinate to the natural scenic character of the area. The General Viewshed Map (Map A) of the Carmel Area Land Use Plan indicates that the subject property is located within the viewshed area as seen from: Highway 1 corridor and turnouts, Scenic Road, and public lands within the Carmel segment and Carmel City Beach. The proposed materials and colors of the single family dwelling consist of cedar shake

for the body, natural stone veneers, and naturally stained wood windows and doors. This will blend into the wooded area of the property, consistent with said Policy.

- f) Section 20.146.050.E.4 of the Carmel Area Coastal Implementation Plan requires the submittal and approval of an Erosion Control Plan. Condition No. 8 has been incorporated to ensure the project's consistency with this requirement.
- g) Section 20.146.060 of the Carmel Area Coastal Implementation plans is intended to protect and maintain Carmel's forest resources. Although the proposed development does not include tree removal, construction and grading activities are within close proximity to several trees, creating a potential impact. A Mitigated Negative Declaration for the project has been circulated and mitigation measures have been identified to reduce any potential impact to trees to a less than significant level. Also see Finding No. 5, Evidence b for further discussion.
- h) Resource materials indicate the subject property to be located within 1/8<sup>th</sup> of a mile from the Cypress Point Fault and an undetermined Seismic Hazard Zone. Pursuant to Policy No. 2.7.4.5 of the Carmel Area Land Use Plan and Section 20.164.080.B.1b of the Carmel Area Coastal Implementation Plan, a geological report is required to be submitted to address any potential impacts caused by the project and its proximity to an active or potentially active fault. Therefore, a Geologic and Soil Engineering Report, by Landset Engineers, Inc., dated September 2009 (see Finding No. 2, Evidence b), was submitted as part of the application materials and no issues have been identified. However, the geologist recommends that the building plans be reviewed by the geologist and soils engineer prior to issuance. Therefore, a standard condition of approval (Condition No. 7) has been incorporated to assure the review occurs. See Finding No. 5, Evidence i for further discussion.
- i) Section 20.146.090.A.1 of the Carmel Area Coastal Implementation Plan states that any proposed development within 750 of a known archaeological resource to be non-exempt development. The Monterey County Geographic Information System (GIS) indicates that the subject property is well within that area. Therefore, a Coastal Development Permit is part of the application and a Preliminary Archaeological Reconnaissance, by Archaeological Consulting, dated August 19, 2009 (See Finding 2, Evidence b) was submitted. Grading and excavation activities were found to have a potential impact to cultural resources. Therefore, a Mitigated Negative Declaration for the project has been circulated and mitigation measures have been identified to reduce any potential impact to cultural resources to a less than significant level. See Finding No. 5, Evidence h for further discussion.
- j) Reference Policy No. 4.4.3.E.2 of the Carmel Area Land Use Plan and Section No. 20.146.120.B.4.a (Residential Development Standards) of the Carmel Area Coastal Implementation Plan requires development within medium density residential land use designations to be located where urban services exist. A single family dwelling and urban services exist on the property and the remodel and addition will not require additional services. Therefore, the proposed project is consistent with this policy.

- k) Based on the Land Use Advisory Committee (LUAC) Procedure guidelines, adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application warranted referral to a LUAC because it is subject to environmental review. Therefore, project was referred to the Carmel/Carmel Highlands LUAC on January 4, 2010. The LUAC recommended approval of the project with a vote of 5 to 1, along with the following comments: use opaque glass for outdoor lighting and limiting the height of the fence along the front property line to four feet. The applicant is required to conform with the Carmel Area Land Use Plan Key Policy 2.2.2 which includes limiting lighting for the projection of scenic resources. As a condition of approval (Condition No. 10), an exterior lighting plan will be required to be submitted and reviewed and approved by the RMA-Planning Department prior to the issuance of building permits. The proposed grape stake fence is shown as four feet high on the plans.
- l) The project planner conducted a site inspection on March 18, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090311.

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

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

b) Staff identified potential impacts to archaeological resources, historical resources, soil/slope stability, and trees. The project as proposed, conditioned, and mitigated is consistent with all applicable polices and regulations for development associated with these impacts (see Finding Nos. 1 and 5). Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

- *“Preliminary Archaeological Reconnaissance” (LIB090401) by Archaeological Consulting, Salinas, CA, dated August 19, 2009.*
- *“Phase I Historic Review” (LIB100001) by Kent Seavey, Pacific Grove, dated May 8, 2009.*
- *“Tree Resource Assessment” (LIB100002), by Frank Ono, Pacific Grove, CA, dated November 18, 2009.*
- *“Geologic and Soil Engineering Report” (LIB100003) by Landset Engineers, Inc., Salinas, CA, dated September 2009.*
- *“Supplemental letter” (LIB100094) by Archaeological Consulting,*

Salinas, CA, dated March 18, 2010.

- "Supplemental letter" (LIB100095) by Frank Ono, Pacific Grove, CA, dated January 22, 2010.

- c) Staff conducted a site inspection on March 18, 2010 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090311.

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

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning Department, Cypress Fire Protection District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities are available for the proposed project. There will be no substantial increase in wastewater from the project that will cause the sewer purveyor, Carmel Area Wastewater District (CAWD), to expand its existing service or cause CAWD to exceed wastewater treatment requirements of the California Regional Water Quality Control Board. There will be no increase in water usage which will cause the water purveyor, California American Water Company, to expand its facility. In fact, the proposed project will have a net reduction of water fixture counts by 0.2 units. The project will not have an increased amount of solid waste material which will cause the service provider, Waste Management, to increase the permitted landfill capacity.
  - c) Preceding findings and supporting evidence for PLN090311.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on March 18, 2010 and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the

proposed development are found in Project File PLN090311.

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

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
  - b) The Monterey County RMA-Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the RMA-Planning Department and is hereby incorporated by reference (PLN090311). See **Exhibit F** of the June 30, 2010 Planning Commission staff report.
  - c) The Initial Study identified several potentially significant effects, but the applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the impacts to a point where clearly no significant effects would occur. The Initial Study is on file in the RMA-Planning Department and is hereby incorporated by reference (PLN090311). See **Exhibit F** of the June 30, 2010 Planning Commission staff report.
  - d) Issues analyzed in the Mitigated Negative Declaration (see **Exhibit F** of the June 30, 2010 Planning Commission staff report) include: aesthetic resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards/hazardous materials, noise, and traffic and transportation.
  - e) **Aesthetic Resources** - A site visit was conducted on March 18, 2010 and it was determined that the addition and enlargement of the existing second story will not cause a significant impact to the visual resources of the Carmel area. Although the project proposes a structure with a greater amount of mass than what is existing, a large amount of that mass will be located underground and the materials and colors proposed are of natural colors and textures, such as cedar shake shingles (soft brown) and natural stone veneers (grey/brown) for the exterior of the building and a cedar shake roof (brown). This assures compliance with the General Development Standards of the Carmel Area Land Use Plan and creating an impact that is considered to be less than significant. Furthermore, the County of Monterey requires that all exterior lighting for the proposed project be unobtrusive and harmonious with the local area. Based on this policy, a condition of approval (Condition No. 10) shall be included to require the applicant to submit an exterior lighting plan prior to the issuance of building permits for review an approval by the RMA-Planning Department to ensure that only the intended areas are illuminated and off-site glare is fully controlled. The project as proposed and conditioned, will have a less than significant impact on the aesthetics resources of the Carmel area.
  - f) **Air Quality** - The proposed project includes partial demolition of the existing structure and grading of approximately 400 cubic yards of dirt (350 cubic yards of cut, 50 cubic yards of fill), which will be hauled off

site. In order for all projects including demolition of structures to be compliant with Rule 439 of the Monterey Bay Unified Air Pollution Control District (see Condition No. 13). The subject parcel is 6,857 square feet and therefore, construction and grading activities will operate below the 2.2 acres per day threshold established by the CEQA Air Quality Guidelines "Criteria for Determining Construction Impacts." Furthermore, construction-related air quality impacts will be controlled by implementing a standard condition (Condition No. 8) for erosion control that require watering, erosion control, and dust control. Since the subject property is located within an established residential neighborhood, sensitive receptors are considered to be the residents within the immediate vicinity. Impacts caused by construction will be temporary and a preliminary construction management plan has been submitted with the application (also see Condition No. 16). The construction management plan includes: hours of operation, the amount of anticipated truck trips, and the proposed truck route. The proposed truck route utilizes larger arterial roads in order to access Highway 1 which will cause a less than significant impact on the neighborhood. Therefore, the project as proposed, its temporary nature, and required conditions will cause a less than significant impact to construction-related air quality and sensitive receptors.

- g) Biological Resources - The proposed project does not include removal of any trees. However, trees are located on the site and grading and excavation will occur near one Coast live oak and two mature Monterey Cypress trees, which the Carmel Area Land Use Plan identifies as protected resources. Therefore, a Tree Resource Assessment, prepared by Frank Ono, dated November 18, 2009 and supplemental letter dated January 22, 2010 (see Finding No. 2, Evidence b) was submitted by the applicant to address potential impacts to trees caused by construction activities. No significant long-term effects were identified in either the report or supplemental letter. However, recommendations for tree protection, digging, trenching, and pruning within critical root zone (CRZ) areas were identified. Therefore, Mitigation Measure Nos. 1 through 4 has been incorporated to assure successful tree protection.
- h) Cultural Resources - Due to the intensive prehistoric use of the Carmel area by aboriginal people, Key Policy 2.8.2 of the Carmel Area Land Use Plan requires new land uses to incorporate site planning and design features necessary to minimize or avoid impacts in order to maintain and protect scientific and cultural heritage values of archaeological resources. Based on information contained within the Carmel Area Archaeological Sensitivity Zone Map, the subject property is located within a high archaeological sensitivity zone and Monterey County Geographic Information Systems (GIS) indicates that the proposed development is within 750 feet of a known archaeological resource. Therefore, pursuant to Section 20.146.090.B of the Carmel Area Coastal Implementation Plan, the submittal of an archaeological report was required as part of the application. The Preliminary Archaeological Reconnaissance report, by Archaeological Consulting, dated August 19, 2009 and the supplemental letter dated March 18, 2010 (see Finding No. 2, Evidence b) included background research, surface observations, and limited subsurface observations through test boring logs conducted

by the soils engineer, Landset Engineers, Inc. It was found that seven recorded archaeological sites are located within one kilometer (approximately 3,280 feet) of the subject property. One site in particular, CA-MNT-17, is located to the southwest of the subject property. No background information was found identifying previous reports on the property. However, evidence of an archaeological deposit, a single chert<sup>2</sup> flake, was found at a depth between 35-45 centimeters during field reconnaissance. The report concludes that although the soil inspected on the property did not contain shell fragments typically found in other parts of CA-MNT-17 and the chert flake found does not constitute a significant cultural resource, the project area nonetheless contains evidence of potentially significant archaeological resources associated with CA-MNT-17. Therefore, Mitigation Measure Nos. 5 through 7 has been incorporated to reduce the potential impact to a cultural resource to a less than significant level.

- i) **Geology and Soils** - There are three Type C faults within close proximity of the subject parcel, the Cypress Point Fault, the Hatton Canyon Fault, and the Sylvan Thrust Fault. The Cypress Point fault is located approximately 150 feet northeast of the subject property and is not considered to be active. The Hatton Canyon Fault is located approximately 2.5 km (8,202 feet) northeast of the subject property and the Sylvan Thrust Fault is located approximately 5.1 km (16,732 feet) southeast of the subject property. The Geological report concludes that the three faults have not displayed substantial rates of displacement to be classified as significant seismic hazards. Soils on the site were found to be highly erodible and it was recommended that stringent erosion control measures shall be implemented to provide surficial stability of the soils. A standard condition (Condition No. 8) has been incorporated requiring the owner/applicant to submit an erosion control plan for review and approval by the RMA-Building Department, prior to the issuance of grading and/or building permits. In addition, building plans shall be reviewed by the project geologist to assess any potential impacts on the identified geologic and geotechnical hazards within the report and that all structures for human occupancy be designed according to the current edition of the California Building Code (see Condition No. 7). Through compliance with the required conditions, the project will have a less than significant impact on exposing people or structures to adverse effects caused by the rupture of faults, strong seismic ground shaking or result in substantial soil erosion.
- j) **Greenhouse Gas Emissions** - Although the proposed project will create a temporary impact to air quality caused by construction activities, the result of the project will not increase the baseline amount of GHGs emitted prior to the project. The addition and remodel to the existing single family dwelling will not permanently create a greater amount of vehicle trips nor will it cause an increase in the emission of carbon dioxide (CO<sub>2</sub>) by fuel combustion. Furthermore, Title 24, Part 6 of California Building Code (Energy Efficiency Standards or Residential

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<sup>2</sup> Chert is a coarse type of siliceous rock (a form of flint or chalcedony), which was the primary raw material used by Native Americans for the manufacture of a wide variety of tools including projectile points (spear and arrowheads), drills, knives and scrapers.

Buildings) requires that new construction meet the minimum requirements for energy efficient windows, insulation, lighting, plumbing, and mechanical equipment. Considering the single family dwelling was built in the 1950s, the project will result in a more energy efficient home. Therefore, the result of the proposed project will not increase in the increase in emission of GHGs. However, due to the temporary impacts caused by construction activities, the project will result in a less than significant impact to GHGs.

- k) Hazards/Hazardous Materials - The project includes partial demolition of a single family dwelling built in the 1950s. Therefore, there is a potential for the materials used in the original construction to contain asbestos and/or lead paint. The Monterey Peninsula Unified Air Pollution Control District (MPUAPCD) has an Asbestos Program in place to protect the public from uncontrolled emissions of asbestos by enforcement of the Federal Asbestos Standard and Air District Rule 424. However, Rule 424 has a general exemption for single family dwellings. Although, worker exposure to asbestos is regulated by the California Occupational Safety and Health Administration (Cal/OSHA), there is still a potential for the release of hazardous materials to the public and sensitive receptors. In addition, the project site is located within an established neighborhood and the Carmel River School is along the proposed truck route indicated on the Construction Management Plan. Therefore, Mitigation Measure No. 8 has been incorporated to reduce the potential impacts caused by demolition and transportation of asbestos to a less-than-significant impact. On April 22, 2008, the Environmental Protection Agency (EPA) issued a rule requiring the use of lead-safe practices (40 CFR, Part 745) and other actions aimed at preventing lead poisoning. As a result of the rule, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes built before 1978 must be certified and must follow specific work practices to prevent lead contamination. Therefore, to ensure the owner/applicant complies with Rule 40 CFR, Part 745, the project has been conditioned (see Condition No. 14) to require the owner/applicant to submit documentation that the contractor for the project has been certified to use lead-safe work practices by the EPA, prior to the issuance of building permits.
- l) Noise - The subject property is located within an established neighborhood and potential sensitive receptors include single family residences within the immediate vicinity. Therefore, the proposed project may cause a temporary increase in ambient noise levels within the project vicinity due to demolition, construction and grading operations. However, all development activities are to adhere to the County's Noise Control Ordinance (Chapter 10.60 of the Monterey County Code). A preliminary Construction Management Plan (also see Condition No. 16) was submitted with the project application indicating proposed hours of operation. Based on the temporary nature of the construction activities, the project will have a less than significant impact on the ambient noise levels of the neighborhood.
- m) Traffic and Transportation - Although the result of the project will not create a permanent impact to the existing roadways, there will be a temporary impact associated with construction activities. As part of the



project application, the applicant has submitted a Construction Management Plan which includes: hours of operation, the amount of anticipated truck trips, and the proposed truck route. The proposed truck route utilizes larger arterial roads in order to access Highway 1, causing a less-than-significant impact on the existing neighborhood roadway system. Therefore, the project as proposed, its temporary nature, will cause a less than significant impact to construction-related traffic patterns.

- n) 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 and is designed to ensure compliance during project implementation and is hereby incorporated herein by reference as **Exhibit 1**. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval (Condition No. 6).
- o) The Draft Mitigated Negative Declaration ("MND") for PLN090311 was prepared in accordance with CEQA and circulated for public review from April 22, 2010 through May 24, 2010 (SCH#: 20010041076).
- p) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding No. 2), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in the RMA-Planning Department (PLN090311) and are hereby incorporated herein by reference.
- q) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game (DFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. The site supports vegetation and has the potential to support nesting birds. For purposes of the Fish and Game Code, the project will have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. State Department of Fish and Game reviewed the MND to comment and recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD). See Condition No. 5.
- r) The County has considered the comments received by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) during the public review period, and they do not alter the conclusions in the Initial Study and Mitigated Negative Declaration.
- s) The Monterey County Planning Department, located at 168 W. Alisal, Second Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:** a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130.D of the Monterey County Coastal Implementation Plan can be demonstrated.
- b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3 in the Carmel Area Land Use Plan).
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090311.
- e) The project planner conducted a site inspection on March 18, 2010.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:** a) Section 20.86.030 Monterey County Zoning Ordinance (Board of Supervisors).
- b) Section 20.86.080.A.3 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because it includes non-exempt development that requires a Coastal Development Permit, which is a conditional use.

### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence; the Planning Commission does hereby:

- A. Adopt the Mitigated Negative Declaration; and
- B. Approve the Combined Development Permit consisting of 1) a Coastal Administrative Permit and Design Approval to allow the demolition of more than 50 percent of the exterior walls of an existing 2,125 square foot two-story single family residence and a major remodel and additions to the residence which will result in a 2,647 square foot two-story single family residence with a 488 square foot attached garage, a 932 square foot new basement, an 80 square foot pergola, and an outdoor fireplace, pizza oven and barbecue; and 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. Materials and colors to consist of cedar shake for the body, natural stone veneers, and naturally stained wood windows and doors. The project includes grading of approximately 350 cubic yards cut and 50 cubic yards of fill, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.
- C. Adopt the Mitigation Monitoring and Reporting Program (**Exhibit 1**)

**PASSED AND ADOPTED** this 30<sup>th</sup> day of June, 2010 upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Mike Novo, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

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

<b>RESOLUTION ### - EXHIBIT 1</b> <b>Monterey County Resource Management Agency</b> <b>Planning Department</b> <b>Condition Compliance and/or Mitigation Monitoring</b> <b>Reporting Plan</b>	<b>Project Name:</b> <u>Carmel Woodcraft LLC</u> <b>File No:</b> <u>PLN090311</u> <b>APNs:</b> <u>009-463-009-000</u> <b>Approved by:</b> <u>Planning Commission</u> <b>Date:</b> <u>June 30, 2010</u>
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
<b>RMA – Planning Department</b>						
1.		<b>PD001 - SPECIFIC USES ONLY</b> This Combined Development Permit (PLN090311) allows: 1) a Coastal Administrative Permit and Design Approval to allow the demolition of more than 50 percent of the exterior walls of an existing 2,125 square foot two-story single family residence and a major remodel and additions to the residence which will result in a 2,647 square foot two-story single family residence with a 488 square foot attached garage, a 932 square foot new basement, an 80 square foot pergola, and an outdoor fireplace, pizza oven and barbecue; and 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. Materials and colors to consist of cedar shake for the body, natural stone veneers, and naturally stained wood windows and doors. The project includes grading of approximately 350 cubic yards cut and 50 cubic yards of fill. The property is located at 226347 Isabella Avenue, Carmel (Assessor's Parcel Number 009-463-009-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use	Adhere to conditions and uses specified in the permit.  Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.  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.	Owner/ Applicant  RMA - Planning  WRA  RMA - Planning	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		regulations subject to the following terms and conditions. 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. <b>(RMA-Planning Department)</b>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution [REDACTED]) was approved by the Planning Commission for Assessor's Parcel Number 009-463-009-000 on June 30, 2010. The permit was granted subject to 30 conditions of approval including 8 mitigation measures which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." <b>(RMA-Planning Department)</b>	Obtain appropriate form from the RMA-Planning Department.  The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant  RMA- Planning	Prior to the issuance of grading and building permits or commencement of use	
3.		<b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a time period of 3 years, to expire on June 30, 2013 unless use of the property or actual construction has begun within this period. <b>(RMA – Planning Department)</b>	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		<b>PD004 - INDEMNIFICATION AGREEMENT</b> The property owner agrees as a condition and in consideration of the 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	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.  Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, or	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)</p>			<p>use of the property, whichever occurs first and as applicable</p>	
5.		<p><b>PD005 - FISH AND GAME FEE-NEG DEC/EIR</b> Pursuant to the State Public Resources Code § 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)</p>	<p>The applicant shall submit a check, payable to the <i>County of Monterey</i>, to the Director of the RMA - Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Within 5 working days of project approval</p>	
			<p>If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the <i>County of Monterey</i>, to the Director of the RMA - Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Prior issuance of building or grading permits</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
6.		<b>PD006 - MITIGATION MONITORING PROGRAM</b> The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. <b>(RMA - Planning Department)</b>	1) Enter into agreement with the County to implement a Mitigation Monitoring Program.  2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first	
7.		<b>PD008 - GEOLOGIC CERTIFICATION</b> Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report. <b>(RMA - Planning Department)</b>	Submit certification by the geotechnical consultant to the RMA - Planning Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
8.		<b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b> The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.  Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant  Owner/ Applicant	Prior to the issuance of grading and building permits  Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. <b>(RMA - Planning Department and RMA - Building Services Department)</b>	Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
9.		<b>PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY)</b> The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(RMA - Planning Department)</b>	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			Submit one (1) set landscape plans of approved by the RMA - Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed " <u>Residential</u> Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			Submit the RMA - Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed " <u>Residential</u> Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
			Submit an approved water permit from the MPWMD to the RMA – Building Permit	Owner/ Applicant/ Licensed Landscape Contractor	Prior to issuance of Building Permits	
			Landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	
			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.	Owner/ Applicant	Ongoing	
10.		<b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b> All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b>	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	

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11.		<b>PD035 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
12.		<b>PD041 – HEIGHT VERIFICATION</b> The 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. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)	1) The 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	Owner/ Applicant	Prior to the issuance of grading or building permits	
			2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant	Prior to the foundation pre-pour inspection	
			3) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant/ Engineer	Prior to the final inspection	
13.		<b>PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439)</b> In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate	Applicant 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.	Contractor /Owner/ Applicant	Prior to the issuance of a demolition permit	

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		<p>the following work practice standards:</p> <ol style="list-style-type: none"> <li>1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;</li> <li>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;</li> <li>3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.</li> </ol> <p>All Air District standards shall be enforced by the Air District. <b>(RMA – Planning Department)</b></p>	Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.	Contractor /Owner/ Applicant/ Air District	During demolition	
14.		<p><b>PDSP001 – DEMOLITION/DECONSTRUCTION OF SINGLE FAMILY DWELLING BUILT PRIOR TO 1978 - EPA RULE 40 CFR PART 745 (NON-STANDARD)</b></p> <p>In accordance with Environmental Protection Agency (EPA) Rule 40 CFR Part 745, demolition and/or construction plans shall include “Renovation, Repair, and Painting” notes that lists the EPA approved work practice for renovation as well as incorporate the following:</p> <ol style="list-style-type: none"> <li>1. Individuals and firms that perform lead-based paint abatement shall be certified by the EPA;</li> <li>2. All demolition shall occur in compliance with the regulations set forth in Rule 40 CFR Part 745.</li> </ol> <p>All work performed shall be in accordance with the regulations set forth in the EPA’s Renovation, Repair, and Painting Program. <b>(RMA – Planning Department)</b></p>	<p>Prior to the issuance of demolition and/or building permits, the applicant shall submit demolition and/or construction plans to the RMA-Planning Department for review and approval.</p> <p>Prior to the issuance of demolition and/or building permits, the applicant or contractor shall submit documentation of certification of all workers to perform renovations to the RMA-Planning Department for review and/or approval.</p>	Owner/ Applicant	Prior to the issuance of demolition and/or building permits	
<b>RMA – Public Works Department</b>						

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15.		<b>PW0005 – ENCROACHMENT (STD DRIVEWAY)</b> Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Isabella Avenue. <b>(Public Works)</b>	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 to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	
16.		<b>PW0044 – CONSTRUCTION MANAGEMENT PLAN</b> The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. <b>(Public Works)</b>	Applicant shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.	Owner/ Applicant/ Contractor	Prior to issuance of the Grading Permit or Building Permit.	
			The approved measures shall be implemented during the construction/grading phase of the project.	Owner/ Applicant/ Contractor	On-going through construction phases	
<b>Monterey County Water Resources Agency</b>						
17.		<b>WR1 - DRAINAGE PLAN</b> The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	

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18.		<p><b>WR40 - WATER CONSERVATION MEASURES</b>  The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <ul style="list-style-type: none"> <li>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</li> <li>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b></li> </ul>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
19.		<p><b>WR43 - WATER AVAILABILITY CERTIFICATION</b>  The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. <b>(Water Resources Agency)</b></p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
<b>Cypress Fire Protection District</b>						
20.		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b>  All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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		own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(Cypress Fire Protection District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
21.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	

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		to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(Cypress Fire Protection District)</b>	Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
22.		<b>FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD &amp; PEBBLE BEACH CSD)</b> All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. <b>(Cypress Fire Protection District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit	
<b>Mitigation Measures</b>						
23.	1.	<b>MITIGATION MEASURE NO. 1 – TREE PROTECTION MEASURES</b> To prevent inadvertent damage to trees within close proximity to construction activities (25 feet), tree protection measures shall be in place prior to issuance of building permits. Vehicle parking, heavy equipment, stockpiling of construction materials, and/or dumping of materials shall not occur adjacent to trees on the property. All construction managers, heavy equipment operators, and tree cutters shall be trained in tree protection procedures, conducted by a certified arborist or forester. Monitoring, by a qualified arborist or forester shall occur during construction activities within close proximity of any trees. Compliance with Mitigation Measure No. 1 shall reduce impacts to any trees in close proximity to construction activities to less than significant. <b>(RMA – Planning Department)</b>	Prior to issuance of grading and/or building permits, the owner/ applicant shall include a note on the site plan encompassing all language within Mitigation Measure No. 1. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.	Owner/ Applicant	Prior to issuance of grading and/or building permits	
			Prior to the issuance of building permits, the owner/applicant shall submit photographic evidence that protection for all trees adjacent to construction areas has occurred. Tree protection measures shall include fencing at the drip-lines of the trees and wrapping of tree trunks with protective materials. Fencing shall not be attached to trees but be free standing and self supporting at a minimum	Owner/ Applicant	Prior to issuance of grading and/or building permits	



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			height of four feet. The owner/applicant shall also submit sufficient documentation that tree protection training for all construction managers, heavy equipment operators, and tree cutters will occur prior to construction activities.			
			Prior to issuance of grading and/or building permits, the owner/applicant shall submit a signed copy of the contract between the owner/applicant and a qualified arborist or forester monitor. The contract shall include: specific construction activities that the monitor shall be present for, any construction activities where the monitor will not be present for, and the allowance of the monitor to make minor field adjustments during construction activities that may be needed. The contract shall be submitted to the RMA-Planning Department for review and approval. Should the RMA-Planning Department find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.	Owner/ Applicant	Prior to issuance of grading and/or building permits	



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			<p>If at anytime potentially significant roots are discovered, the monitor shall halt excavation until appropriate measures are formulated and implemented to successfully retain the affected tree. If significant roots must be removed and removal will have the potential to destabilize or negatively affect tree, the property owner shall be notified immediately and determination for removal shall be assessed. If a hazard has been identified by the instability of the tree and removal is necessary, the owner/applicant shall be required to obtain an Emergency Coastal Development Permit and a follow up Coastal Development Permit from the RMA-Planning Department.</p>	Owner/ Applicant	Ongoing	
			<p>Prior to the final of grading and/or building permits, the owner/applicant shall submit photographic evidence that tree protection measure have been in place throughout the entire construction period and all trees have been successfully protected.</p>	Owner/ Applicant	Prior to the final of grading and/or building permits	
24.	2.	<p><b>MITIGATION MEASURE NO. 2 – PROTECTION OF 48-INCH CYPRESS</b>            Due to the close proximity of the proposed bedroom addition and subterranean 4,000 gallon cistern tank, potential impacts to a 48-inch Monterey Cypress, caused by construction activities, have been identified. Therefore, any excavation, grading, digging, or any</p>	<p>Prior to issuance of grading and/or building permits, the owner/applicant shall include a note on the site plan encompassing all language within Mitigation Measure No. 2. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.</p>	Owner/ Applicant	Prior to issuance of grading and/or building permits	

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		other soil removal located within the tree's critical root zone (CRZ) shall be monitored by a qualified arborist or forester and best management practices for tree protection measures shall be implemented. Compliance with Mitigation Measure No. 2 shall reduce potential impacts to the 48-inch Monterey Cypress to less than significant. <b>(RMA – Planning Department)</b>	Foundation excavation (including grading, digging, or any soil removal) for the proposed bedroom addition, located approximately 4-feet north and within the 48-inch Monterey Cypress tree's critical root zone (CRZ), shall be monitored by a qualified arborist or forester. Any roots greater than 3-inches that are encountered shall require hand digging within the immediate area and must be cut with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. Any roots damaged during excavation shall be exposed to sound tissue and cut cleanly with a saw. Prior to scheduling of the foundation inspection, the owner/applicant shall submit documentation to the RMA-Planning Department for review and approval, that compliance with Mitigation Measure Monitoring Action No. 2b has occurred.	Owner/ Applicant	Ongoing during construction  Prior to scheduling of the foundation inspection	

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			<p>Excavation (including grading, digging, or any soil removal) for the proposed 4,000 below ground cistern that occurs within 16-feet from the edge of the 48-inch Monterey Cypress' root collar and within the its critical root zone (CRZ) shall be monitored by a qualified arborist or forester. Any roots greater than 3-inches that are encountered shall require hand digging within the immediate area and must be cut with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. Any roots greater than 3-inches damaged during excavation shall be exposed to sound tissue and cut cleanly with a saw. Excavation for the cistern shall not occur less than 16-feet from the edge of the 48-inch Monterey Cypress' root collar. Prior to scheduling of the foundation inspection, the owner/applicant shall submit documentation to the RMA-Planning Department for review and approval, that compliance with Mitigation Measure Monitoring Action No. 2c has occurred.</p>	Owner/ Applicant	<p>Ongoing during construction</p> <p>Prior to scheduling of the foundation inspection</p>	

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25.	3.	<b>MITIGATION MEASURE NO. 3 – PROTECTION OF 17-INCH OAK TREE</b> Trenching for the proposed retaining walls, retaining the surcharge from the on-street parking area, and driveway is located within close proximity of a 17-inch oak tree and construction activities have been identified potentially impact the tree. Therefore, trenching for the retaining wall and driveway shall be done by hand where practical and any roots greater than 3-inches in diameter shall be cut with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. Compliance with Mitigation Measure No. 3 shall reduce potential impacts to the 17-inch oak tree to less than significant. <b>(RMA – Planning Department)</b>	Prior to issuance of grading and/or building permits, the owner/applicant shall include a note on the site plan encompassing all language within Mitigation Measure No. 3. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.	Owner/ Applicant	Prior to issuance of grading and/or building permits	
			All trenching for the proposed retaining wall and driveway within close proximity of the 17-inch oak tree's critical root zone (CRZ) shall be monitored by a qualified arborist or forester. Any roots greater than 3-inches that are encountered shall require hand digging within the immediate area and must be cut with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. Any roots greater than 3-inches damaged during excavation shall be exposed to sound tissue and cut cleanly with a saw. Prior to scheduling of the retaining wall inspection, the owner/applicant shall submit documentation to the RMA-Planning Department for review and approval, that compliance with Mitigation Measure Monitoring Action No. 3b has occurred.	Owner/ Applicant	Ongoing during construction  Prior to scheduling of the retaining wall inspection	

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26.	4.	<p><b>MITIGATION MEASURE NO. 4 – PROTECTION OF 70-INCH CYPRESS TREE</b></p> <p>Excavation and shoring for the basement will occur within 10 feet of a 70-inch Monterey Cypress on an adjacent parcel (Assessor's Parcel Number 009-463-008-000). The excavation and shoring will have a potential impact on the tree and, in order to mitigate that impact, excavation, grading, digging, or any other soil removal located within the tree's critical root zone (CRZ) shall be monitored by a qualified arborist or forester and best management practices for tree protection measures shall be implemented. Compliance with Mitigation Measure No. 4 shall reduce potential impacts to the 70-inch Monterey Cypress to less than significant. <b>(RMA – Planning Department)</b></p>	<p>Prior to issuance of grading and/or building permits, the owner/applicant shall include a note on the site plan encompassing all language within Mitigation Measure No. 4. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	
			<p>All excavation and shoring for the proposed basement to occur within close proximity of the 70-inch Monterey Cypress tree's critical root zone (CRZ) shall be monitored by a qualified arborist or forester. Any roots greater than 3-inches that are encountered shall require hand digging within the immediate area and must be cut with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. Any roots greater than 3-inches damaged during excavation shall be exposed to sound tissue and cut cleanly with a saw. Prior to scheduling of the foundation inspection, the owner/applicant shall submit documentation to the RMA-Planning Department for review and approval, that compliance with Mitigation Measure Monitoring Action No. 4b has occurred.</p>	Owner/ Applicant	<p>Ongoing during construction</p> <p>Prior to scheduling of the foundation inspection</p>	

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27.	5.	<p><b>MITIGATION MEASURE NO. 5 – CULTURAL RESOURCES</b></p> <p>In order to reduce potential impacts to cultural resources that may be discovered during site disturbance activities, a qualified archaeological monitor shall be present during soil disturbing activities. These activities include, but are not limited to: grading or basement/foundation excavation. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the monitor and/or principal archaeologist. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated, with the concurrence of the lead agency, and implemented. In order to facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring. (RMA – Planning Department)</p>	<p>Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 5. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.</p>	Owner/Applicant	Prior to the issuance of grading or building permits	
			<p>Prior to the issuance of grading or building permits, the owner/applicant shall submit to the RMA-Planning Department a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include: specific construction activities that the monitor shall be present for, any construction activities where the archaeological monitor will not be present for, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. The contract shall be submitted to the RMA-Planning Department for review and approval. Should the RMA-Planning Department find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.</p>	Owner/Applicant	Prior to the issuance of grading or building permits	

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28.	6.	<p><b>MITIGATION MEASURE NO. 6 – DATA RECOVERY OF CULTURAL RESOURCES</b>            If data recovery screening produces adequate amounts of cultural materials, such as beads, obsidian, or lithic debitage, professional analysis by a qualified archaeologist shall be preformed. If the archaeologist identifies further mitigation measure, a report shall be submitted to the RMA-Planning Department for review and approval. <b>(RMA – Planning Department)</b></p>	<p>Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No.6. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	
			<p>If suitable data is recovered during screening of the excavated material, at least two single specimen radiocarbon dates shall be obtained and professional analysis of all materials found shall be performed. Prior to final of grading and/or building permits, the owner/applicant shall submit a Preliminary Archaeological Report to the RMA-Planning Department for review and approval. The report shall include all field findings and make appropriate management recommendations, if applicable. The report shall also include how the management recommendations were complied with. Once cataloging and testing has occurred, all artifacts, not associated with burials, shall be returned to the property owner.</p>	Owner/ Applicant	Prior to final of grading and/or building permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
			Within one year of completion of the field work, a Final Technical Report shall be completed and submitted to the RMA-Planning Department and the Regional Information Center at Sonoma State University. The report shall include the results of all analysis for any discovered cultural resources.	Owner/ Applicant	Within one year of completion of the field work	
29.	7.	<b>MITIGATION MEASURE NO. 7</b> - Due to the project site's proximity to a recorded prehistoric site and because the project includes excavation for a subterranean basement, there is a potential for human remains to be accidentally discovered. If remains are uncovered, all work shall be halted within 50 meters (165 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. <b>(RMA – Planning Department)</b>	<p>Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 7. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.</p> <p>If human remains are accidentally discovered during construction activities, there shall be no further excavation or disturbance within 50 meters (165 feet) of the find and the following shall occur:</p> <ul style="list-style-type: none"> <li>• The owner, applicant or contractor shall contact the Monterey County Coroner to determine that no investigation of the cause of death is required,</li> <li>• If the coroner determines the remains to be Native American: <ul style="list-style-type: none"> <li>- The coroner shall contact the Native American Heritage Commission and the RMA –</li> </ul> </li> </ul>	Owner/ Applicant	Prior to the issuance of grading or building permits	
				Owner/ Applicant	Ongoing	



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
			<p>Planning Department within 24 hours.</p> <ul style="list-style-type: none"> <li>- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.</li> <li>- The most likely descendent 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.</li> </ul>			

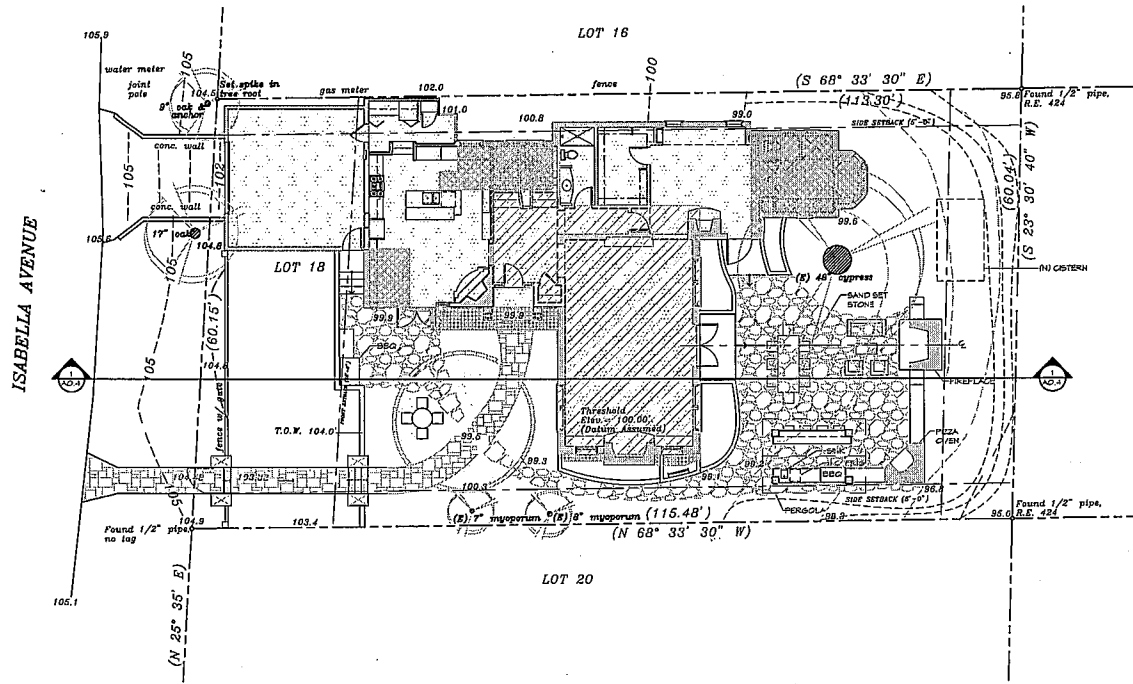
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
30.	8.	<p><b>MITIGATION MEASURE NO. 8 – ASBESTOS ABATEMENT</b></p> <p>In order to reduce potential impacts to the public and sensitive receptors caused by the emission of hazardous materials into the environment, the owner/applicant shall conduct an asbestos survey prior to any demolition activities. Should asbestos be found within the materials to be remodeled, renovated and/or demolished, the owner/applicant shall submit an Asbestos Abatement Plan to the Monterey Peninsula Unified Air Pollution Control District (MPUAPCD) and the RMA-Planning Department for review and approval. The Plan shall include measures workers will take during the demolition and remodel of the project to assure prevention of the release of asbestos, transportation of the hazardous materials, and where the hazardous material will be disposed. These measures shall meet all requirements sanctioned by the MPUAPCD, the California Occupational Safety and Health Administration (Cal/OSHA), the Department of Toxic Substances Control (DTSC), and the U.S Department of Transportation (DOT). All demolition activities and transportation of hazardous materials shall conform to the abatement plan. Compliance with the Mitigation will result in a less-than-significant impact to sensitive receptors and workers. <b>(RMA – Planning Department)</b></p>	<p>Prior to the issuance of demolition and/or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 8. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.</p>	Owner/ Applicant	Prior to the issuance of demolition and/or building permits	
			<p>Prior to the issuance of demolition and/or building permits and at a minimum of 10-working days prior to any demolition, the owner/applicant shall submit an asbestos survey to the MPUAPCD and the RMA-Planning Department for review and approval. If asbestos is found, the owner/applicant shall submit an Asbestos Abatement Plan meeting all requirements sanctioned by the Monterey Peninsula Unified Air Pollution Control District (MPUAPCD), the California Occupational Safety and Health Administration (Cal/OSHA), the Department of Toxic Substances Control (DTSC), and the U.S Department of Transportation (DOT) for demolition activities and transportation of hazardous materials.</p>	Owner/ Applicant	Prior to the issuance of demolition and/or building permits and at a minimum of 10-working days prior to any demolition	

**END OF CONDITIONS**

Rev. 11/21/2009

# SHOLL RESIDENCE

EXHIBIT C-2



SHEET INDEX		DATE
GENERAL		SCALE
GS	PROJECT DATA & SITE PLAN	DATE
A0.1	NOTES & DEFINITION	DRANK
A0.2	CONSTRUCTION MANAGEMENT PLAN	JOB NUMBER
A0.3	EXISTING SITE SURVEY	REVISION
A0.4	SITE SECTION	
CIVIL		
C-1	TITLE SHEET	
C-2	GRADING AND DRAINAGE PLAN	
C-3	GRADING AND DRAINAGE PLAN	

ARCHITECTURAL	
A1.1	SITE PLAN
A1.2	EXISTING FLOOR PLAN & ELEVATIONS
A2.0	BASEMENT PLAN
A2.1	FIRST FLOOR PLAN
A2.2	UPPER FLOOR PLAN
A2.3	ROOF PLAN
A2.4	REFLECTED CEILING PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	BUILDING SECTIONS
A4.1	FLOOR SCHEDULE
A4.2	FLOOR SCHEDULE
A5.1	INTERIOR ELEVATIONS
A5.2	INTERIOR ELEVATIONS
A5.3	FINISH SCHEDULE
A5.4	FINISH SCHEDULE
A5.5	DETAILS

STRUCTURAL	
S-1	GENERAL NOTES
S-2	DETAILS
S-3	FOUNDATION PLAN
S-4	SECOND FLOOR JOIST
S-5	ROOF FRAMING PLAN
S-6	ROOF FRAMING PLAN
S-7	DETAILS
S-8	DETAILS

MECHANICAL	
M-1	NOTES
M-2	MECHANICAL COMPLIANCE
M-3	FIRST FLOOR HEATING PLAN
M-4	SECOND FLOOR HEATING PLAN
M-5	DETAILS
M-6	DETAILS

ELECTRICAL	
E-1	LOWER FLOOR POWER PLAN
E-2	FIRST FLOOR POWER PLAN
E-3	UPPER FLOOR POWER PLAN
E-4	LOWER FLOOR LIGHTING PLAN
E-5	FIRST FLOOR LIGHTING PLAN
E-6	UPPER FLOOR LIGHTING PLAN

LANDSCAPING	
LA-1	LANDSCAPE & IRRIGATION PLAN & NOTES
LA-2	



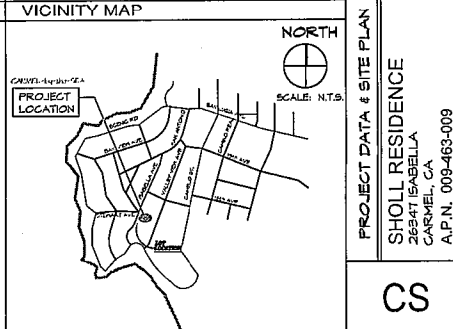
CONSTRUCTION LEGEND	
	REINFL
	REMODEL
	NEW
	DEMOLISHED

PROJECT DATA	
OWNER:	JEFFREY J. SHOLL 25347 ISABELLA AVENUE CARMEL, CA
OWNER REPRESENTATIVE:	ANGELA SHOLL PH: (408) 637-8910
PROJECT ADDRESS:	25347 ISABELLA AVENUE CARMEL, CA
ARCHITECT:	HOLDREN LIETZKE ARCHITECTURE 222 CANNERY ROW, SUITE A MONTREY, CA 94024 PH: (415) 441-0001
STRUCTURAL ENGINEER:	CENTRAL COAST ENGINEERS DANIEL JOHNSON, P.E. 531-751-8594
MECHANICAL ENGINEER:	MONTREY ENERGY GROUP 222 CANNERY AVENUE MONTREY, CA 94024 PH: (415) 372-8328
PROJECT SUMMARY / SCOPE OF WORK:	REMODEL AND ADDITION TO EXISTING 3032 SF 5 F.L. WITH ATTACHED 440 SF GARAGE AND ADDITION OF A 432 SF BASEMENT LEVEL.
OCCUPANCY GROUP:	R-3 FOR RESIDENCE AND U FOR GARAGE
TYPE OF CONSTRUCTION:	V-B
ASSESSOR'S PARCEL NUMBER:	004-463-004
LOT / BLOCK:	18 & NORTH 1/2 OF LOT 20 / BLOCK B-5
ZONING:	MRP2-D1(R)C2

PROJECT NOTES	
LOT AREA:	6,897 SQ. FT.
EXISTING LOT COVERAGE:	2,129 SQ. FT.
NEW LOT COVERAGE:	2,360 SQ. FT. (2,300' x 20' +/- 34')
OVERSEEN COVERAGE:	833 SF
RETAINING WALL:	42 LF, 160 SF
NET EXCAVATION:	299 CU. YD.
FLOOR AREA RATIO:	3,049 SQ. FT. (44%)
NEW FLOOR AREA RATIO:	1,800 SQ. FT.
FIRST FLOOR:	794 SQ. FT.
SECOND FLOOR:	248 SQ. FT.
GARAGE:	248 SQ. FT.
TOTAL:	3,049 SQ. FT. (44%)
BASEMENT:	432 SQ. FT.
AVERAGE NATURAL GRADE:	101.7'
HANDICAP ALLOWED BUILDING HEIGHT:	10'-0" ABOVE A.G. (114.7')
NEW BUILDING HEIGHT:	114.5'
SETBACKS:	FRONT = 22'-0" SIDE = 5'-0" REAR = 12'-0"
PARKING:	1 COVERED 1 UNCOVERED

1. NO TREES ARE PROPOSED TO BE REMOVED. PROTECT ROOT ZONES DURING EXCAVATION AND CONSTRUCTION. HAZARD EXCAVATE AT CRITICAL ROOT ZONE.

2. BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2001 EDITION OF THE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES, ANY AMENDMENTS OF THESE OR CITY OR COUNTY.



DATE: 12/01/04

SCALE:

DRANK:

JOB NUMBER: 2004-09

REVISION:

HOLDREN LIETZKE ARCHITECTURE

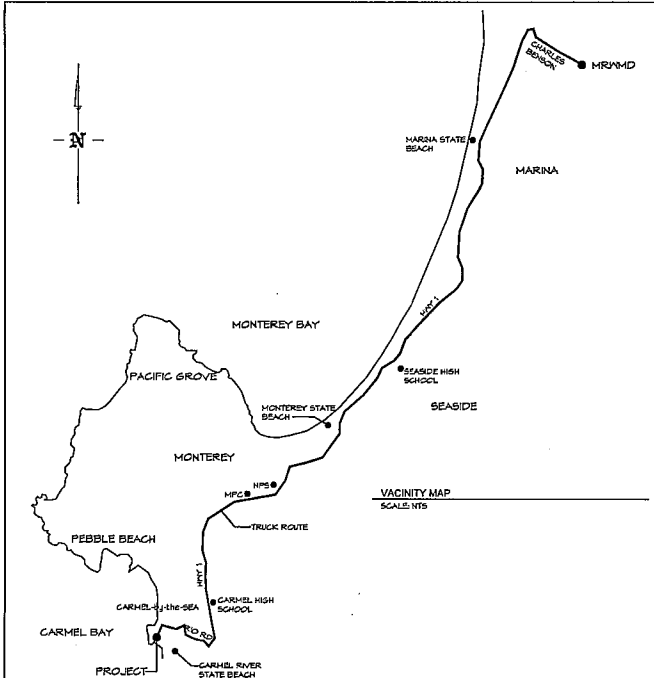
222 CANNERY ROW, SUITE A  
MONTREY, CA 94024  
PH: (415) 441-0001

PROJECT DATA & SITE PLAN

SHOLL RESIDENCE  
25347 ISABELLA AVENUE  
CARMEL, CA  
A.P.N. 009-463-004

CS





TRUCK ROUTE - TOTAL DISTANCE: 10.6 MILES

- PROJECT LOCATION**
1. PROJECT SITE: 29347 ISABELLA AVE. CARMEL
  2. SLIGHT RIGHT TURN ONTO SAN ANTONIO AVE. - 1 mile
  3. RIGHT TURN ON TO SANTA LUCIA AVE. - 5 mile
  4. TURN RIGHT AT 850 RD. - 7 mile
  5. TURN LEFT AT CA-1 N/ CASABELLO HWY. - 15.7 miles
  6. TAKE DEL MONTE BRIDGE EXIT - 3 mile
  7. TAKE LEFT ONTO CHARLES BENSON RD. - 1.1 miles
  8. END AT MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT

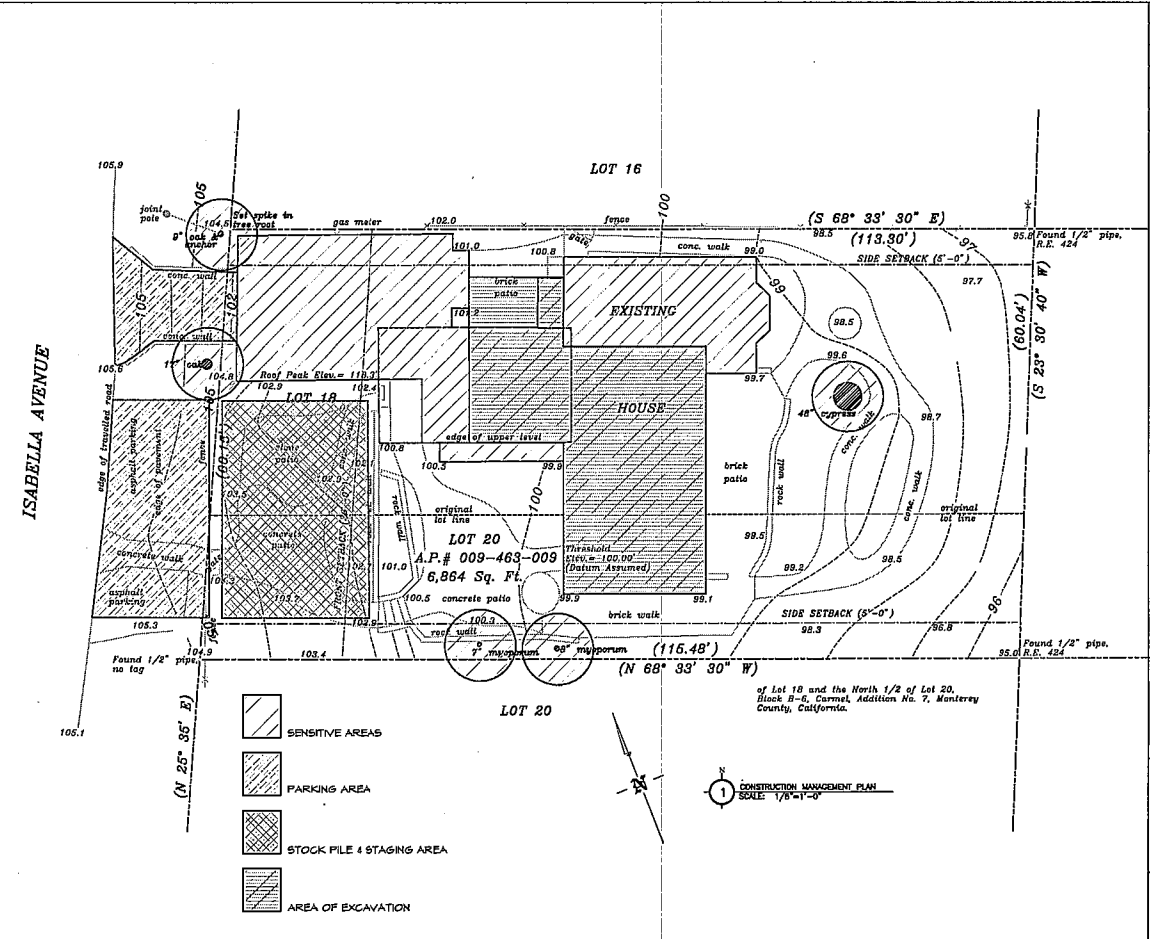
**SUMMARY TABLE**

-TOTAL GRADING: 289 cu.
-NUMBER OF 10 TON TRUCKS: 24
-10 TRIPS PER DAY = 3.5 DAYS
-HOURS OF OPERATION: MONDAY - FRIDAY, 8:00 AM THRU 5:00 PM

**PROJECT SCHEDULE**

CONSTRUCTION START DATE: APRIL 15th 2010

CONSTRUCTION COMPLETION: APRIL 2011



- SENSITIVE AREAS
- PARKING AREA
- STOCK PILE & STAGING AREA
- AREA OF EXCAVATION

CONSTRUCTION MANAGEMENT PLAN  
SCALE: 1/8"=1'-0"

DATE:	12/01/09
SCALE:	1/8"=1'-0"
PROJECT:	
JOB NUMBER:	2009028
REVISION:	

**HOLDREN . LIETZKE  
ARCHITECTURE**

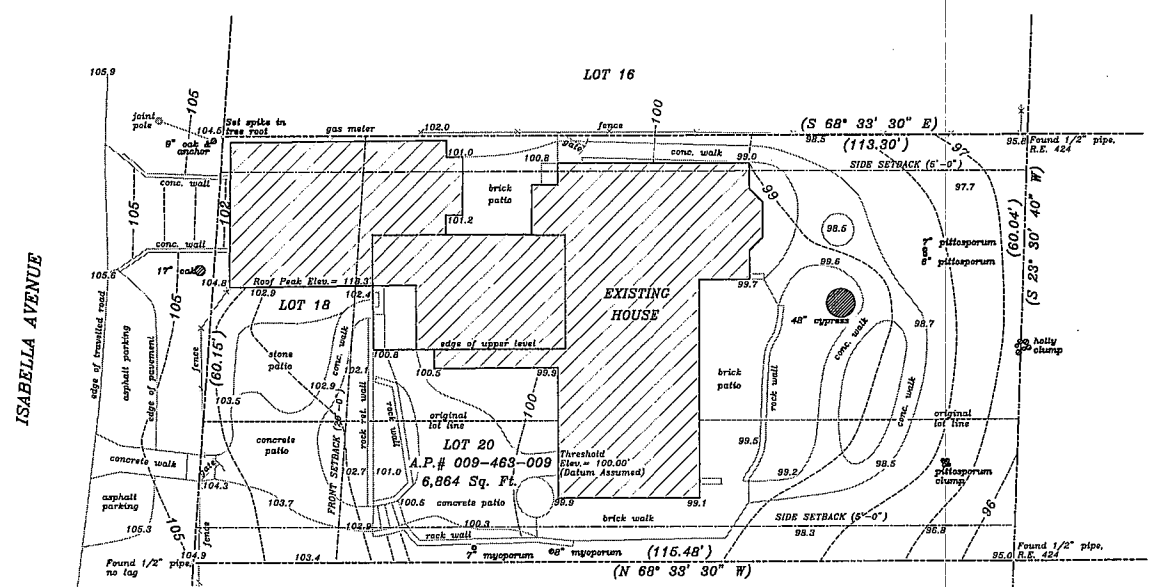
1000 CALIFORNIA STREET, SUITE A  
MOUNTAIN VIEW, CA 94039  
PH: 650.947.0000

CONSTRUCTION MANAGEMENT PLAN

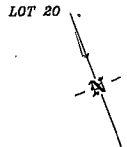
SHOLL RESIDENCE  
29347 ISABELLA  
CARMEL, CA  
A.P.N. 009-463-009

A1.0

DATE: 12/01/09  
 SCALE: 1/8"=1'-0"  
 DRAWN:  
 JOB NUMBER: 200908  
 REVISION:



- NOTES:**
1. Elevation datum is assumed.
  2. Points found or set are so indicated, others are shown for reference only.
  3. Record data is shown in parentheses (.....)
  4. Check for direction of tree growth in field where pertinent to location of improvements.
  5. Distances and elevations are expressed in feet and decimals thereof.

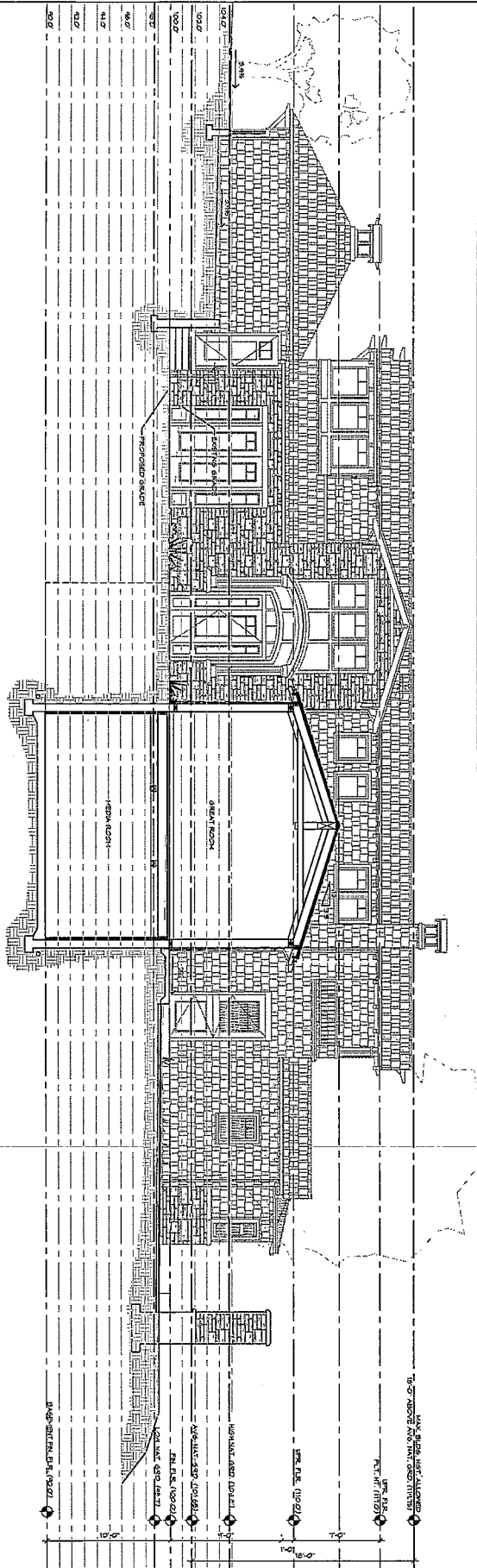


**TOPOGRAPHIC MAP**  
 of Lot 18 and the North 1/2 of Lot 20,  
 Block B-5, Carmel, Addition No. 7, Monterey  
 County, California.  
 ~ Prepared for ~  
**ABIGAIL SHOLL**  
 Jon D. Hogemeyer Licensed Land Surveyor  
 Carmel, California  
 Scale: 1" = 8' W.O. 5388 May, 2009

**HOLDREN, LIETZKE  
 ARCHITECTURE**  
 200 GARDEN VIEW BLVD. SUITE A  
 FARMERSVILLE, CA 94529  
 PH: 925.455.0000  
 FAX: 925.455.0002

EXISTING SITE SURVEY  
**SHOLL RESIDENCE**  
 2634T ISABELLA  
 CARMEL, CA  
 A.P.N. 009-483-009

**A0.3**

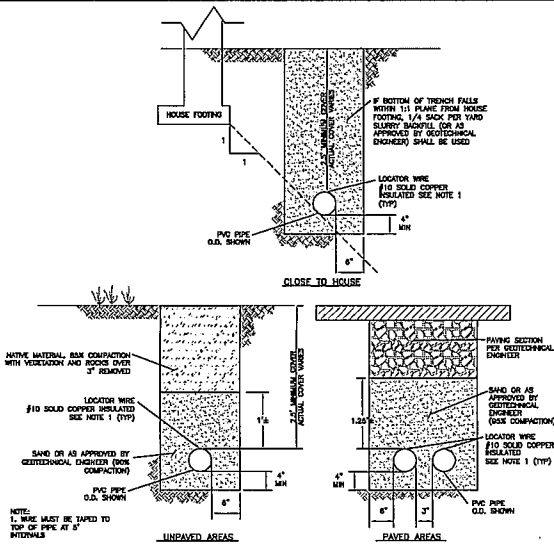


1 EAST / WEST SITE SECTION  
SCALE: 1/4" = 1'-0"

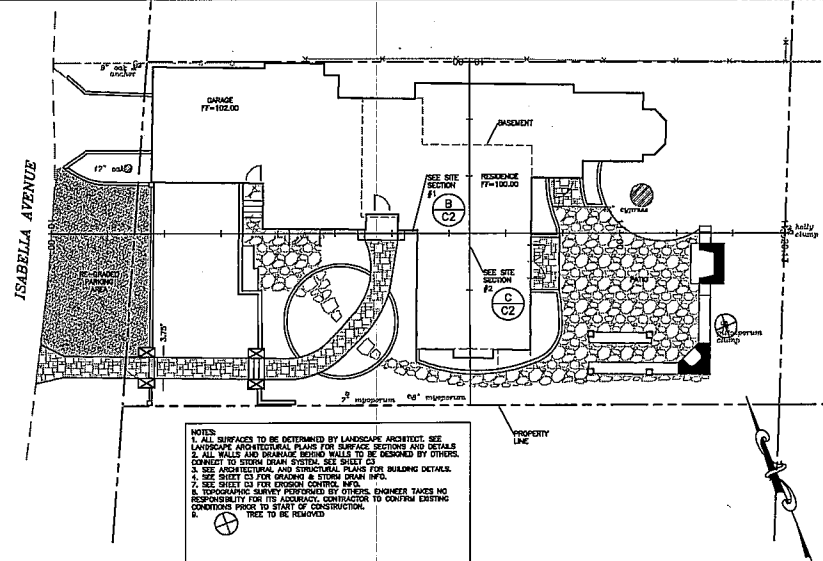
A0.4	SITE SECTION	HOLDREN . LIETZKE ARCHITECTURE	DATE: 12/01/04
	SHOLL RESIDENCE 26347 ISABELLA CARMEL, CA A.P.N. 009-463-009		SCALE: 1/4" = 1'-0"
		225 GANNETT RD. - SUITE A MONTEREY, CA 94040	PH: 831.644.6201 FAX: 831.644.6203







**(E) UTILITY TRENCH**  
NTS



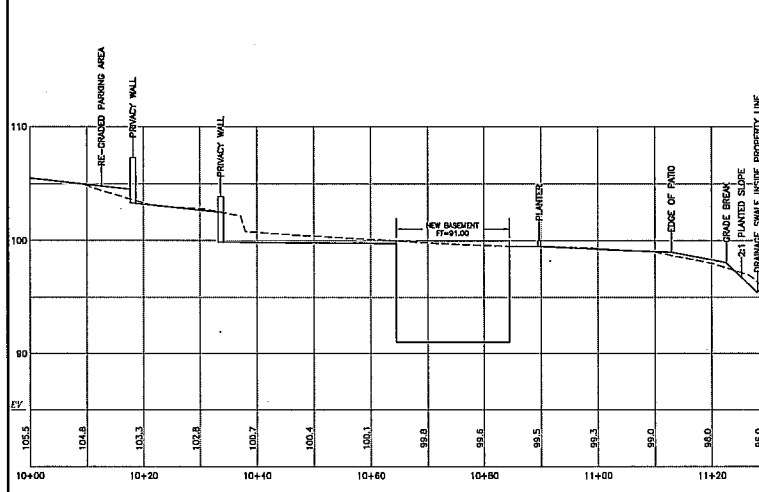
**(A) SITE LAYOUT**  
SCALE: 1"=10'

**NOTES:**  
 1. ALL SURFACES TO BE DETERMINED BY LANDSCAPE ARCHITECT. SEE LANDSCAPE ARCHITECTURAL PLANS FOR SURFACE SECTIONS AND DETAILS.  
 2. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. CHECK TO STORM DRAIN SYSTEM. SEE SHEET C3.  
 3. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING DETAILS.  
 4. SEE SHEET C3 FOR DRAINING & STORM DRAIN INFO.  
 5. SEE SHEET C3 FOR EROSION CONTROL INFO.  
 6. TOPOGRAPHIC SURVEY PERFORMED BY OTHERS. ENGINEER TAKES NO RESPONSIBILITY FOR ITS ACCURACY. CONTRACTOR TO CONTROL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION.  
 7. TREE TO BE REMOVED.

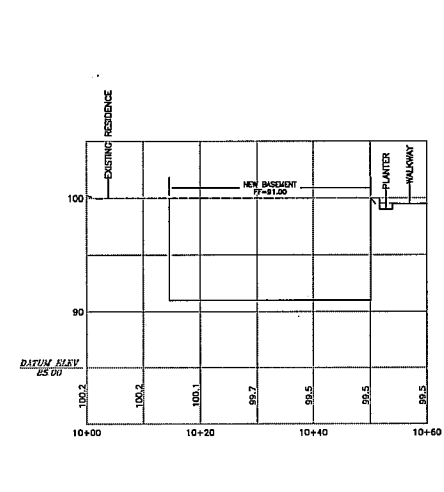


PRELIMINARY  
NOT FOR  
CONSTRUCTION

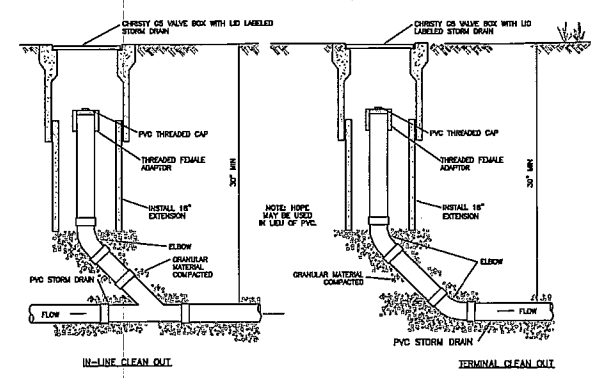
DRAWN BY: JPR  
 DESIGNED BY: JPR  
 SCALE: AS NOTED  
 JOB NUMBER: 09-085  
 LAST REVISED: XXXX  
 REVISED BY: XXXX



**(B) SITE SECTION #1 (WEST-EAST)**  
SCALE: 1"=10' HORIZONTAL 1"=5' VERTICAL



**(C) SITE SECTION #2 (NORTH-SOUTH)**  
SCALE: 1"=10' HORIZONTAL 1"=5' VERTICAL



**(D) STORM DRAIN CLEAN-OUT**  
NTS

GRADING AND DRAINAGE PLAN

**Sholl Residence**  
 26347 Isabella  
 Carmel, CA  
 A/E/N 009-463-009

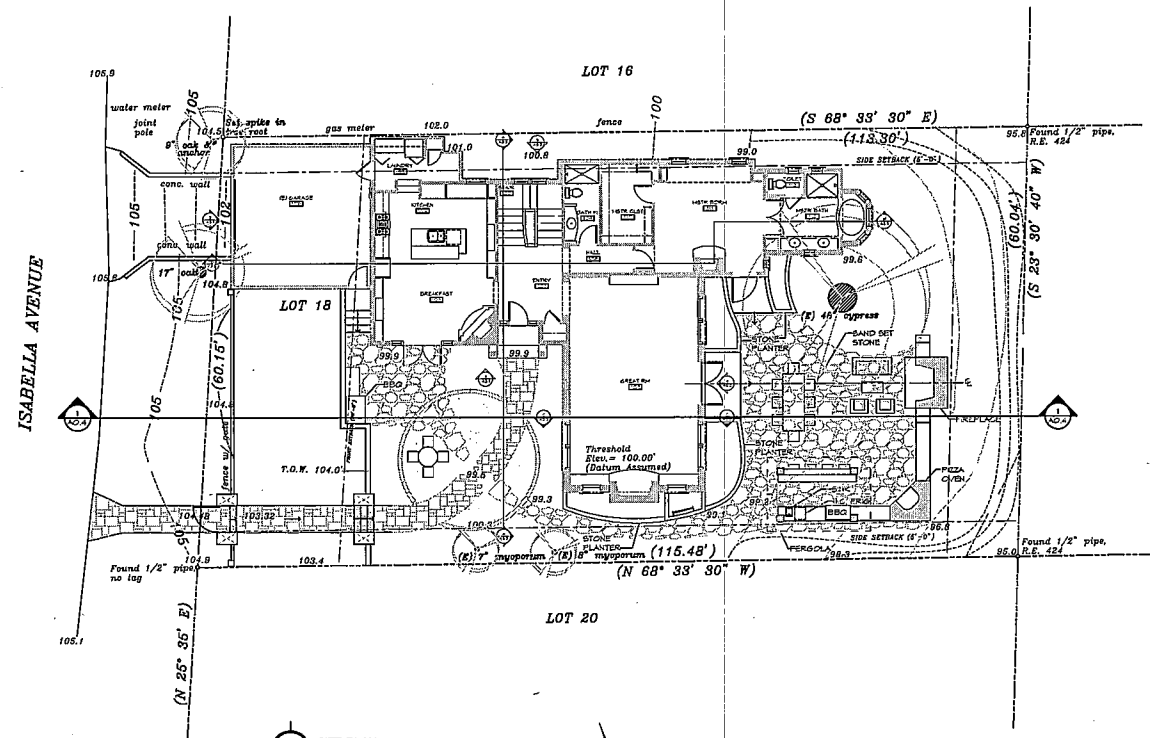
**C2**



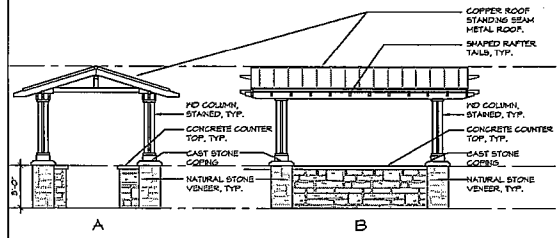
DATE:	12/01/04
SCALE:	1/4"=1'-0"
DRAWN:	-
JOB NUMBER:	200408
REVISION:	

**HOLDREN . LIETZKE  
ARCHITECTURE**

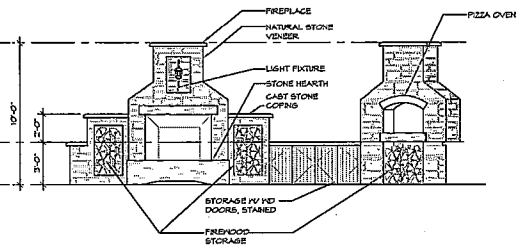
100 CALIFORNIA HIGHWAY 166  
CARMEL, CA 95008  
TEL: 831/426-1000  
FAX: 831/426-1005



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



2 PERGOLA ELEVATION  
SCALE: 1/4"=1'-0"



3 OUTDOOR FIREPLACE ELEVATION  
SCALE: 1/4"=1'-0"

**NOTES:**

1. Elevation datum is assumed.
2. Points found or set are so indicated, others are shown for reference only.
3. Record data is shown in parenthesis (.....)
4. Check for direction of tree growth in field where pertinent to location of improvements.
5. Distances and elevations are expressed in feet and decimals thereof.

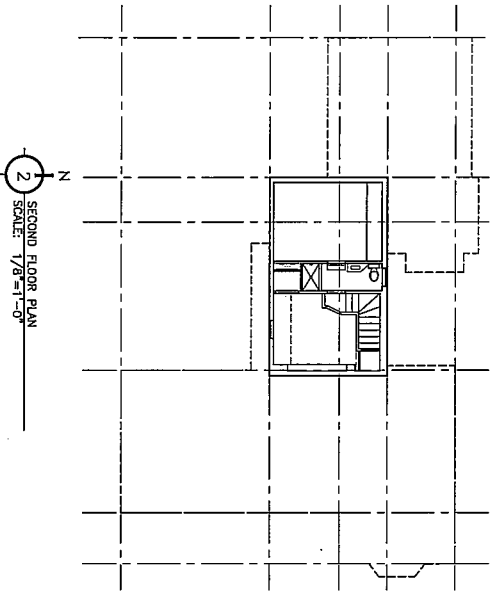
Lot 18 and the North 1/2 of Lot 20,  
Block B-6, Carmel, Addition No. 7, Monterey  
County, California.

**LOT INFORMATION**

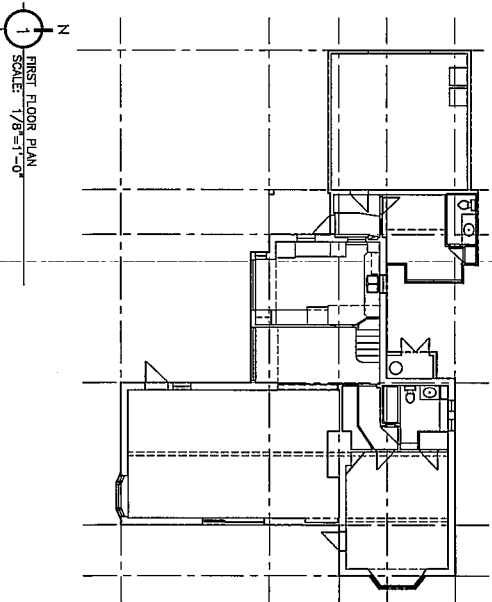
LOT AREA	6,951 SQ. FT.
NET LOT COVERAGE	2,860 SQ. FT. (2,300' x 20' at 94 %)
RETAINING WALL	35 LF., 105 5/8"
NET EXCAVATION	334 cu
FLOOR AREA RATIO	5.015 SQ. FT. (45 %)
AVERAGE NATURAL GRADE	101.79'

**SITE PLAN**  
**SHOLL RESIDENCE**  
26341 ISABELLA  
CARMEL, CA  
A.P.N. 009-463-009

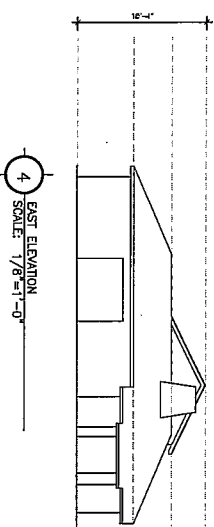
**A1.1**



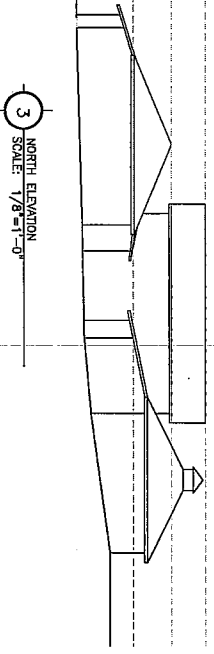
2 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



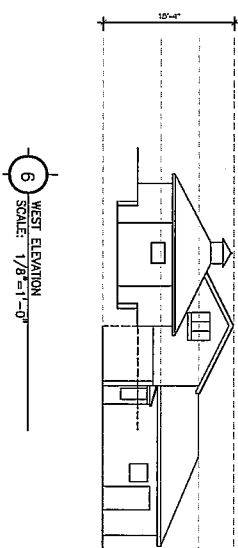
1 FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



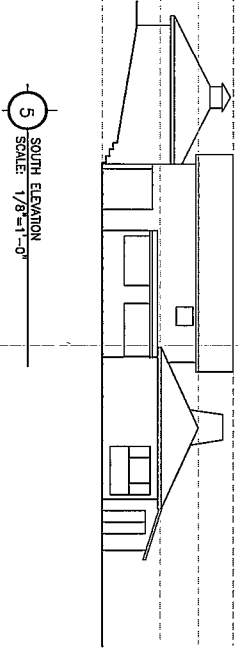
4 EAST ELEVATION  
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



6 WEST ELEVATION  
SCALE: 1/8"=1'-0"



5 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

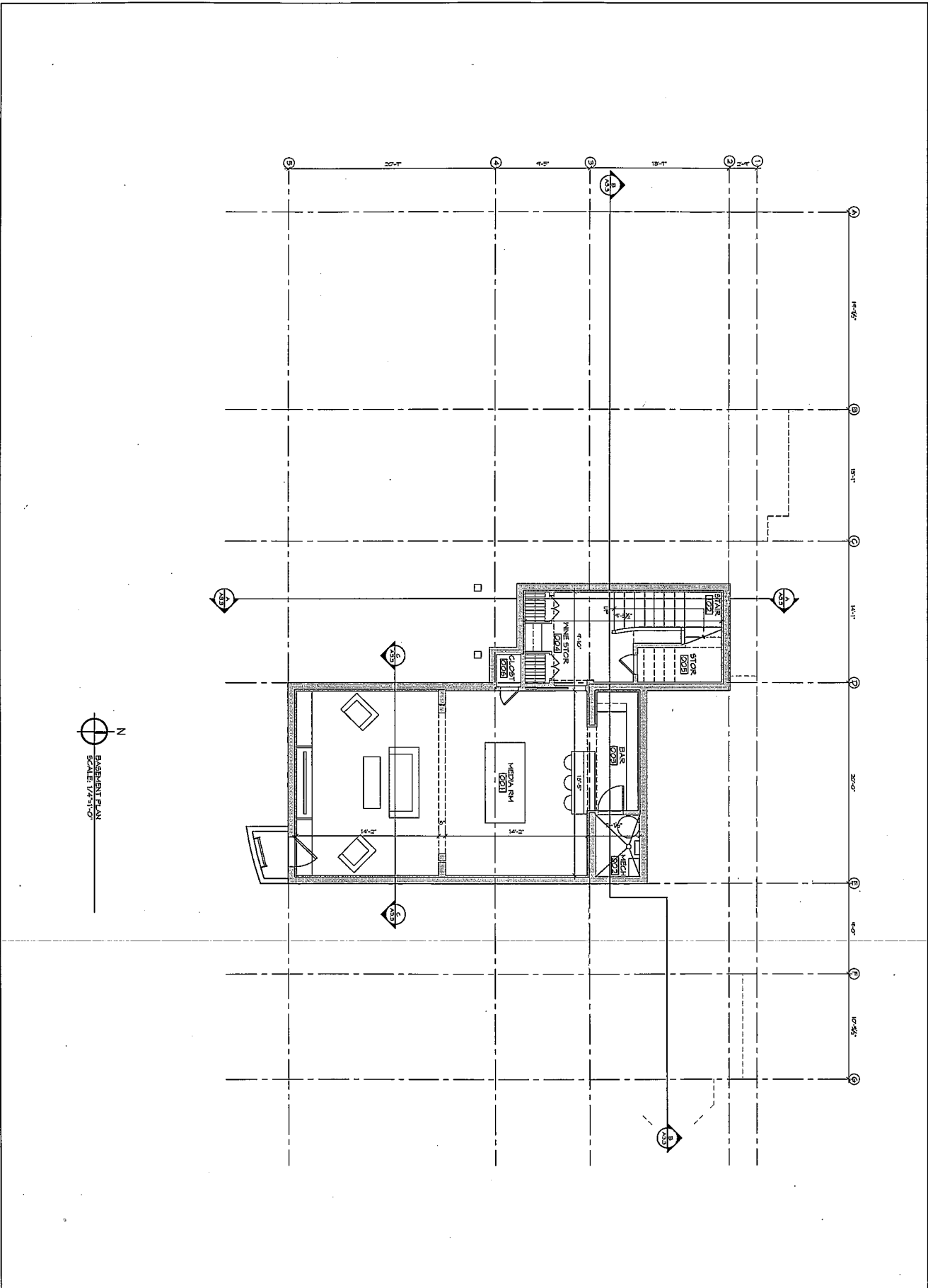
A1.2

EXISTING FLOOR PLANS & ELEVATIONS  
SHOLL RESIDENCE  
26347 ISABELLA  
CARMEL, CA  
A.P.N. 009-463-009

 HOLDREN . LIETZKE  
ARCHITECTURE

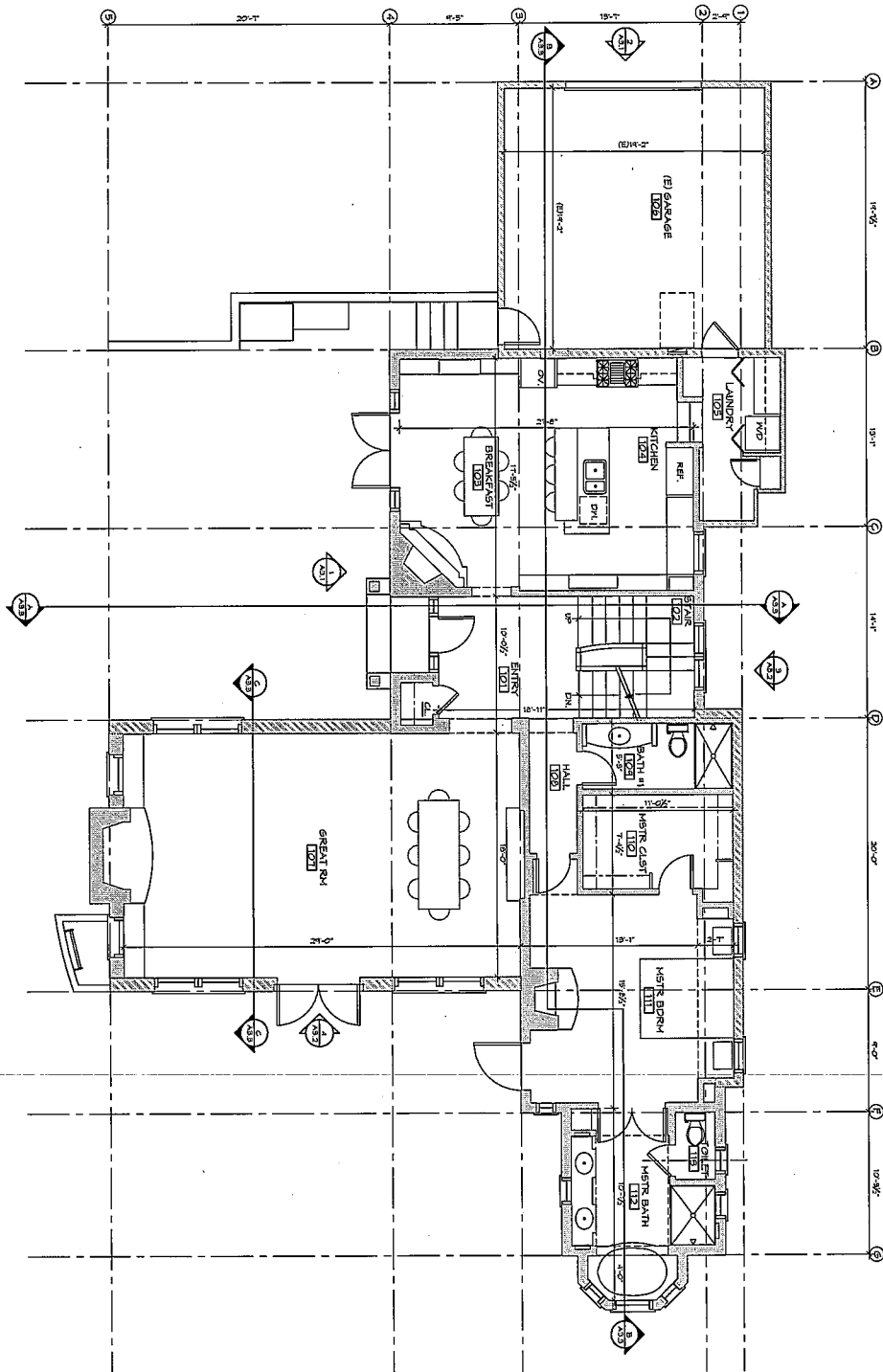
225 CANNERY ROW - SUITE A  
MONTEREY, CA 94040  
Ph: 831.644.6001  
Fax: 831.644.6003

DATE:	12/01/04
SCALE:	1/8"=1'-0"
FRAME:	ANSI
JOB NUMBER:	2004-03
REVISION:	



N  
 BASEMENT PLAN  
 SCALE 1/4"=1'-0"

<b>A2.0</b>	BASEMENT PLAN	<b>HOLDREN . LIETZKE          ARCHITECTURE</b>  <small>235 CANNERY ROW - SUITE A          MONTEREY, CA 95040      PH: 831.647.6221          FAX: 831.647.8003</small>
	SHOLL RESIDENCE 26341 ISABELLA CARMEL, CA A.P.N. 009-463-009	
	DATE: 12/01/04	
	SCALE: 1/4"=1'-0"	
	DRAWN: JDL	
	JOB NUMBER: 2004-04	
	PROJECT:	



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

A2.1

FIRST FLOOR PLAN  
SHOLL RESIDENCE  
26347 ISABELLA  
CARMEL, CA  
A.P.N. 009-463-009

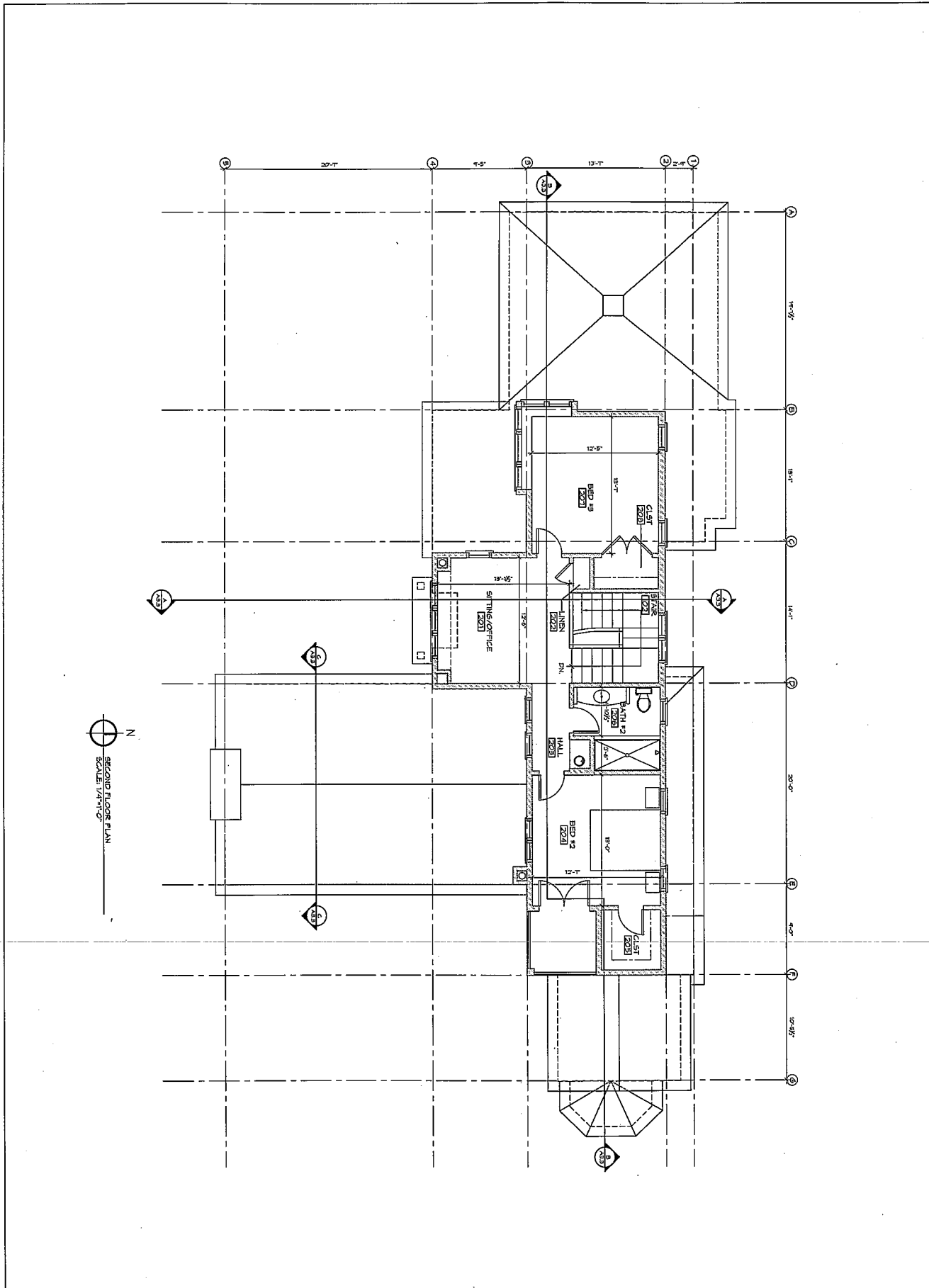


**HOLDREN . LIETZKE  
ARCHITECTURE**

322 CANNERY ROW - SUITE A  
MONTEREY, CA 95060

PH: 831.641.6600  
FAX: 831.641.6603

DATE:	12/20/04
SCALE:	1/4"=1'-0"
DRAWN:	AMS
JOB NUMBER:	2004103
REVISION:	



N  
SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"

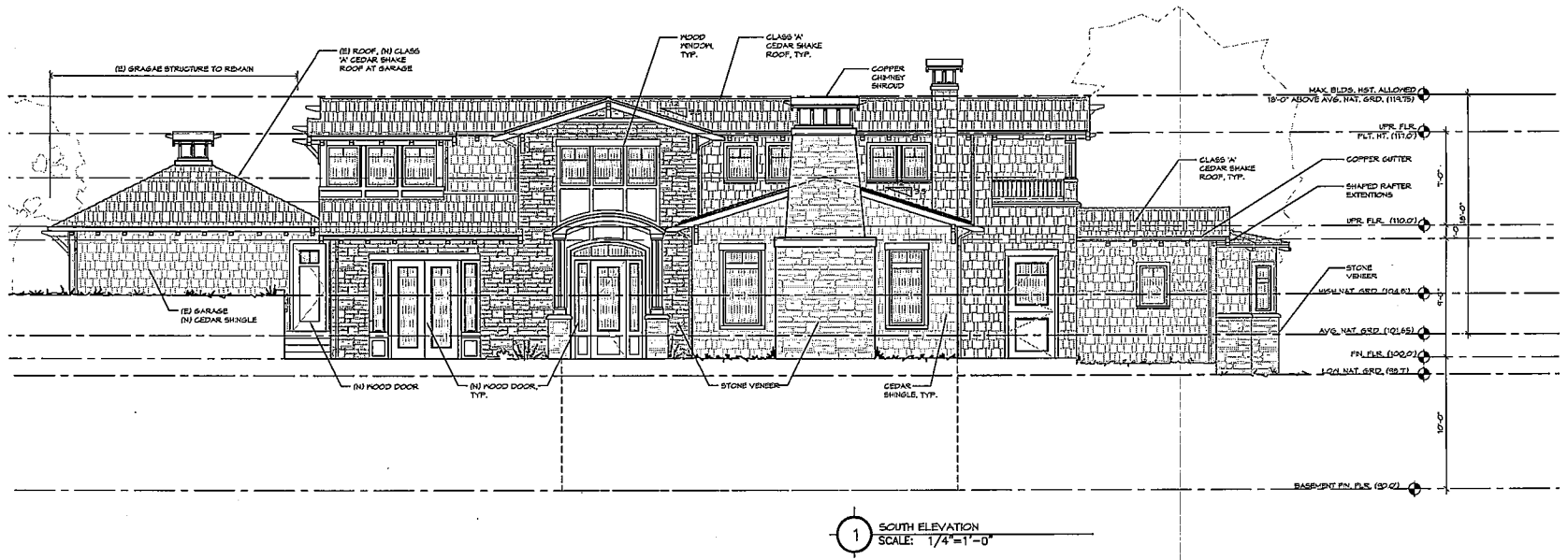
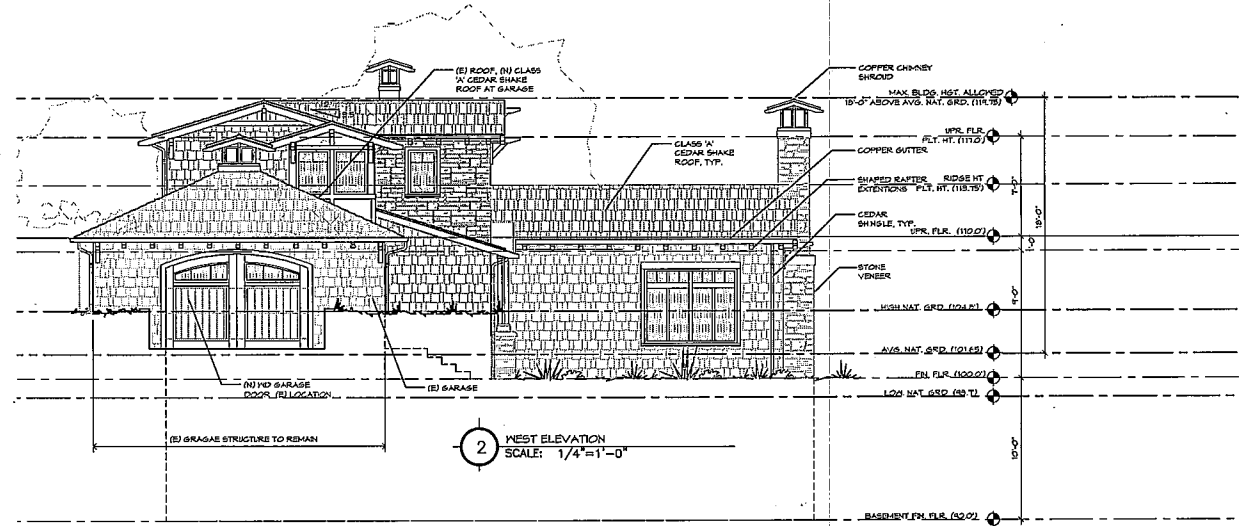
<b>A2.2</b>	UPPER FLOOR PLAN	<b>HOLDREN, LIETZKE ARCHITECTURE</b>  <small>225 CANNERY ROW - SUITE A MONTEREY, CA 93940</small> <small>PH: 831.644.6221 FAX: 831.644.6003</small>
	SHOLL RESIDENCE 26341 ISABELLA CARMEL, CA A.P.N. 009-463-009	
	DATE: 12/01/04	
	SCALE: 1/8"=1'-0"	
	DRW: LL	
	JOB NUMBER: 2004-048	
	REVISION:	

DATE: 12/01/04  
 SCALE: 1/4"=1'-0"  
 DRAWN: A.M.S.  
 JOB NUMBER: 0009.00  
 REVISION:

**HOLDREN, LIETZKE  
 ARCHITECTURE**  
 225 CANNEY ROAD - SUITE A  
 HIGHWATER, CA 94901  
 PH: 415-444-0001  
 FAX: 415-444-0003

EXTERIOR ELEVATIONS  
**SHOLL RESIDENCE**  
 26341 BIRSELLA  
 CARPENTEL, CA  
 A.P.N. 009-463-009

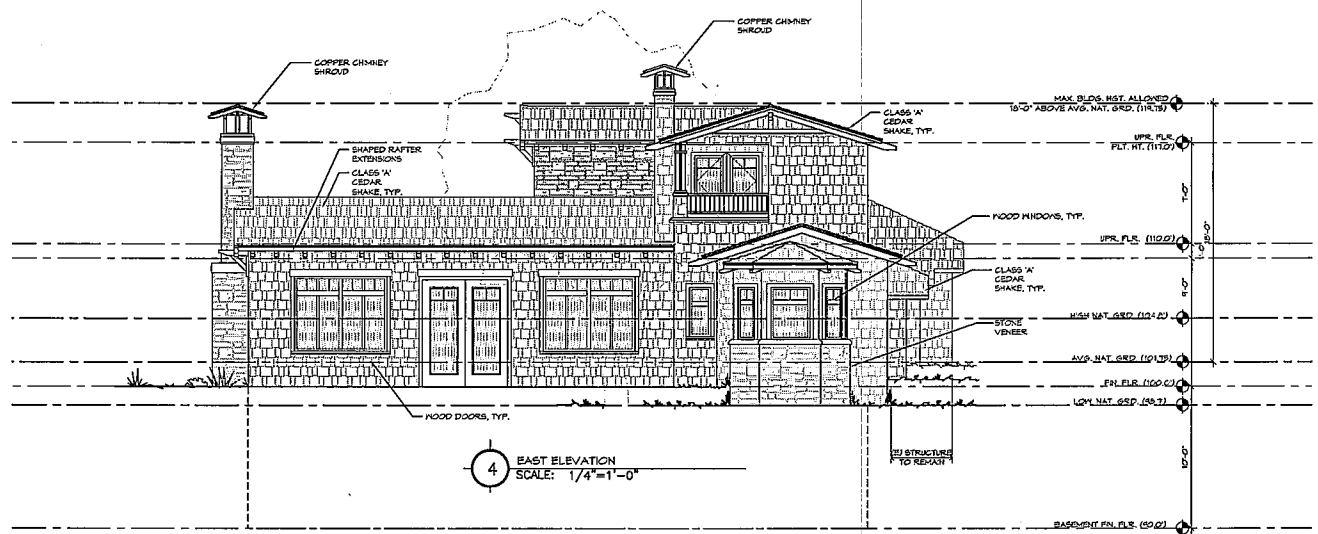
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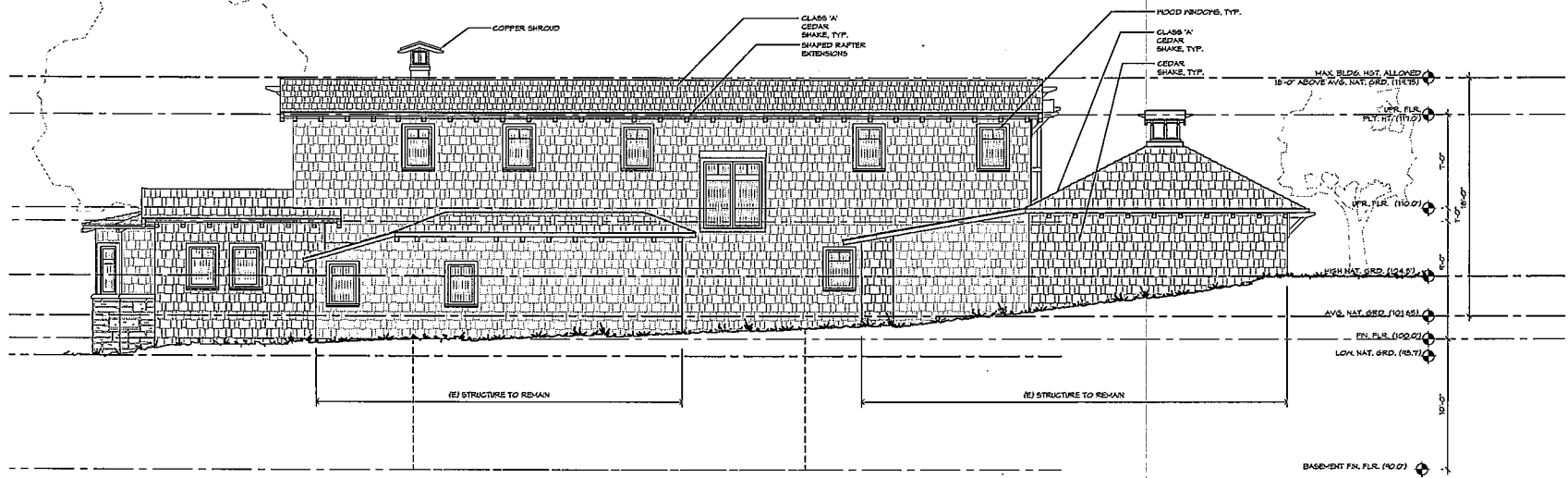


DATE: 12/01/04  
 SCALE: 1/4"=1'-0"  
 DRAWN:  
 JOB NUMBER: 2004103  
 REVISION:

**HOLDREN, LIETZKE  
 ARCHITECTURE**  
 225 CANOPY FIRM - SUITE A  
 MONTEBELLO, CA 91750  
 PH: 818-441-0001  
 FAX: 818-441-0005



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



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

EXTERIOR ELEVATIONS  
 SHOLL RESIDENCE  
 263471 EABELLA  
 CARMEL, CA  
 A.P.N. 009-463-009

A3.2

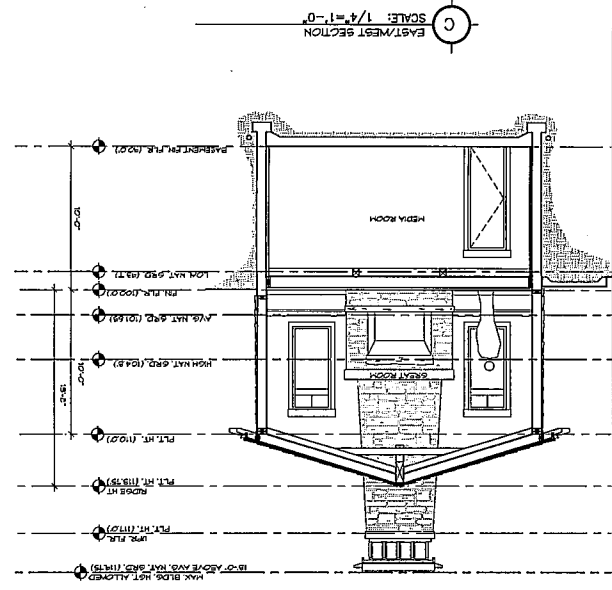
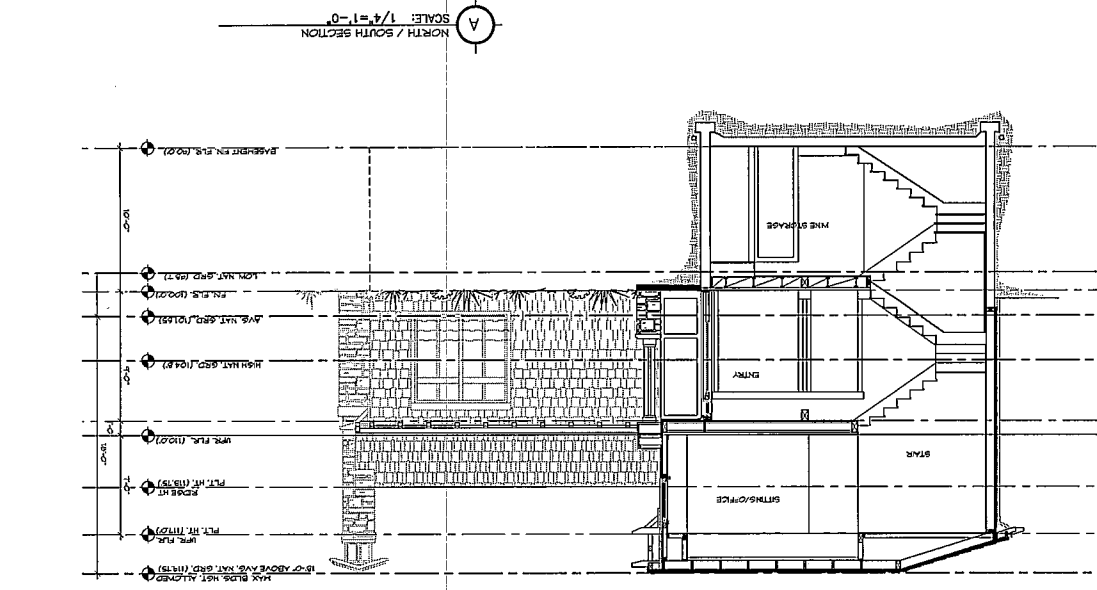
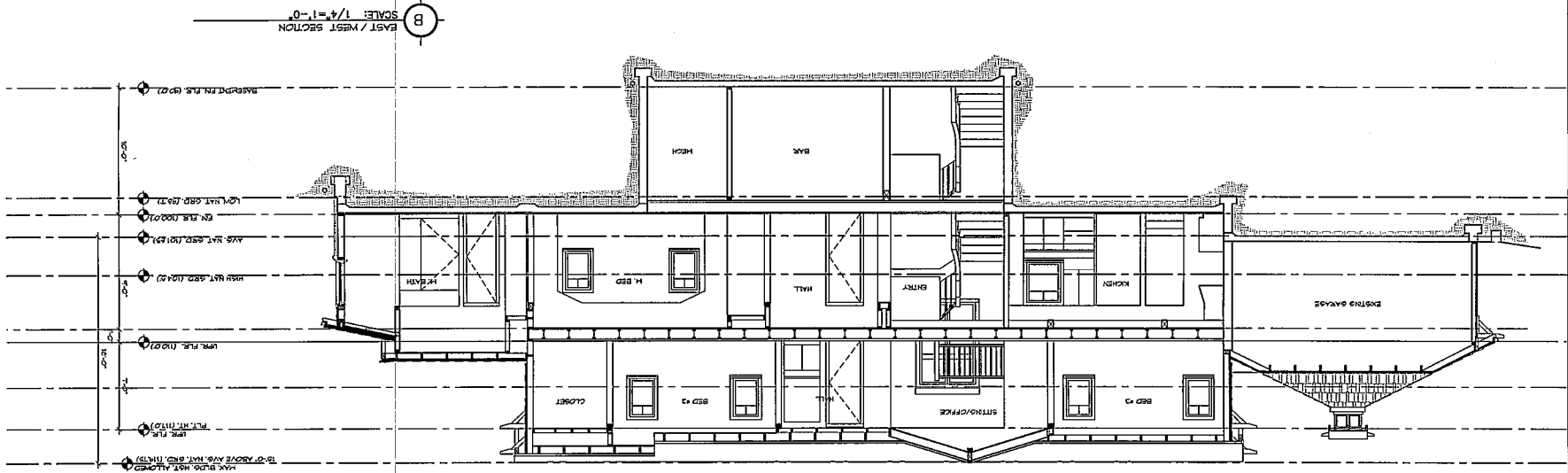
3

A3.3

BUILDING SECTION  
SHOLL RESIDENCE  
28871 BELLINA  
CARROLL, CA  
A.P.N. 009-463-009

HOLDREN, LIETZKE  
ARCHITECTURE  
258 CANTON ROAD - SUITE A  
MONTREY, CA 94030  
PH: 831.464.0000  
WWW.HLARCH.COM

DATE: 12/20/18  
SCALE: 1/4"=1'-0"  
SHEET: 02/03  
JOB NUMBER: 2008-03  
REVISION:



DATE	12/01/09
SCALE	1/8"=1'-0"
DRAWN	
JOB NUMBER	2009108
REVISION	

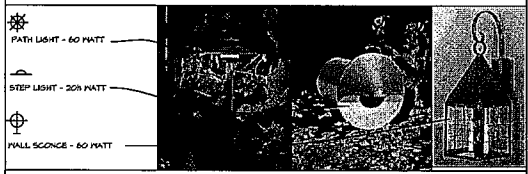
**HOLDREN . LIETZKE  
ARCHITECTURE**

1000 CALIFORNIA STREET, A  
MOUNTAIN VIEW, CA 94039  
TEL: 650.331.1000  
FAX: 650.331.1000

**FENCE MATERIAL- CONCEPT**



**LANDSCAPE CONCEPT LIGHTING**



**LANDSCAPE NOTES & IRRIGATION SYSTEM**

**LANDSCAPE NOTES**

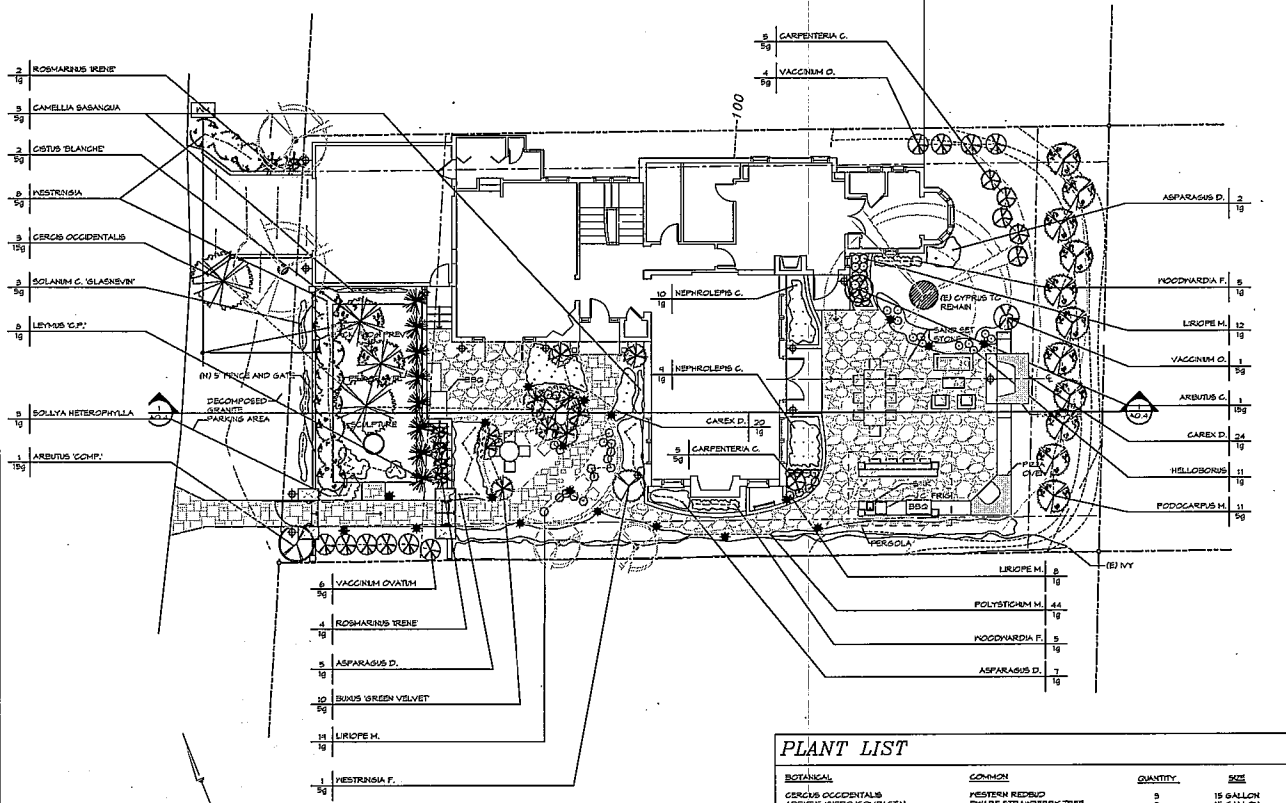
1. Permanently remove all weed species before planting. Control new weeds as they appear.
2. Mark all planting areas with 1" landscape 3" deep.
3. All plants native or reference species. See Plant List for sizes, amounts, and grower/packets.

**IRRIGATION SYSTEM**

1. Irrigation system to be drip irrigation on all plants.
2. Distribution valve and end-siphon backflow preventer to be "Wilkinson" 5/8" XL 2" install a minimum of 12" above highest point in system.
3. Filter to be "Tri-Kel" stainless steel REE 100.
4. Controller to be "Irritec Tri-Kel" or equal, 12 stations.
5. Emitters to be pressure-compensating, "Tri-Kel" Xtra-Flow or equal. In groundcover areas use 30" Tee-style emitter with 8" spacing.
6. Piping to each area to be PVC schedule 40, min. 1/2" barrel, inside 2000PSI tubing min. 1/2" barrel.
7. Emitters to be as follows:  
Shrub emitters: 1 gal./plant, 1 per plant @ 1 g.p.h.  
Spal plants: 2 per plant @ 1 g.p.h.  
16 gal./plant, 4 per plant @ 1 g.p.h.
8. Consult with Landscape Architect on the location of valve boxes.

**WATERING SCHEDULES**

For all plants: 20 minutes, 2 times/week, the first 3 months after planting. After that, 20 minutes, once/week. Once plants are established, irrigation system will run on full schedule (described above) for no more than six months of the year (May to October), or to landscape plants from the effects of long-term drought.



**PLANT LIST**

BOTANICAL	COMMON	QUANTITY	SIZE
CERCUS OCCIDENTALIS	WESTERN REDBUD	3	15 GALLON
AREBUTUS INEBO COMPACTA	DWARF STRAWBERRY TREE	2	15 GALLON
BIUNUS GREEN VELVET	GREEN VELVET BROOMWOOD	10	5 GALLON
CAMELLIA SASANGUA	CAMELLIA, SPALER	5	15 GALLON
CARPENTERIA CALIFORNICA	BUSH ANEMONE	5	5 GALLON
CISTUS BLANCHE	WHITE ROCKROSE	5	5 GALLON
LAVANDULA X INTERMEDIA PROVENCE	PROVENCE LAVENDER	11	1 GALLON
PODCARPUS HANGOPITULUS	YEW TREE	11	15 GALLON
VACCINIUM OVATUM	EVERGREEN ANGLEBERRY	11	5 GALLON
WESTRANSIA FRAGTOSA	HORNING LIGHT	11	5 GALLON
ROSMARINUS OFFICINALIS VIRENE	IRISH ROSEMARY	7	1 GALLON
SOLLIA HETEROPHYLLA	AUSTRALIAN BLUEBELL	3	1 GALLON
SCLANIM C. GLAUCOVIR	BLUE POTATO VINE	9	5 GALLON
HELLOBORUS LIVIDUS CORSEUS	CORSICAN HELLSBELL	11	1 GALLON
LIRIOPE HANGARI SILVER DRAGON	SILVER DRAGON BLUE LILITUF	37	1 GALLON
ASPARAGUS DEFIORUS SPENSERT	SPRENGER ASPARAGUS	14	1 GALLON
NEPHROLEPS COPROLA	SOUTHERN SPOKED FERN	14	1 GALLON
POLYSTICHUM HORTUM	WESTERN SPOKED FERN	44	5 GALLON
PODOPANDIA FENESTRATA	SHANT GAIN FERN	10	1 GALLON
CAREX DIVARSA	DERKELEY SEDGE	44	1 GALLON
LEPTOMIS CONDENSATUS CANYON PRINCE	CANYON PRINCE SHANT WILD RYE	2	1 GALLON

**MAWA CALCULATIONS**

Wildfire Landscape Architecture  
November 2, 2009

Shall Residence MAWA (Maximum Applied Water Allowance) Calculation

Square Footage of Irrigated Area: 1,874 sq. ft.

MAWA =  $46.2 \times .80 \times 1,874 \times .023 = .13$  acre-feet  
325,651

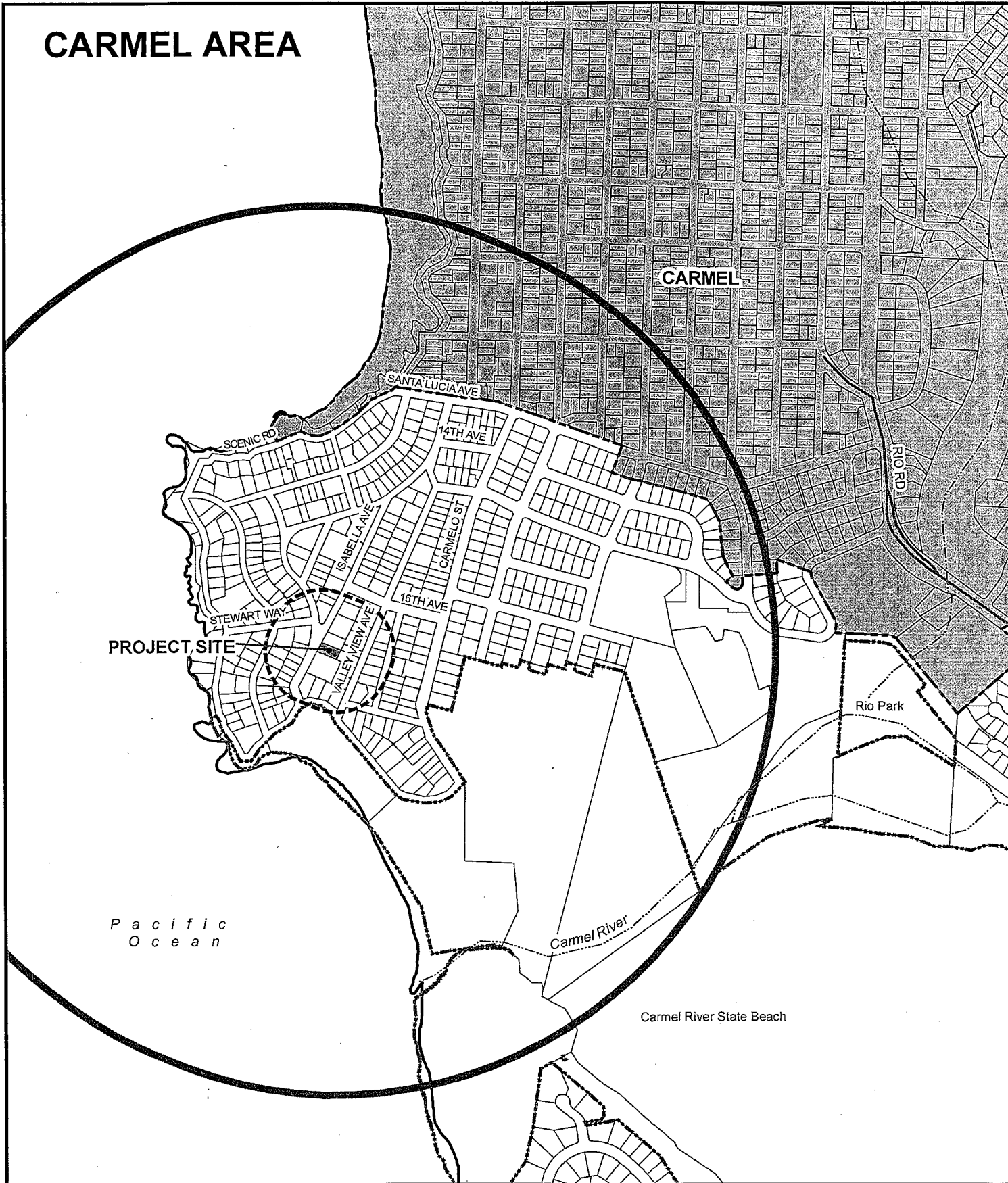
I, Rosemary Wells, certify that this landscaping plan complies with all Monterey County landscaping requirements including the use of native, drought tolerant, non-invasive species, limited turf, and low flow, water-conserving irrigation fixtures.

LANDSCAPE & IRRIGATION PLAN

SHOLL RESIDENCE  
26347 ISABELLA  
CARMEL, CA  
A.P.N. 009-463-009

LA.1

# CARMEL AREA



APPLICANT: CARMEL WOODCRAFT LLC

APN: 009-463-009-000

FILE # PLN090311

 300' Limit    
  2500' Limit    
  City Limits    
  Water

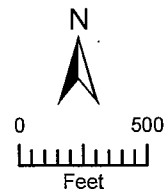


EXHIBIT E

MINUTES

Carmel Highlands Land Use Advisory Committee  
Monday, January 4, 2010

1. Meeting called to order by Peter Davis, chairman at 4:00 pm

2. Roll Call

Members Present: Hurst, Weber, Wald, McKeen, Rainer, Davis

Members Absent: None

3. Approval of Minutes:

A. November 16, 2009 minutes

Motion: Davis - approve as presented (LUAC Member's Name)

Second: Wald (LUAC Member's Name)

Ayes: 6 (Hurst, Weber, Wald, McKeen, Rainer, Davis)

Noes: None

Absent: None

Abstain: None

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

RECEIVED

JAN 19 2010

MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT.

5. Scheduled Item(s) – Refer to attached project referral sheet(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

Next WAC meeting - Tues., Jan. 19, 2010

7. Meeting Adjourned: 6:05 pm

Minutes taken by: B. Rainey

**RECEIVED**

JAN 19 2010

MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT.

# Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: Carmel Unincorporated/Highlands

Please submit your recommendations for this application by: **January 4, 2010**

RECEIVED

JAN 19 2010

**Project Title:** CARMEL WOODCRAFT LLC

**File Number:** PLN090311

**File Type:** ZA

**Planner:** ROBINSON

**Location:** 26347 ISABELLA AVE CARMEL

**Project Description:**

Combined Development Permit consisting of 1) a Coastal Administrative Permit to allow the demolition of more than 50 percent of the exterior walls of an existing 2,125 square foot two-story single family residence and a major remodel and additions to the residence which will result in a 2,647 square foot two-story single family residence with a 488 square foot attached garage, a 932 square foot new basement, an 80 square foot pergola, and an outdoor fireplace, pizza oven and barbecue; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) a Design Approval. The property is located at 26347 Isabella Avenue, Carmel (Assessor's Parcel Number 009-463-009-000), Carmel Land Use Plan Area, Coastal Zone.

MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT.

Was the Owner/Applicant/Representative Present at Meeting? Yes  No

*Amy Mc Carthy-Smith  
Craig Holden*

**PUBLIC COMMENT:**

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

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
House (built in 1950) is legal, non conforming.		Front fence along property line to be 4 ft. in height.
Garage is closer to front lot line than present county set back regulations. Applicants wish to keep present location of garage in order to have adequate space for barbecue area in rear yard.		Lighting fixtures on house exterior to have opaque glass so light source from both will not be visible.
		Planner should address parking plan, parking in front yard set back.

ADDITIONAL LUAC COMMENTS

~~Cedar shake~~ <sup>Cedar shake</sup> on house exterior to be natural in color (not painted or stained) Can be sealed.

Hand excavation required in vicinity of large cypress tree in rear yard to bridge root system so roots and trunk will not suffer impacts during grading for new addition.

Plans call for sinking basement below grade with light wells planned for safety and daylight. Upper floor (2nd story) is perpendicular to street which helps to minimize visual impact from Isabella Ave.

RECOMMENDATION:

Motion by: Wald - approve as submitted (LUAC Member's Name)  
with 2 conditions listed below.

Second by Weber (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above) 2 conditions requested: lighting in outdoor fixtures use opaque glass so light source is not visible; and front fence be 4 ft. in height.
- Continue the Item

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

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

AYES: 5 (Wald, Davis, Horst, Weber, & Rainer)

NOES: Meheerin (would rather see garage and house comply with required county set backs.)

ABSENT: None

ABSTAIN: None



**EXHIBIT F**

County of Monterey  
State of California

**MITIGATED NEGATIVE DECLARATION**

**FILED**  
**APR 21 2010**  
STEPHEN L. VAGNINI  
MONTEREY COUNTY CLERK  
DEPUTY

<b>Project Title:</b>	CARMEL WOODCRAFT LLC
<b>File Number:</b>	PLN090311
<b>Owner:</b>	CARMEL WOODCRAFT LLC 7490 MARKET PLACE DR EDEN PRARIE MN, 55344
<b>Project Location:</b>	26347 ISABELLA AVE CARMEL
<b>Primary APN:</b>	009-463-009-000
<b>Project Planner:</b>	Anna Quenga
<b>Permit Type:</b>	Combined Development Permit
<b>Project Description:</b>	Combined Development Permit consisting of 1) a Coastal Administrative Permit to allow the demolition of more than 50 percent of the exterior walls of an existing 2,125 square foot two-story single family residence and a major remodel and additions to the residence which will result in a 2,647 square foot two-story single family residence with a 488 square foot attached garage, a 932 square foot new basement, an 80 square foot pergola, and an outdoor fireplace, pizza oven and barbecue; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) a Design Approval. The property is located at 26347 Isabella Avenue, Carmel (Assessor's Parcel Number 009-463-009-000), Carmel Land Use Plan Area, Coastal Zone

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

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

<b>Decision Making Body:</b>	Monterey County Zoning Administrator
<b>Responsible Agency:</b>	County of Monterey
<b>Review Period Begins:</b>	April 22, 2010
<b>Review Period Ends:</b>	May 22, 2010

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, 2<sup>nd</sup> Floor, Salinas, CA 93901 (831) 755-5025

# MONTEREY COUNTY

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



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

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Carmel Woodcraft, LLC, File Number PLN090311) at 26347 Isabella Ave, Carmel CA (APN 009-463-009-00) (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, 2<sup>nd</sup> Floor, Salinas, California. The Mitigated Negative Declaration and Initial Study are also available for review at the Harrison Memorial Library; Monterey Public Library; and the Monterey County Free Library, Marina Branch. The Zoning Administrator will consider this proposal at a meeting on a date at time determined at a later date in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from April 22, 2010 to May 22, 2010. Comments can also be made during the public hearing.

**Project Description:** Combined Development Permit consisting of 1) a Coastal Administrative Permit to allow the demolition of more than 50 percent of the exterior walls of an existing 2,125 square foot two-story single family residence and a major remodel and additions to the residence which will result in a 2,647 square foot two-story single family residence with a 488 square foot attached garage, a 932 square foot new basement, an 80 square foot pergola, and an outdoor fireplace, pizza oven and barbecue; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) a Design Approval. The property is located at 26347 Isabella Avenue, Carmel (Assessor's Parcel Number 009-463-009-000), Carmel Land Use Plan Area, Coastal Zone.

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

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

From: Agency Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

- \_\_\_ No Comments provided
- \_\_\_ Comments noted below
- \_\_\_ Comments provided in separate letter

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**CEQAcomments@co.monterey.ca.us**

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

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

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

#### **DISTRIBUTION**

1. State Clearinghouse (15 copies)—include Notice of Completion
2. California Coastal Commission
3. County Clerk's Office
4. Association of Monterey Bay Area Governments
5. Carmel Unified School District
6. California American Water Company
7. Pacific Gas & Electric
8. Pacific Bell
9. Monterey Bay Unified Air Pollution Control District
10. City of Carmel-by-the-Sea
11. Carmel Highlands Fire Protection District

12. Monterey County Water Resources Agency
13. Monterey County Public Works Department
14. Monterey County Parks Department
15. Monterey County Division of Environmental Health
16. Harrison Memorial Library
17. Monterey Public Library
18. Monterey County Free Library, Marina Branch
19. Carmel Woodcraft, LLC, Owner
20. Abigail Sholl, Resident
21. Holdren + Lietzke, Architecture, Agent
22. Property Owners within 300 feet (Notice of Intent only)

*Revised 02-02-2007*

# MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

168 WEST ALISAL ST., 2<sup>nd</sup> FLOOR, SALINAS, CA 93901

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



## *INITIAL STUDY*

### *I. BACKGROUND INFORMATION*

**Project Title:** Carmel Woodcraft, LLC

**File No.:** PLN090311

**Project Location:** 26347 Isabella Ave, Carmel CA

**Name of Property Owner:** Carmel Woodcraft, LLC

**Name of Applicant:** Holdren & Lietzke Architecture

**Assessor's Parcel Number(s):** 009-463-009-000

**Acreage of Property:** 6,857 square feet

**General Plan Designation:** Medium Density Residential

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

**Lead Agency:** Monterey County RMA-Planning Department

**Prepared By:** Anna V. Quenga, Assistant Planner

**Date Prepared:** April 14, 2010

**Contact Person:** Anna V. Quenga, Assistant Planner

**Phone Number:** (831) 755-5175

## II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

### A. Project Description:

The proposed project includes the remodel and addition to an existing 2,032 square foot single family dwelling located at 26347 Isabella Avenue, within the unincorporated area of Carmel. The remodel and addition consists of: maintaining the exterior walls of the garage and northern portion of the single family dwelling (bathroom, master bedroom and closet) with the interior portions to be extensively remodeled; the demolition and rebuild of approximately 999 square feet of the first floor and 425 square feet of the second floor; the demolition of approximately 81 square feet of the single family dwelling; and the addition of approximately 188 square feet to the first floor, 334 square feet to the second floor, and a new 932 square foot basement with a light well of approximately 12 square feet.

The exterior of the buildings are proposed to change from stucco to cedar shingles (brown) and stone veneers (grey/brown color blend). The overall height of the buildings will increase from 16½ feet to the maximum allowed height of 18 feet. The existing impervious surface, such as flatwork, will be demolished and replaced with 322 square feet of new impervious coverage and 168 square feet of retaining and garden walls. The applicant also proposes to construct a 10-foot high pergola and an outdoor BBQ with a fireplace and pizza oven and a below ground 4,000 gallon water storage tank (cistern) on the northeastern corner of the property.

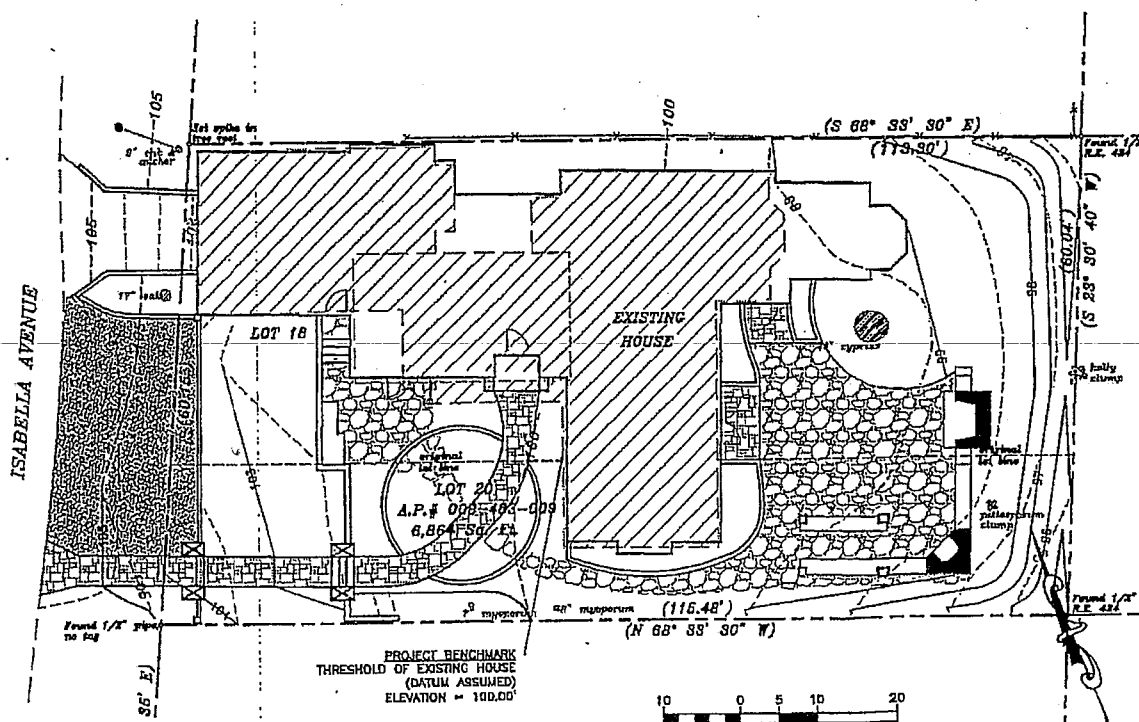


Figure 1 - Proposed Site Plan

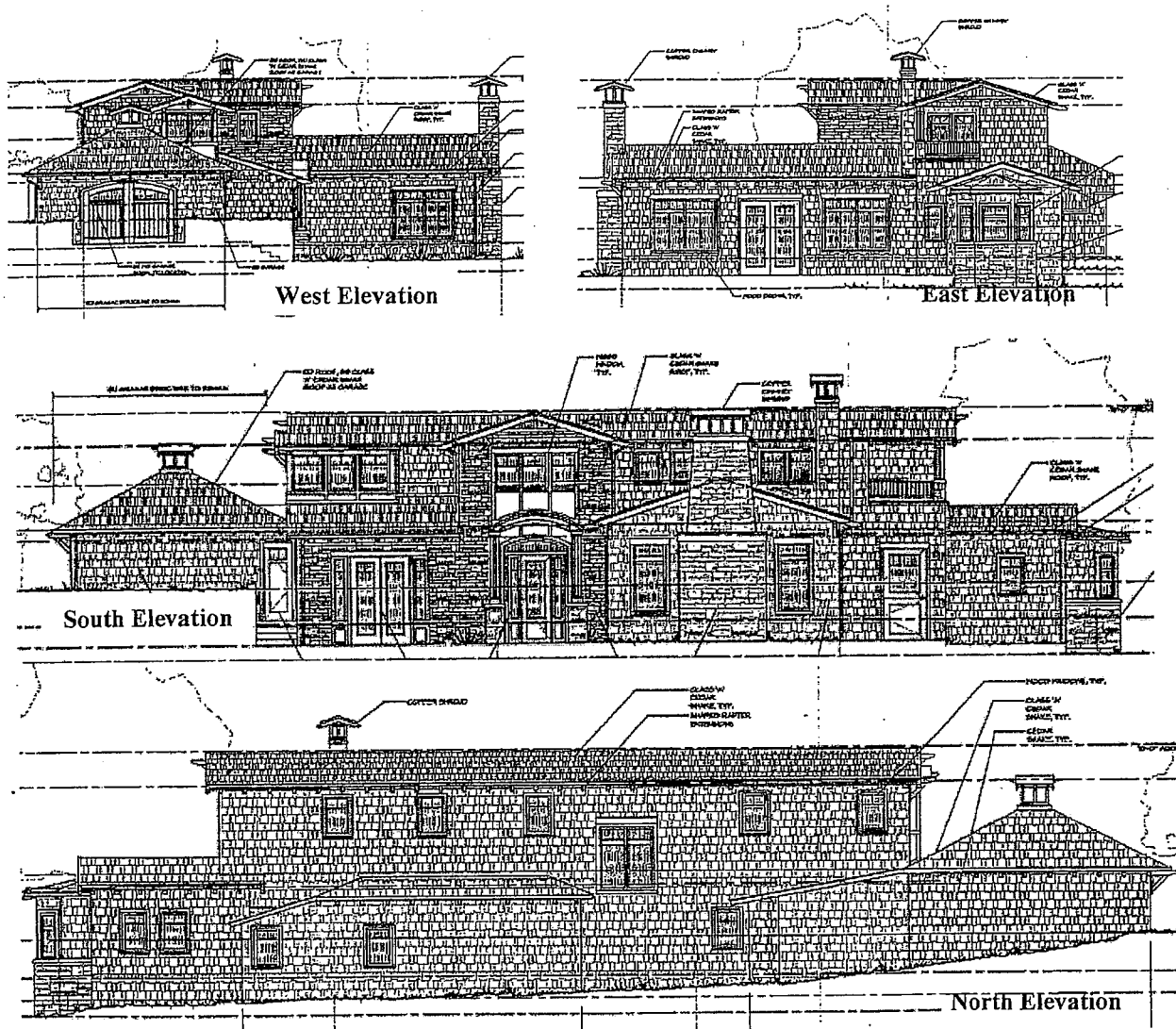


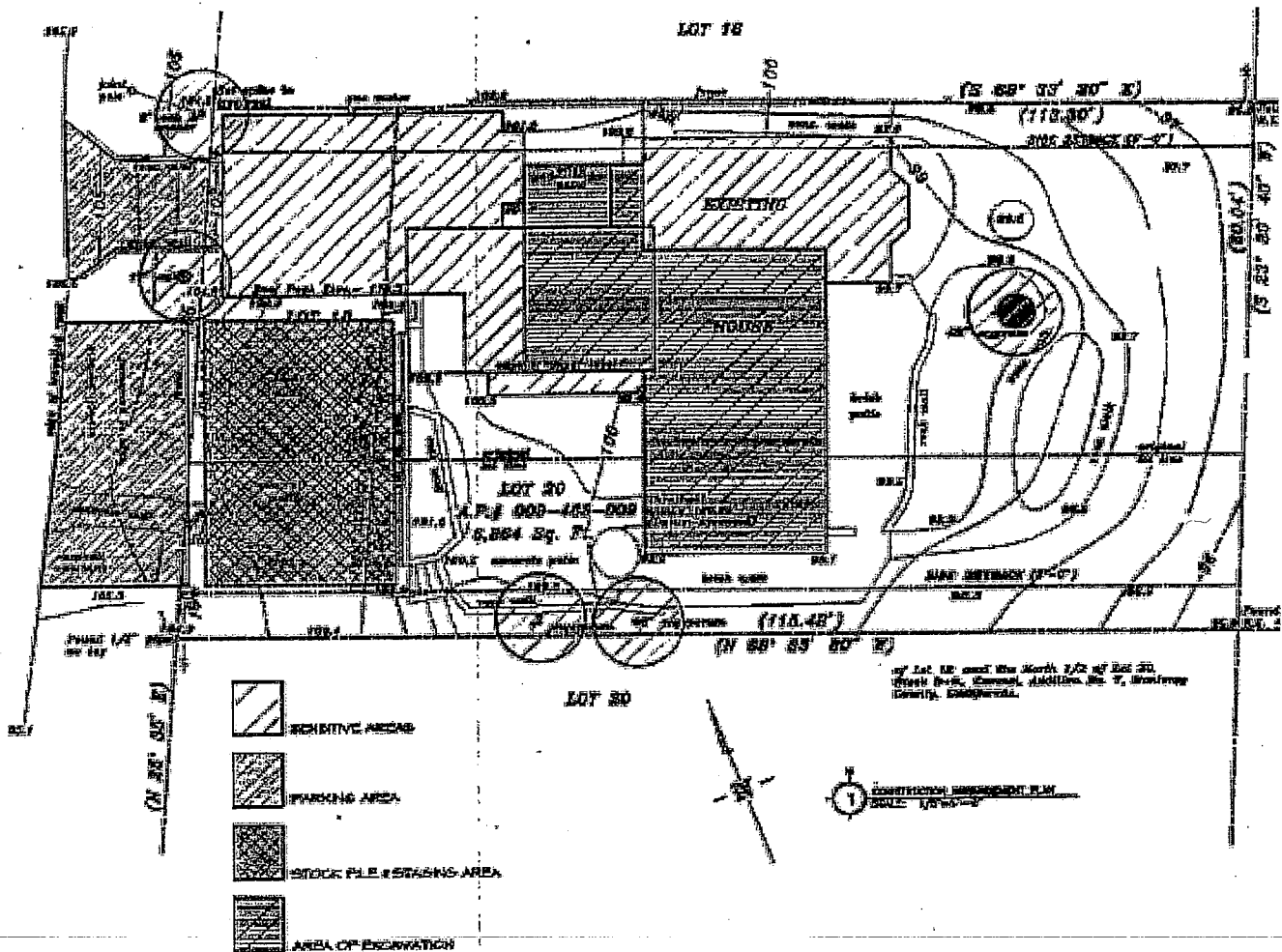
Figure 2 – Exterior Elevations



Figure 3 and 4 – Project Staking



The proposed project includes a Construction Management Plan with a summary table of work and the proposed truck route. The project includes grading of approximately 378 cubic yards of grading (333 cubic yards of cut, 45 cubic yards of fill) which includes excavation of the proposed basement. The applicant assumes that the project will require 29 10-ton truck trips consisting of 10 trips per day for approximately 3 ½ days. The hours of operation are proposed to be Monday thru Friday from 8am to 5pm.



SUMMARY TABLE
-TOTAL GRADING: 235 cy.
-NUMBER OF 10 TON TRUCKS: 29
-10 TRIPS PER DAY x 3.5 DAYS
-HOURS OF OPERATION: MONDAY - FRIDAY; 8:00 AM THRU 5:00 PM
PROJECT SCHEDULE
CONSTRUCTION START DATE: APRIL 15th 2010
CONSTRUCTION COMPLETION: APRIL 2011

Figure 5 – Construction Management Plan

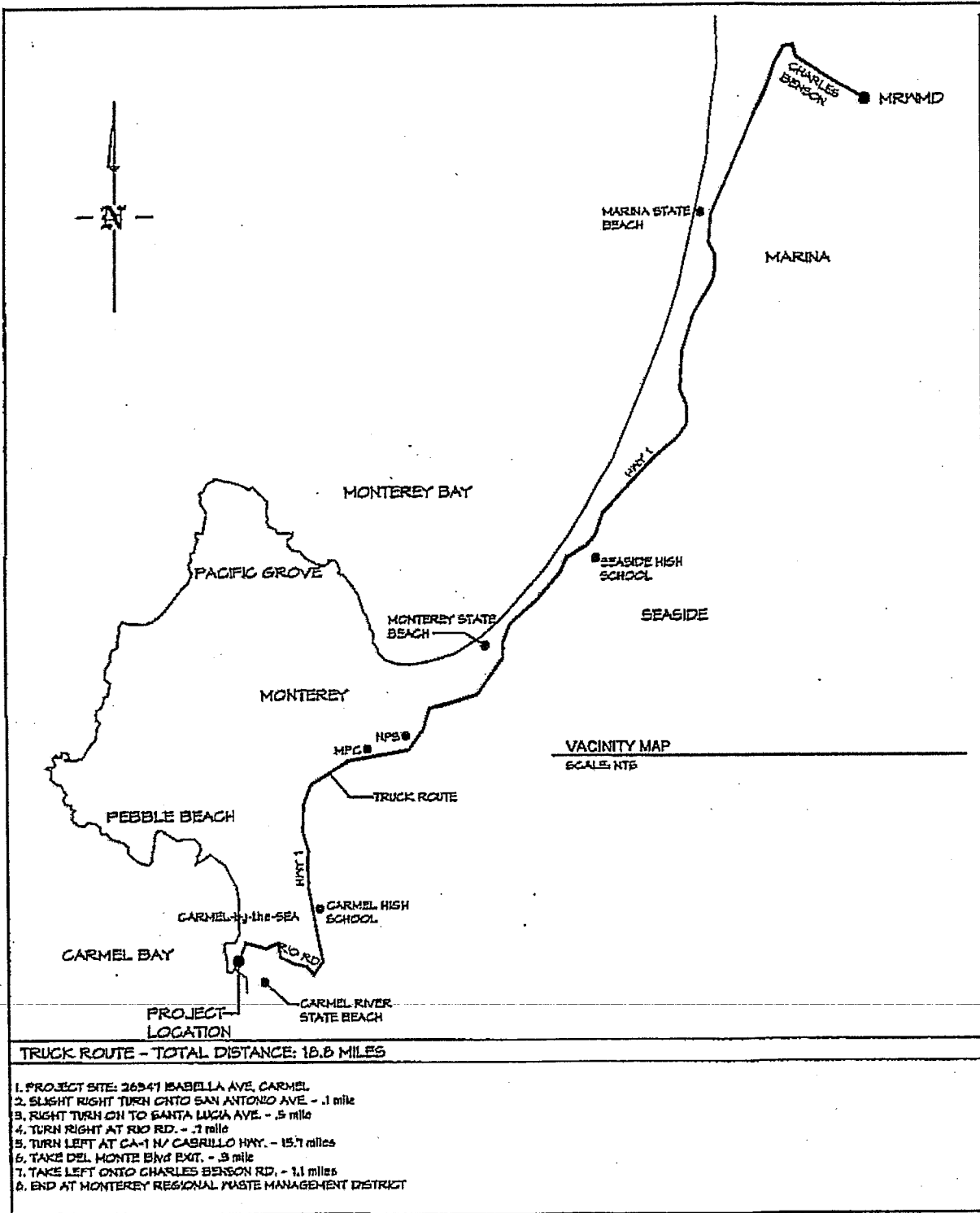
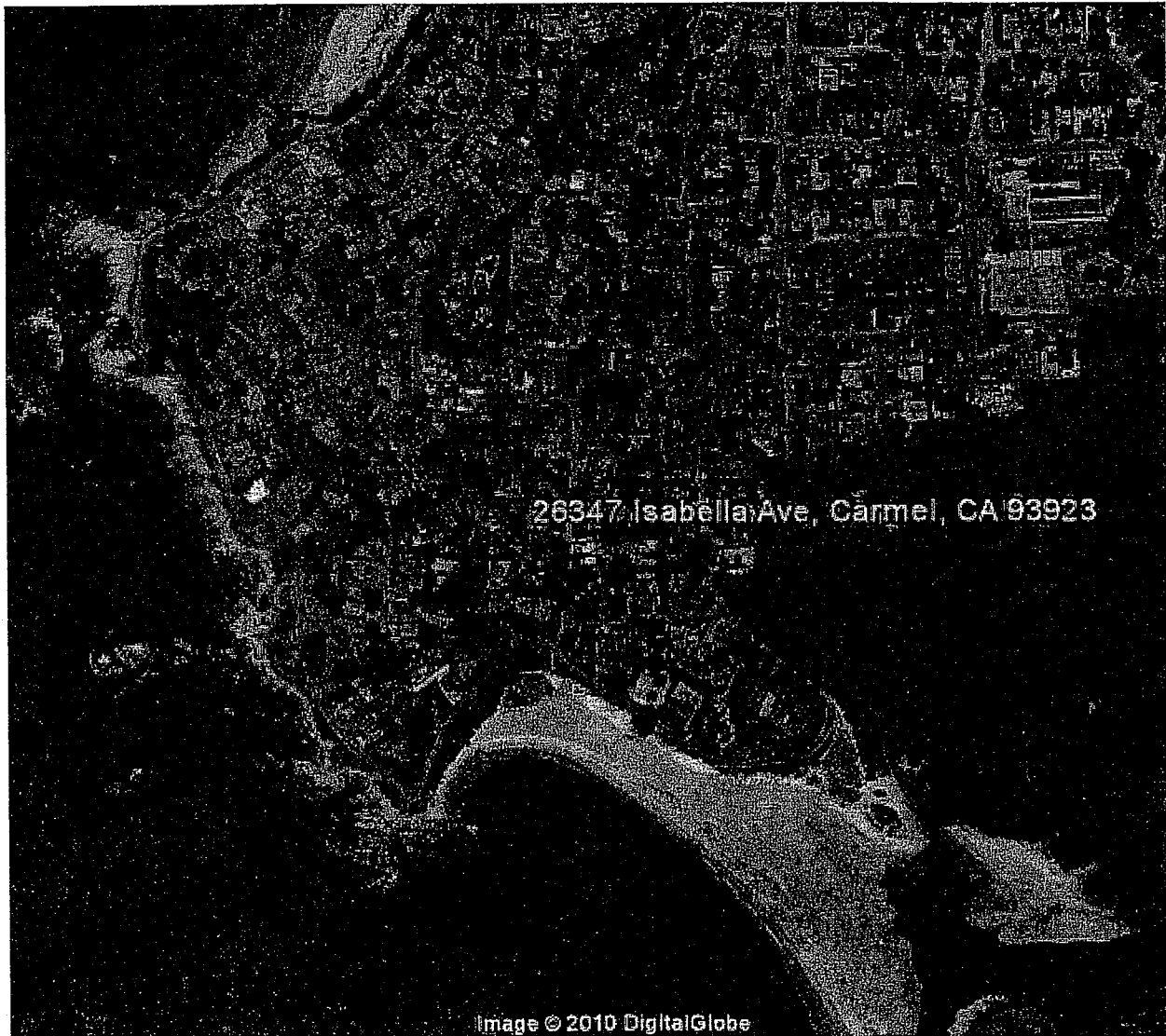


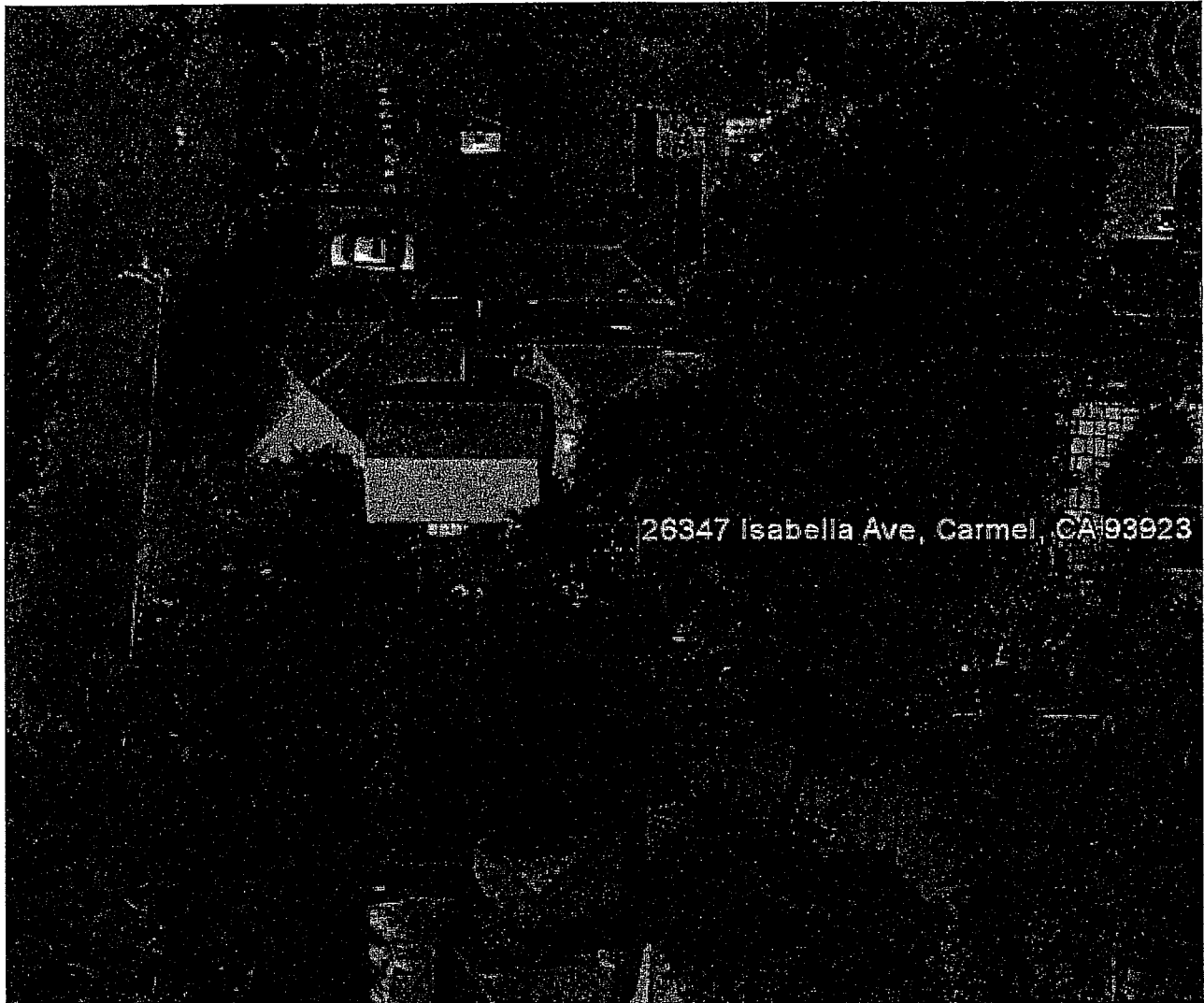
Figure 6 – Proposed Truck Route

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

The project site is within an established residential neighborhood located on the southeastern portion of the Carmel Point area, north of the intersection of Scenic Road and Isabella Ave. The neighborhood is comprised of single family dwellings that range in size from small and modest single story and two-story homes to large three-story single family dwellings that contain underground basements. The subject property is zoned Medium Density Residential, two units per acre with a Design Control overlay district, an 18-foot height limit, and within the Coastal Zone [MDR/2-D(18)(CZ)]. Zoning designations for the majority of the parcels within the Carmel Point area are Medium Density Residential, with the exception of a few areas zoned Resource Conservation to the west and Open Space to the south of the subject property. The subject property is located approximately 1,500 feet south of the incorporated city of Carmel-by-the-Sea of and north of both the Pacific Ocean (approximately 650 feet) and the Carmel River Lagoon (approximately 2,000 feet).



**Figure 7 – Aerial Photo**



**Figure 8 – Overhead View of Subject Property**

### **Project Impacts**

The subject property is not located within Prime or Unique Farmlands, forest land, an area that poses a threat cause by flooding, or on a mineral resource recovery site. The result of the project will not require large amounts of water, create large amounts of wastewater, induce or reduce the population or availability of housing, or cause reduction of the existing level of services for fire, police, public schools, or parks. Therefore, the project will have no impact on Agriculture and Forest Resources, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, or Utilities/Service Systems.

Less than significant impacts have been identified for Aesthetics, Air Quality, Geology, Greenhouse Gas Emissions, Noise, and Transportation/Traffic (see Section VI, Environmental Checklist, of the Initial Study). Mitigations were not necessary for the project to have a less than significant impact on these resources. However, implementation of conditions of approval will be included to assure compliance with County requirements.

Potential impacts to Biological Resources, Cultural Resources, and Hazards/Hazardous Materials, caused by construction of the project, have been identified and Mitigation Measures have been recommended to reduce to a less than significant level (see Section VI, Environmental Checklist, of the Initial Study).

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

#### Air Quality Management Plan (AQMP)

The Air Quality Management Plan (AQMP) addresses the attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB). The Monterey Bay Unified Air Pollution Control District (MBUAPCD) incorporates the Association of Monterey Bay Area Governments (AMBAG) population forecasts in its preparation of regional air quality plans. Consistency with the AQMP is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). It is not an indication of project-specific impacts, which are evaluated according to the Air District's adopted thresholds of significance. Therefore, inconsistency with the AQMP is considered a significant cumulative air quality impact. Consistency of indirect emissions associated with residential projects, which are intended to meet the needs of the population forecasted in the AQMP, is determined by comparing the project population at the year of project completion with the population forecast for the appropriate five year increment that is listed in the AQMP. The proposed project will not result in the increase to the estimated cumulative population and employment forecasts provided by AMBAG. Therefore, the project is consistent with the AQMP.

**CONSISTENT**

#### Water Quality Control Plan

Monterey County is included in the Central Coast Regional Water Quality Control Board – Region 3 (CCRWCB). The CCRWCB regulates the sources of water quality related problems which could result in actual or potential impairment or degradation of beneficial uses or degradation of water quality. The proposed project will not significantly increase on-site impervious surfaces and does not include land uses that introduce new sources of pollution; therefore, the project will not contribute runoff which will exceed the capacity of stormwater drainage systems or provide substantial additional sources of polluted runoff. The proposed project will not result in water quality impacts or be inconsistent with objectives of this plan.

**CONSISTENT**

Carmel Area Land Use Plan

The project was reviewed for consistency with the Carmel Area Land Use Plan. Section VI.9 (Land Use and Planning) discusses whether the project physically divides an established community, conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project or conflicts with any applicable habitat conservation plan or natural community conservation plan. The project is consistent with Carmel Area Land Use Plan as explained below in section IV. A. The Carmel Area Land Use Plan designates the project site as "Medium Density Residential" (MDR) land use designation. The proposed project is consistent with allowable uses under this designation. **CONSISTENT**

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

**A. FACTORS**

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

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

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

- Check here if this finding is not applicable

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

**EVIDENCE:** 1) Aesthetics – See Section VI.

2) Agricultural and Forest Resources – The subject property is located within an urbanized area within an established neighborhood. There are no agricultural uses within the vicinity of the property. Furthermore, the Monterey County Geographical Information Systems (GIS) indicate that the subject property is not located within any area classified as Prime Farmland or Farmland of Statewide Importance. Therefore, the project will have no impact on agricultural resources. The proposed project does not include rezoning of the property nor does it include the removal of trees. The subject property is located within an urbanized area and can not be considered as forest land. Therefore, the project will have no impact on forest resources. (Source: 1, 3, 8)

3) Air Quality – See Section VI.

4) Biology – See Section VI.

5) Cultural Resources – See Section VI.

6) Geology and Soils – See Section VI.

7) Greenhouse Gas Emissions – See Section IV.

8) Hazards and Hazardous Materials – See Section IV.

9) Hydrology and Water Quality - The subject property contains an existing single family dwelling which is currently served by the California American Water Company for water service and the Carmel Area Wastewater District for sewer service. There has been no indication that the proposed remodel and addition will create a significant impact to the existing services. The applicant was required to submit a Monterey Peninsula Water Management District Residential Water Release Form and Water Permit Application which was reviewed and approved by the Water Resources Agency. The form indicates that the proposed project will reduce the amount of fixture counts by 0.2 units through the replacement of the existing kitchen sink/dishwasher, washing machine, and toilets with Ultra Low and High Efficiency fixtures. No wells are proposed as part of the project and therefore will have no impact on depleting groundwater. The drainage pattern will be slightly altered due to modification of the existing structure. However, the amount of drainage will not increase nor will the project result in a substantial increased amount of pollution caused by runoff. The proposed project also includes that

installation of a 4,000 gallon underground cistern as part of the drainage system. The cistern will collect and retain roof drainage and discharge the collected water at a slow incremental rate for landscape irrigation. As a standard condition for all discretionary projects, the Water Resources Agency requires the owner/applicant to submit a drainage plan for review and approval prior to issuance of any grading or building permits. Therefore, the project will have no impact on existing drainage patterns. The Monterey County Geographic Information Systems (GIS) and review by the Monterey County Water Resources Agency indicate that the subject property is not located within a 100-year floodplain. Therefore the project will not place housing within a 100-year hazard area, impede or redirect flood flows. The property is not located in an area where flooding would result in the failure of a dam or levee. The Carmel Area Land Use Plan Hazards Map (Map D) indicates that the property has a potential to be located in a tsunami hazard area. The Geological Report, dated September 8, 2009 by Landset Engineers, Inc (Monterey County Library File No. LIB100003) concludes that the subject property is approximately 60 to 65 feet above mean sea level; therefore the potential for a tsunami to impact the site is low. (Source: 1, 3, 8, 9, 15)

10) Land Use Planning – The proposed project is consistent with the Policies set forth within the Monterey County General Plan, the Carmel Area Land Use Plan, the Carmel Area Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20). The proposed project meets all setback, height, lot coverage, and floor area ratio requirements. The proposed design of the structures meets the Carmel Area Land Use Visual Resources Policies for siting, design, color, texture, access, and screening. The proposed project will not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The subject property is not located within an area that has an adopted habitat conservation plan or natural community conservation plan. Therefore, the proposed project will have no impact on land use planning. (Source: 1, 2, 3, 4, 5, 9)

11) Mineral Resources – The subject property is not located in an area where there is a known mineral resource. Therefore, the project will not result in the loss of availability of a known mineral resource that is of value to the region and the residents of the state nor will it result in the loss of availability of a locally-important mineral resource recovery site as delineated in the Monterey County General Plan or the Carmel Area Land Use Plan. Therefore, the project will have no impact to mineral resources. (Source: 1, 2, 3)

12) Noise – See Section IV.

13) Population and Housing – The proposed project includes the remodel and addition of an existing single family dwelling. No additional dwelling units are proposed. Therefore the project will have no impact caused by increased population, the displacement of a substantial number of existing housing, or the displacement of



substantial number of people, necessitating the construction of replacement housing. (Source: 1 & 2)

14) Public Services – The proposed project includes the remodel and addition to an existing single family dwelling. The increased square footage will have no impact to the existing public services such as fire, police, schools, parks, or any other public facilities. (Source: 1, 2, 3)

15) Recreation – The proposed project will not cause an increase in the use of existing neighborhood or regional parks nor does it include proposed recreational facilities or require the construction or expansion of recreational facilities. Therefore, it does not necessitate review by the Monterey County Parks Department for recreational purposes. No in lieu fees or dedication of land for regional parks will be required. Therefore the project will have no impact on regional parks. (Source: 1)

16) Transportation/Traffic – See Section VI.

17) Utilities and Service Systems – The proposed project includes the remodel and addition of an existing single family dwelling. There will be no substantial increase in wastewater from the project that will cause the Carmel Area Wastewater District (CAWD) to expand its existing service or cause CAWD to exceed wastewater treatment requirements of the California Regional Water Quality Control Board. There will be no increase in water usage which will cause the California American Water Company to expand its facility. In fact, the proposed project will have a net reduction of water fixture counts by 0.2 units. The proposed project will require the construction of a new storm water drainage facility onsite. However, due to the size, the new facility will not cause a significant environmental effect. The project will not have an increased amount of solid waste material which will cause the service provider, Waste Management, to increase the permitted landfill capacity. The project will also comply with federal, state, and local statutes and regulations related to solid waste. Therefore, the project will have no impact on utilities or service systems. (Source: 1)

## **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)

Anna V. Quenga

4/20/2010

\_\_\_\_\_  
 Date

Assistant Planner

## V. *EVALUATION OF ENVIRONMENTAL IMPACTS*

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are

one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

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

## VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 3, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 3, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 3, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 3, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion/Conclusion/Mitigation:

The scenic qualities of the Carmel area are considered unique and the protection of the area's visual resources is a significant issue concerning the future growth for the area, as stated in Section 2.2, Visual Resources, of the Carmel Area Land Use Plan. The General Viewshed Map (Map A) of the Carmel Area Land Use Plan indicates that the subject property is located within the viewshed area as seen from: Highway 1 corridor and turnouts, Scenic Road, and public lands within the Carmel segment and Carmel City Beach. Pursuant to Section 20.146.030.A.1 of the Carmel Area Coastal Implementation Plan, the project planner shall conduct a site visit to determine if the subject property is located within the public viewshed. In this case, the public viewshed would be Scenic Road.

**1(a), (b), (c), and (d). Conclusion: Less Than Significant Impact.** A site visit was conducted on March 18, 2010 and it was determined that the addition and enlargement of the existing second story will not cause a significant impact to the visual resources of the Carmel area. The subject property, located on the eastern side of Isabella Avenue, is visible from Scenic Road. However, due to existing structures and vegetation, the increased mass of the dwelling will be a less-than-significant impact. No trees are proposed for removal and mitigation measures for tree protection are included to protect them as they are considered biological resources on the site. The neighborhood is comprised of varying types of single family dwellings with varying sizes. However, just as the project is proposed, the structures are subordinate and blend into the environment. Although the project proposes a structure with a greater amount of mass than what is existing, a large amount of that mass will be located underground and the materials and colors proposed are of natural colors and textures, such as cedar shake shingles (soft brown) and natural stone veneers (grey/brown) for the exterior of the building and a cedar shake roof (brown). This assures compliance with the General Development Standards of the

Carmel Area Land Use Plan and creating an impact that is considered to be less than significant. The County of Monterey requires that all exterior lighting for the proposed project be unobtrusive and harmonious with the local area. Based on this policy, a condition of approval shall be included to require the applicant to submit an exterior lighting plan prior to the issuance of building permits for review an approval by the RMA-Planning Department to ensure that only the intended areas are illuminated and off-site glare is fully controlled. The materials and colors proposed for the project do not include reflective substances which will cause impacts from glare. Therefore, the project as proposed and conditioned, will have a less than significant impact on the aesthetics of the Carmel area.

**2. AGRICULTURAL AND FOREST RESOURCES**

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

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

**Discussion/Conclusion/Mitigation:**

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

**3. AIR QUALITY**

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 2, 6, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 2, 6, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

been established to evaluate a project's potential for a cumulative adverse impact on regional air quality (ozone levels).

**3(a), (b), (c), and (f). Conclusion: No Impact.**

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

At present, Monterey County is in attainment for all federal air quality standards and state standards for Carbon monoxide (CO), Nitrogen dioxide (NO<sub>2</sub>), and fine particulate matter (PM<sub>2.5</sub>). Monterey County is in non-attainment for PM<sub>10</sub> and is designated as non-attainment-transitional for the state 2 hour ozone standard (2008 exceedances of the National ozone standard were affected by smoke from the 2008 California Wildfire Siege, whereby over 250,000 of wildland vegetation burned in Monterey County). Although the project includes grading, demolition, and construction activities; and similar projects occur within the vicinity of the subject property, the air emissions meet the standard for pollutants<sup>1</sup>. Therefore, as noted by CEQA, air emissions will not be significant and the project will not create a situation where it adds a cumulatively considerable net increase of any criteria pollutant.

The proposed construction activities will not create objectionable odors affecting a substantial number of people due to the scale of the proposed construction. Therefore, no impacts related to generation of odors are expected to occur.

**3(d) and (e). Conclusion: Less Than Significant Impact.** The proposed project includes partial demolition of the existing structure and grading of approximately 378 cubic yards of dirt (333 cubic yards of cut, 45 cubic yards of fill), which will be hauled off-site. In order for all projects including demolition of structures to be compliant with Rule 439 of the Monterey Bay Unified Air Pollution Control District, the County of Monterey requires a condition of approval that incorporates certain demolition work standards. Therefore the proposed project will be conditioned as such. The subject parcel is 6,857-square-feet and therefore, construction and grading activities would operate below the 2.2 acres per day threshold established by the CEQA Air Quality Guidelines "Criteria for Determining Construction Impacts." Furthermore, construction-related air quality impacts will be controlled by implementing Monterey County standard conditions for erosion control that require watering, erosion control, and dust control. These impacts are considered less than significant because the foregoing measures and best management practices incorporated into the project design and the minimal grading activities reduce the air quality impacts below the threshold of significance. Since the subject property is

<sup>1</sup> The proposed project was analyzed using Urbemis 2007, Version 9.2.4 and the sum for area source and operational (vehicle) emissions estimates for Volatile Organic Compounds (VOC) such as: Reactive Organic Gases (ROG) were 0.15 lbs/day, Nitrogen oxide (NO<sub>x</sub>) were 0.04 lbs/day, Carbon monoxide (CO) were 1.06 lbs/day, Carbon dioxide (CO<sub>2</sub>) were 87.71 lbs/day, and Sulfur dioxide (SO<sub>2</sub>) were at 0.00 lbs/day. PM<sub>2.5</sub> dust and PM<sub>10</sub> were estimated to be 0.01 lbs/day.

located within an established residential neighborhood, sensitive receptors are considered to be the residents within the immediate vicinity. Impacts caused by construction will be temporary and a preliminary construction management plan has been submitted with the application. The construction management plan includes: hours of operation, the amount of anticipated truck trips, and the proposed truck route. The proposed truck route utilizes larger arterial roads in order to access Highway 1 which will cause a less than significant impact on the neighborhood. Therefore, the project as proposed, its temporary nature, and required conditions will cause a less than significant impact to construction-related air quality and sensitive receptors.

4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 3, 4, 13, 14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 3, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 3, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 3, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 3, 4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 3, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**Discussion/Conclusion/Mitigation:**

Section 2.3, Environmentally Sensitive Habitats, of the Carmel Area Land Use Plan states that the Carmel Coastal Segment supports a variety of rare, endangered, or sensitive terrestrial species and habitats such as: riparian corridors, Monterey cypress forest, Gowen cypress woodland, significant stands of Monterey pine, cost redwood forest, north coastal prairie, and dwarf coastal chaparral. Policies are in place to assure the protection of these environmentally sensitive habitats.

**4(b), (c), (d), (e), and (f). Conclusion: No Impact.** Information within the Monterey County Geographic Information System and the Environmentally Sensitive Habitats – Known Locations Map (Map B) of the Carmel Area Land Use Plan, does not indicate that the subject property is within an area with: riparian habitat, sensitive natural community identified in the Carmel Area Land Use Plan, marsh or vernal pool area, migratory wildlife corridor. Staff conducted a site visit on March 18, 2010 and no environmentally sensitive habitats were observed. No adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other approved local, regional, or state habitat conservation plan exists for the subject property. Therefore, the project will have no impact to these biological resources.

**4(a) and (e). Conclusion: Less Than Significant with Mitigation Incorporated.** The proposed project does not include removal of any trees. However, trees are located on the site and grading and excavation will occur near one oak and two mature Monterey Cypress trees, which the Carmel Area Land Use Plan identifies as protected resources.

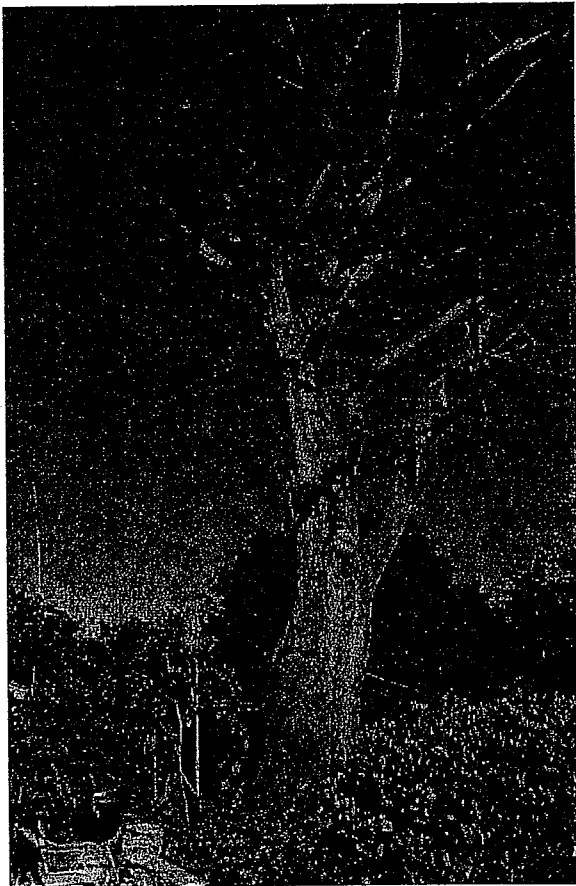


Figure 8 – 48-inch Monterey Cypress

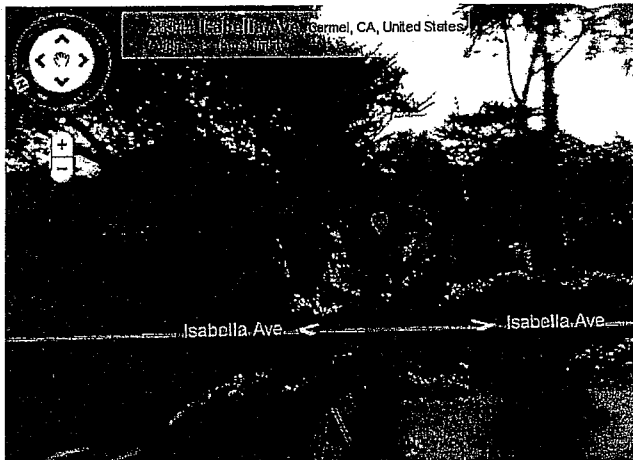


Figure 9 – 17-inch oak tree \



Figure 10 – 17-inch Monterey Cypress \

Therefore, a Tree Resource Assessment, prepared by Frank Ono, dated November 18, 2009 (Monterey County Library No. LIB10002) and supplemental letter dated January 22, 2010 (Monterey County Library No. LIB100095) was submitted by the applicant to address potential impacts to trees caused by construction activities. No significant long term effects were identified in either the report or supplemental letter. However, recommendations for tree protection, digging, trenching, and pruning within critical root zone (CRZ) areas were identified and are included as the following mitigation measures:

**Mitigation Measure No. 1.** To prevent inadvertent damage to trees within close proximity to construction activities (25 feet), tree protection measures shall be in place prior to issuance of building permits. Vehicle parking, heavy equipment, stockpiling of construction materials, and/or dumping of materials shall not occur adjacent to trees on the property. All construction managers, heavy equipment operators, and tree cutters shall be trained in tree protection procedures, conducted by a certified arborist or forester. Monitoring, by a qualified arborist or forester shall occur during construction activities within close proximity of any trees. Compliance with Mitigation Measure No. 1 shall reduce impacts to any trees in close proximity to construction activities to less than significant.

**Mitigation Measure Monitoring Action No. 1a.** Prior to issuance of grading and/or building permits, the owner/applicant shall include a note on the site plan encompassing all language within Mitigation Measure No. 1. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

**Mitigation Measure Monitoring Action No. 1b.** Prior to the issuance of building permits, the owner/applicant shall submit a site plan encompassing all language within Mitigation Measure No. 1 as well as submit photographic evidence that protection for all trees adjacent to construction areas has occurred. Tree protection measures shall include fencing at the drip-lines of the trees and wrapping of tree trunks with protective materials. Fencing shall not be attached to trees but be free standing and self supporting at a minimum height of four feet. The owner/applicant shall also submit sufficient documentation that tree protection

training for all construction managers, heavy equipment operators, and tree cutters will occur prior to construction activities.

**Mitigation Measure Monitoring Action No. 1c.** Prior to issuance of grading and/or building permits, the owner/applicant shall submit a signed copy of the contract between the owner/applicant and a qualified arborist or forester monitor. The contract shall include: specific construction activities that the monitor shall be present for, any construction activities where the monitor will not be present for, and the allowance of the monitor to make minor field adjustments during construction activities that may be needed. The contract shall be submitted to the RMA-Planning Department for review and approval. Should the RMA-Planning Department find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

**Mitigation Measure Monitoring Action No. 1d.** If at anytime potentially significant roots are discovered, the monitor shall halt excavation until appropriate measures are formulated and implemented to successfully retain the affected tree. If significant roots must be removed and removal will have the potential to destabilize or negatively affect the tree, the property owner shall be notified immediately and determination for removal shall be assessed. If a hazard has been identified by the instability of the tree and removal is necessary, the owner/applicant shall be required to obtain an Emergency Coastal Development Permit and a follow up Coastal Development Permit from the RMA-Planning Department.

**Mitigation Measure Monitoring Action No. 1e.** Prior to the final of grading and/or building permits, the owner/applicant shall submit photographic evidence that tree protection measures have been in place throughout the entire construction period and all trees have been successfully protected.

**Mitigation Measure No. 2.** Due to the close proximity of the proposed bedroom addition and subterranean 4,000 gallon cistern tank, potential impacts to a 48-inch Monterey Cypress, caused by construction activities, have been identified. Therefore, any excavation, grading, digging, or any other soil-removal located within the tree's critical root zone (CRZ) shall be monitored by a qualified arborist or forester and best management practices for tree protection measures shall be implemented. Compliance with Mitigation Measure No. 2 shall reduce potential impacts to the 48-inch Monterey Cypress to less than significant.

**Mitigation Measure Monitoring Action No. 2a.** Prior to issuance of grading and/or building permits, the owner/applicant shall include a note on the site plan encompassing all language within Mitigation Measure No. 2. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

**Mitigation Measure Monitoring Action No. 2b.** Foundation excavation (including grading, digging, or any soil removal) for the proposed bedroom addition, located approximately 4-feet north and within the 48-inch Monterey Cypress tree's critical root zone

(CRZ), shall be monitored by a qualified arborist or forester. Any roots greater than 3-inches that are encountered shall require hand digging within the immediate area and must be cut with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. Any roots damaged during excavation shall be exposed to sound tissue and cut cleanly with a saw. Prior to scheduling of the foundation inspection, the owner/applicant shall submit documentation to the RMA-Planning Department for review and approval, that compliance with Mitigation Measure Monitoring Action No. 2b has occurred.

**Mitigation Measure Monitoring Action No. 2c.** Excavation (including grading, digging, or any soil removal) for the proposed 4,000 below ground cistern that occurs within 16-feet from the edge of the 48-inch Monterey Cypress' root collar and within the its critical root zone (CRZ) shall be monitored by a qualified arborist or forester. Any roots greater than 3-inches that are encountered shall require hand digging within the immediate area and must be cut with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. Any roots greater than 3-inches damaged during excavation shall be exposed to sound tissue and cut cleanly with a saw. Excavation for the cistern shall not occur less than 16-feet from the edge of the 48-inch Monterey Cypress' root collar. Prior to scheduling of the foundation inspection, the owner/applicant shall submit documentation to the RMA-Planning Department for review and approval, that compliance with Mitigation Measure Monitoring Action No. 2c has occurred.

**Mitigation Measure No. 3.** Trenching for the proposed retaining walls, retaining the surcharge from the on-street parking area, and driveway is located within close proximity of a 17-inch oak tree and construction activities have been identified potentially impact the tree. Therefore, trenching for the retaining wall and driveway shall be done by hand where practical and any roots greater than 3-inches in diameter shall cut with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. Compliance with Mitigation Measure No. 3 shall reduce potential impacts to the 17-inch oak tree to less than significant.

**Mitigation Measure Monitoring Action No. 3a.** Prior to issuance of grading and/or building permits, the owner/applicant shall include a note on the site plan encompassing all language within Mitigation-Measure No. 3. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

**Mitigation Measure Monitoring Action No. 3b.** All trenching for the proposed retaining wall and driveway within close proximity of the 17-inch oak tree's critical root zone (CRZ) shall be monitored by a qualified arborist or forester. Any roots greater than 3-inches that are encountered shall require hand digging within the immediate area and must be cut with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. Any roots greater than 3-inches damaged during excavation shall be exposed to sound tissue and cut cleanly with a saw. Prior to scheduling of the retaining wall inspection, the owner/applicant shall submit documentation to the RMA-Planning Department for review and approval, that compliance with Mitigation Measure Monitoring Action No. 3b has occurred.

**Mitigation Measure No. 4.** Excavation and shoring for the basement will occur within 10 feet of a 70-inch Monterey Cypress on an adjacent parcel (Assessor's Parcel Number 009-463-008-000). The excavation and shoring will have a potential impact on the tree and, in order to mitigate that impact, excavation, grading, digging, or any other soil removal located within the tree's critical root zone (CRZ) shall be monitored by a qualified arborist or forester and best management practices for tree protection measures shall be implemented. Compliance with Mitigation Measure No. 4 shall reduce potential impacts to the 70-inch Monterey Cypress to less than significant.

**Mitigation Measure Monitoring Action No. 4a.** Prior to issuance of grading and/or building permits, the owner/applicant shall include a note on the site plan encompassing all language within Mitigation Measure No. 4. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

**Mitigation Measure Monitoring Action No. 4b.** All excavation and shoring for the proposed basement to occur within close proximity of the 70-inch Monterey Cypress tree's critical root zone (CRZ) shall be monitored by a qualified arborist or forester. Any roots greater than 3-inches that are encountered shall require hand digging within the immediate area and must be cut with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. Any roots greater than 3-inches damaged during excavation shall be exposed to sound tissue and cut cleanly with a saw. Prior to scheduling of the foundation inspection, the owner/applicant shall submit documentation to the RMA-Planning Department for review and approval, that compliance with Mitigation Measure Monitoring Action No. 4b has occurred.

5. CULTURAL RESOURCES	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1, 3, 4, 8, 10, 11, 15)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 3, 4, 8, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 3, 4, 8, 10, 11, 15)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Due to the intensive prehistoric use of the Carmel area by aboriginal people, Key Policy 2.8.2 of the Carmel Area Land Use Plan requires new land uses to incorporate all site planning and design features necessary to minimize or avoid impacts in order to maintain and protect scientific and cultural heritage values of archaeological resources. Based on information contained within the Carmel Area Archaeological Sensitivity Zone Map, the subject property is located within a high archaeological sensitivity zone and Monterey County Geographic Information Systems (GIS) indicates that the proposed development is within 750 feet of a known archaeological resource. Therefore, pursuant to Section 20.146.090.B of the Carmel Area Coastal Implementation Plan, the submittal of an archaeological report was required as part of the application. The Preliminary Archaeological Reconnaissance report, by Archaeological Consulting, dated August 19, 2009 (Monterey County Library File No. LIB090401) and the supplemental letter dated March 18, 2010 (Monterey County Library File No. LIB100094) included background research, surface observations, and limited subsurface observations through test boring logs conducted by the soils engineer, Landset Engineers, Inc. The reports concluded that the proposed project may have the potential to impact cultural resources and mitigation measures were recommended to reduce that impact to a less than significant level.

**5(a), and (c). Conclusion: No Impact.** Due to the age of the single family dwelling (built approximately in the early 1950s), a Historical Report was required as part of the application to address any impact to a potentially historical resource. The Historical Report, conducted by Kent Seavey, dated May 8, 2009 (Monterey County Library File No. LIB100001) concludes that the single family dwelling does not rise to the level of architectural distinction necessary to qualify for listing in the California Register or the Monterey County Register of Historic Resources at any level of significance because no architect of note has been identified with the property and the design of the residence can not be considered to be historically significant. Therefore the project will have no impact on any historical resources.

The Preliminary Archaeological Reconnaissance did not reveal the likelihood of Paleontological resources to be located on the subject property. Therefore, the project will have no impact.

**5(b), and (d). Conclusion: Less Than Significant Impact with Mitigations Incorporated.** Seven recorded archaeological sites are located within one kilometer (approximately 3,280 feet) of the subject property. No background information was found identifying previous reports on the property. However, evidence of an archaeological deposit (a single chert flake between 35-45 centimeters) was found during field reconnaissance. The report concludes that although the soil inspected on the property did not contain the shell fragments typically found in other parts of a specific recorded site (CA-MNT-17), the project area nonetheless contains evidence of potentially significant archaeological resources associated with CA-MNT-17. Therefore, the archaeologist recommends the following mitigation measures to reduce the potential impact to a cultural resource to a less than significant level.

**Mitigation Measure No. 5:** In order to reduce potential impacts to cultural resources that may be discovered during site disturbance activities, a qualified archaeological monitor shall be present during soil disturbing activities. These activities include, but are not limited to: grading or basement/foundation excavation. If at any time, potentially significant archaeological

resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the monitor and/or principal archaeologist. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated, with the concurrence of the lead agency, and implemented. In order to facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring.

**Mitigation Measure Monitoring Action No. 5a:** Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 5. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

**Mitigation Measure Monitoring Action No. 5b:** Prior to the issuance of grading or building permits, the owner/applicant shall submit to the RMA-Planning Department a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include: specific construction activities that the monitor shall be present for, any construction activities where the archaeological monitor will not be present for, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. The contract shall be submitted to the RMA-Planning Department for review and approval. Should the RMA-Planning Department find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

**Mitigation Measure No. 6:** If data recovery screening produces adequate amounts of cultural materials, such as beads, obsidian, or lithic debitage, professional analysis by a qualified archaeologist shall be performed. If the archaeologist identifies further mitigation measure, a report shall be submitted to the RMA-Planning Department for review and approval.

**Mitigation Measure Monitoring Action No. 6a:** Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No.6. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

**Mitigation Measure Monitoring Action No. 6b:** If suitable data is recovered during screening of the excavated material, at least two single specimen radiocarbon dates shall be obtained and professional analysis of all materials found shall be performed. Prior to final of grading and/or building permits, the owner/applicant shall submit a Preliminary Archaeological Report to the RMA-Planning Department for review and approval. The report shall include all field findings and make appropriate management recommendations, if applicable. The report shall also include how the management recommendations were complied with. Once cataloging and testing has occurred, all artifacts, not associated with burials, shall be returned to the property owner.

**Mitigation Measure Monitoring Action No. 6c:** Within one year of completion of the field work, a Final Technical Report shall be completed and submitted to the RMA-Planning

Department and the Regional Information Center at Sonoma State University. The report shall include the results of all analysis for any discovered cultural resources.

**Mitigation Measure No. 7.** Due to the project site's proximity to a recorded prehistoric site and because the project includes excavation for a subterranean basement, there is a potential for human remains to be accidentally discovered. If remains are uncovered, all work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

**Mitigation Measure Monitoring Action No. 7a.** Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 7. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

**Mitigation Measure Monitoring Action No. 7b.** If human remains are accidentally discovered during construction activities, there shall be no further excavation or disturbance within 50 meters (150 feet) of the find and the following shall occur:

- The owner, applicant or contractor shall contact the Monterey County Coroner to determine that no investigation of the cause of death is required,
- If the coroner determines the remains to be Native American:
  - The coroner shall contact the Native American Heritage Commission and the RMA – Planning Department within 24 hours.
  - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.
  - The most likely descendent 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.

6. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>Would the project:</b></p> <p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 2, 3, 4, 8, 15) Refer to Division of Mines and Geology Special Publication 42.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



6. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
ii)	Strong seismic ground shaking? (Source: 1, 2, 3, 4, 8, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (Source: 1, 3, 4, 8, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Landslides? (Source: 1, 3, 4, 8, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (Source: 1, 3, 4, 8, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 3, 4, 8, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source: 1, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Section 2.7.1 Geologic Hazards of the Carmel Area Land Use Plan states that the Carmel coast is located in an area of high seismic activity and Policy 2.7.3.1 requires all development to be sited and designed to minimize risk from geologic hazards. The Carmel Area Land Use Plan Hazards Map (Map D), the Carmel Area Land Use Plan Seismic Hazards Map, and the Monterey County Geographic Information Systems (GIS) indicate that the subject property is located within 1/8<sup>th</sup> of a mile from the Cypress Point Fault and an undetermined Seismic Hazard Zone. Pursuant to Policy 2.7.4.5 of the Carmel Area Land Use Plan and Section 20.164.080.B.1b of the Carmel Area Coastal Implementation Plan, a geological report is required to be submitted to address any potential impacts caused by the project and its proximity to an active or potentially active fault. The applicant has submitted a Geologic and Soils Engineering Report, dated September 2009 by Landset Engineers, Inc. (Monterey County Library File No. LIB100003).

**6(a)(iii), (a)(iv), (c), (d), and (e). Conclusion: No Impact.** The soils report concludes that based on the soil type of the subject property there is a very low potential for liquefaction and lateral spreading. The gentle slopes of the project site appeared to be grossly stable and no evidence was of slope instability was mapped on the site from previous investigations. Therefore, landslides are not likely to occur. Visual and laboratory testing of the site's soil were

conducted and the classification type (poorly graded SAND) does not require any special measures for expansive soils. The proposed project does not include the use of septic systems or any alternative wastewater systems. Therefore, there is no a potential for inadequate soils for that purpose. Based on information contained within the Soils Engineering Report, the project will have no impact on liquefaction, lateral spreading, landslides, expansive soils, or inadequate soils for wastewater systems.

**6(a)(i), (a)(ii), and (b). Conclusion: Less Than Significant Impact.** There are three faults within close proximity of the subject parcel, the Cypress Point Fault, the Hatton Canyon Fault, and the Sylvan Thrust Fault. All three faults are classified as "Type C"<sup>2</sup>. The Cypress Point fault is located approximately 150 feet northeast of the subject property and is not considered to be active. The fault has a slip rate of 0.01mm/yr and is estimated to have a moment magnitude earthquake (size of an earthquake in terms of energy released) of Mw 6.0. The Hatton Canyon Fault is located approximately 2.5-km (8,202 feet) northeast of the subject property. It has a slip rate of 0.03 mm/yr and is estimated that the fault is capable of a moment magnitude earthquake of Mw 5.9. The Sylvan Trust Fault is located approximately 5.1km (16,732 feet) southeast of the subject property. It has a slip rate of 0.41 mm/yr and is estimated that the fault is capable of a moment magnitude earthquake of Mw 5.5. The Geological report concludes that the three faults have not displayed substantial rates of displacement to be classified as significant seismic hazards.

The closest "Type A" faults are the San Andreas Fault (approximately 48 km to the northeast) and the northern section of the San Gregorio fault (approximately 33.6 km to the northwest). These two faults have the potential to effect the site and design criteria has been recommended by the Geologist.

Soils on the site were found to be highly erodible and it is recommended that stringent erosion control measures shall be implemented to provide surficial stability of the soils. A standard condition shall be included to require the owner/applicant to submit an erosion control plan for review and approval by the RMA-Building Department, prior to the issuance of grading and/or building permits.

The Geological report recommends that the building plans be reviewed by the project geologist to assess any potential impacts on the identified geologic and geotechnical hazards within the report and that all structures for human occupancy be designed according to the current edition of the California Building Code. These recommendations shall be implemented through standard conditions required by the County of Monterey. Prior to the final of building permits, the owner/applicant will be required to submit certification by the geotechnical consultant to the RMA - Planning Department showing project's compliance with both the geological and geotechnical reports. Therefore, through compliance with the County's required conditions, the

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<sup>2</sup> Seismic or fault types are based on the slip rate of the fault (movement millimeter per year) and maximum magnitude (maximum movement) which are classified in three categories; Type A, Type B, and Type C. Type A are faults that are capable of producing large magnitude events and which have a high rate of seismicity, Type B are all faults other than Types A and C, and Type C are faults which are not capable of producing large magnitude earthquakes and which have a relatively low rate of seismic activity.

project will have a less than significant impact on exposing people or structures to adverse effects caused by the rupture of faults, strong seismic ground shaking or result in substantial soil erosion.

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

**Discussion/Conclusion/Mitigation:**

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

**7(a) and (b). Conclusion: Less than Significant.**

Although the proposed project will create a temporary impact to air quality caused by construction activities, the result of the project will not increase the baseline amount of GHGs emitted prior to the project. The addition and remodel to the existing single family dwelling will not permanently create a greater amount of vehicle trips nor will it cause an increase in the emission of carbon dioxide (CO<sub>2</sub>) by fuel combustion.

Furthermore, Title 24, Part 6 of California Building Code (Energy Efficiency Standards or Residential Buildings) requires that new construction meet the minimum requirements for energy efficient windows, insulation, lighting, plumbing, and mechanical equipment. Prior to the

issuance of the building permit (a ministerial permit) the owner/applicant shall submit a Certificate of Compliance (CR-1R) demonstrating how the project meets the minimum requirements for energy efficiency. The Building Services Department then verifies that the information contained in the construction plan is consistent with the requirements specified on the Certificate of Compliance. Prior to the final of the building permit, the contractor and all sub-contractors responsible for installation of windows, insulation, lighting, plumbing, and mechanical equipment are required to submit an Installation Certificate (CF-6R) certifying that the installed features, materials, components or manufactured devices conform to the construction plans and the Certificate of Compliance documents which were approved. Considering the single family dwelling was built in the 1950s, the project will result in a more energy efficient home.

Therefore, the result of the proposed project will not increase in the increase in emission of GHGs. However, due to the temporary impacts caused by construction activities, the project will result in a less than significant impact to GHGs.

8. HAZARDS AND HAZARDOUS MATERIALS	Less Than Significant			
Would the project:	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 8, 9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**8. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1,2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

No hazards or hazard materials sites were identified during review of the project. The subject property is not located within a high hazard area therefore the proposed development is consistent with Policy No. 2.7.3.2 of the Carmel Area Land Use Plan. However, the project includes partial demolition of a single family dwelling built in the 1950s. Therefore, there is a potential for the materials used in the original construction to contain asbestos, which was banned by the United States Environmental Protection Agency (EPA) in 1989, and/or lead paint, which was banned for residential use by the U.S. Consumer Product Safety Commission in 1978.

**8(d), (e), (f), (g), and (h). Conclusion: No Impact.**

The subject property is not listed on the Cortese List (for hazardous materials sites) from the Department of Toxic Substances Control (DTSC), it is not located within an airport land use plan or within two miles of a public or public use airport, nor is the subject property within the vicinity of a private airstrip. The construction of the proposed project will not impair the implementation of the Monterey County's emergency plan nor will it physically interfere with any of the Monterey County's Emergency Evacuation Routes. The subject property is located within an urbanized area and therefore will not expose people or structures to a significant loss, injury, or death involving wildland fires.

**8(a), (b), and (c). Conclusion: Less Than Significant Impact with Mitigation Incorporated.**

The Monterey Peninsula Unified Air Pollution Control District (MPUAPCD) has an Asbestos Program in place to protect the public from uncontrolled emissions of asbestos by enforcement of the Federal Asbestos Standard and Air District Rule 424. However, Rule 424 has a general exemption for single family dwellings. The California Department of Toxic Substances Control (DTSC) has classified friable asbestos (finely and powdered wastes containing more than 1% asbestos) as hazardous waste. Although, worker exposure to asbestos is regulated by the California Occupational Safety and Health Administration (Cal/OSHA), there is still a potential for the release of hazardous materials to the public and sensitive receptors. Since the project site is located within an established neighborhood and the Carmel River School is along the proposed truck route indicated on the Construction Management Plan, mitigation measures have been identified to reduce the potential impacts caused by demolition and transportation of hazardous waste to a less-than-significant impact.

**Mitigation Measure No. 8.** In order to reduce potential impacts to the public and sensitive receptors caused by the emission of hazardous materials into the environment, the owner/applicant shall conduct an asbestos survey prior to any demolition activities. Should asbestos be found within the materials to be remodeled, renovated and/or demolished, the owner/applicant shall submit an Asbestos Abatement Plan that includes measures workers will take during the demolition and remodel of the project to assure prevention of the release of asbestos, transportation of the hazardous materials, and where the hazardous material will be disposed. These measures shall meet all requirements sanctioned by the Monterey Peninsula Unified Air Pollution Control District (MPUAPCD), the California Occupational Safety and Health Administration (Cal/OSHA), the Department of Toxic Substances Control (DTSC), and the U.S Department of Transportation (DOT). All demolition activities and transportation of hazardous materials shall conform to the abatement plan. Compliance with the Mitigation will result in a less-than-significant impact to sensitive receptors and workers.

**Mitigation Measure Action No. 8a.** Prior to the issuance of demolition and/or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 8. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

**Mitigation Measure Action No. 8b.** Prior to the issuance of demolition and/or building permits and at a minimum of 10-working days prior to any demolition, the owner/applicant shall submit an asbestos survey to the MPUAPCD and the RMA-Planning Department for review and approval. If asbestos is found, the owner/applicant shall submit an Asbestos Abatement Plan meeting all requirements sanctioned by the Monterey Peninsula Unified Air Pollution Control District (MPUAPCD), the California Occupational Safety and Health Administration (Cal/OSHA), the Department of Toxic Substances Control (DTSC), and the U.S Department of Transportation (DOT) for demolition activities and transportation of hazardous materials.

On April 22, 2008, the Environmental Protection Agency (EPA) issued a rule requiring the use of lead-safe practices (40 CFR, Part 745) and other actions aimed at preventing lead poisoning. Under the rule, beginning in April 2010, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes built before 1978 must be certified and must follow specific work practices to prevent lead contamination. Therefore, to ensure the owner/applicant complies with Rule 40 CFR, Part 745, the project will be conditioned to require the owner/applicant to submit documentation that the contractor for the project has been certified to use lead-safe work practices by the EPA, prior to the issuance of building permits.

Based on the proposed mitigations and conditions required by the County of Monterey, the project will have a less-than-significant impact to create an impact on the public and/or environment through transportation and demolition of potentially hazardous materials.

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 1, 9)	<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 flooding on- or off-site? (Source: 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

10. LAND USE AND PLANNING			Less Than Significant	
Would the project:	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 1, 2, 3, 4, 5, 9)	<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: 1, 2, 3, 4, 5, 9)	<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: 1, 2, 3, 4, 5, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

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

**Discussion/Conclusion/Mitigation:**

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.



12. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The subject property is located within an established neighborhood therefore proposed project will cause a temporary impacts to sensitive receptors caused by grading, demolition, and construction activities. However, the noise impacts will not result in a permanent significant impact.

**12(a), (c), (e), (f). Conclusion: No Impact.** The proposed project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, the proposed project will have no impact on permanent noise levels. The project site is no located within an airport land use plan nor is it within the vicinity of a private airstrip. Therefore, the project will not expose people residing or working in the project area to excessive noise levels and thus will have no impact.

**12(b) and (d). Conclusion: Less Than Significant Impact.** The proposed project includes the partial demolition, remodel, and addition to an existing single family dwelling. The subject property is located within an established neighborhood and potential sensitive receptors include single family residences within the immediate vicinity. Therefore, the proposed project may

cause a temporary increase in ambient noise levels as it will expose persons to or generation of excessive groundborne vibration or groundborne noise levels within the project vicinity due to demolition, construction and grading operations.

Development activities include the operation of graders, backhoes, and trucks, which will cause localized noise levels to temporarily increase above existing ambient levels. All development activities would be required to adhere to the County's Noise Control Ordinance (Chapter 10.60 of the Monterey County Code). A preliminary Construction Management Plan was submitted with the project application indicating proposed hours of operation. Based on the temporary nature of the construction activities, the project will have a less than significant impact on the ambient noise levels of the neighborhood.

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

**Discussion/Conclusion/Mitigation:**

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

14. PUBLIC SERVICES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>					
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a)	Fire protection? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

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

**Discussion/Conclusion/Mitigation:**

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Source: 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Source: 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The proposed project is the demolition, remodel, and addition to an existing single family dwelling. The result in the project will not create a significant increase on traffic impacts to the local and regional roadway system. However, short term impacts cause by construction activities have been identified.

**16(a), (c), (d), (e), (f), (g). Conclusion: No Impact.** The proposed project will not conflict with any policy establishing measures of effectiveness for the performance of the circulation system. The Public Works Department has reviewed the project and no conflicts have been identified, nor have any conditions of approval been required. There will be no change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The proposed project is not located in nor does not meet the height limit to affect air traffic patterns, and therefore will have no impact. The proposed project does not include

hazardous traffic design features. The subject property is not located within an area where programs supporting alternative transportation is required and therefore will have no impact.

**16(b). Conclusion: Less Than Significant Impact.** The proposed project includes the partial demolition, remodel, and addition to an existing single family dwelling. Although the result in the project will not create a permanent impact to the existing roadways, there will be a temporary impact associated with construction activities. As part of the project application, the applicant has submitted a Construction Management Plan which includes: hours of operation, the amount of anticipated truck trips, and the proposed truck route. The proposed truck route utilizes larger arterial roads in order to access Highway 1, causing a less-than-significant impact on the existing neighborhood roadway system. Therefore, the project as proposed, its temporary nature, will cause a less than significant impact to construction-related traffic patterns.

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

**Discussion/Conclusion/Mitigation:**

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

**VII. MANDATORY FINDINGS OF SIGNIFICANCE**

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source: 1, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The proposed project will have no impacts on Agriculture and Forest Resources, Hydrology/ Water Quality, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, or Utilities/Service Systems.

Less than significant impacts have been identified for Aesthetics, Air Quality, Geology, Greenhouse Gas Emissions, Noise, and Transportation/Traffic and conditions of approval will be included to assure compliance with County requirements; therefore reducing potential impacts to a less-than-significant level.

Potential impacts to Biological Resources, Cultural Resources, and Hazards/Hazardous Materials, caused by construction of the project, have been identified and Mitigation Measures have been recommended to reduce to a less than significant level.

**(a). Conclusion: Less Than Significant with Mitigations Incorporated.** Based upon the analysis throughout this Initial Study, the proposed project may have the potential to degrade the quality of the environment, threaten to eliminate a plant 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 prehistory. Therefore, mitigations have been incorporated to reduce potential impacts to biological resources and cultural resources to a less than significant level. See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected) as well as the sources referenced.

**(b). Conclusion: No Impact.** The project will involve the partial demolition, remodel, and addition to an existing residential structure within an established residential neighborhood; therefore, the project will not create a substantial adverse effect on human beings, either directly or indirectly. Implementation of the proposed project will result in temporary minor incremental reductions in air quality in the project vicinity and no changes in traffic conditions. The incremental air quality, transportation/traffic, public services and utilities impacts of the project when considered in combination with the effects of past projects, current projects and probable future projects in the planning area, will result in no impact.

**(c). Conclusion: Less than Significant Impact.** Construction activities for the proposed project will create temporary impacts to air quality, hazards and hazardous materials, greenhouse gas emissions, noise, and transportation. However, the project as proposed and through the incorporation of standard conditions, the project's impacts will be reduced to a less than significant level.

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](http://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 PLN090311 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. Carmel Area Coastal Implementation Plan, Part 4
5. Title 20 of the Monterey County Code (Zoning Ordinance)
6. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised June 2008.
7. 1997 Uniform Building Code, Table 1-33 Seismic Source Types
8. Monterey County Geographic Information Systems (GIS)
9. Site Visit conducted by the project planner on March 24, 2010
10. Preliminary Archaeological Reconnaissance, by Archaeological Consulting dated August 19, 2009 (Monterey County Library File No. LIB090401)
11. Supplemental letter from Archaeological Consulting dated March 18, 2010 (Monterey County Library File No. LIB100094)
12. Phase I Historic Review by Kent Seavey dated May 8, 2009 (Monterey County Library File No. LIB100001)
13. Tree Resource Assessment, by Frank Ono dated November 18, 2009 (Monterey County Library File No. LIB100002)
14. Supplemental letter from Frank Ono dated January 22, 2010 (Monterey County Library File No. LIB100095)
15. Geologic and Soil Engineering Report dated September 2009 (Monterey County Library File No. LIB100003)
16. Urbemis 2007, Version 9.2.4 – Summary Report for Summer Emission (Pounds/Day) for the proposed project.

1 ENT L. SEAVEY  
310 LIGHTHOUSE AVENUE  
PACIFIC GROVE, CALIFORNIA 93950  
(831)375-8739

RECEIVED

May 8, 2009

Mr. Jeffrey Sholl  
Carmel Woodcrafters, LLC.  
720 Paintbrush Dr.  
Jackson, WY 83001

SEP 08 2009

MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT.

Dear Mr. Sholl:

Thank you for the opportunity to prepare a Phase I Historic Review of the residential property located at 26347 Isabella Ave. (APN# 009-463-009) near Carmel, in Monterey County, as required by Monterey County and the California Environmental Quality Act (CEQA).

Monterey County Assessor's records show the subject property being constructed in 1950. However, deeds on file with the Monterey County Recorder's office show that Carmel Valley builder, Ralph Stean filed a Notice of Completion on the subject property on July 14, 1954. The owners at that time were Alfred and Julia Gibson. The Gibson's do not appear in the local business directories for the period. No architect has been identified with the design.

The subject property is a one-and-two-story wood-framed residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco.

The hipped and gabled roof system is quite awkward. The two-story low-pitched side-gabled leg of the building's ell shape runs west to east from the roadway, where it abuts the steep-pitched hipped roof foot of the . From the street this reads visually like the meeting of two separate structures. The two elements are connected by a short, closed one-story flat-roofed gallery, projecting from the south side of the two-story wing. This feature has two large, fixed multi-paned windows facing the garden terrace area formed by the inside ell of the wings. Both roof types have slightly overhanging eaves with shaped exposed rafter-tails. There is a single stucco-clad interior chimney present. It is located centered on the ridge line near the north end of the hipped roof. All roof surfaces are covered in cementitious shingles that read as wood shake.

Fenestration, aside from the glazed gallery described above, is limited to an a small oriel window in the west gable apex of the two-story wing and a single, small casement type four-light window towards the east end of the gabled second-story. Three similar casement windows form a band on the east end of the north side-elevation of this wing. Two angled bays, found on the south side and rear elevations of the hipped roof wing have new metal-clad Pella windows. There is a large sliding aluminum sliding glass door centered on the rear (east) elevation of the hipped roof wing.

The principal entry, located on the west side of the one-story hipped roof wing, is characterized by a wood-paneled entry door near the south SW corner of the wing, flanked on the east by a pair of three-light wood casement windows. There are new wooden French doors on the rear (east) elevation. These features were added in 2008 according to Mr. John Porter, son of the most recent owner, Mr. Austin Porter. John Porter stated that other windows had been replaced at the time the French doors were added. It should be noted that there is a deep recess under the second floor at the SW corner of the residence, which reads like the second floor was a later addition. However, this is not reflected in any available building records.

An attached, wood-framed garage is sited along Isabella Ave. directly in front of the gabled end of the two-story wing. It is also stucco-clad, and has a hipped roof with a small cupola, reminiscent of outbuilding forms found in the eastern United States, further confusing any stylistic definition of the subject property.

Stylistically the house itself reads as a 1950s minimalist attempt to reflect Medieval vernacular house forms.

The residence is sited just below Isabella Ave. behind a low ivy covered scalloped wood fence fronting a well maintained concrete terraced garden area with low shrubbery. The house is framed on the east by mature cypress and other trees. It is located in a densely built-up residential neighborhood of one and two-story homes of varying ages, sizes and styles.

The California Environmental Quality Act (CEQA), PRC Sec. 21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1(a). It asks, generally, did any event of importance to the region, state or nation occur on the property? Did anyone of great importance to the region, state or nation occupy the property during the productive period of their lives?

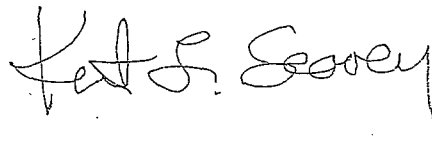
Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master-builder ? The criteria also asks if the property is likely to yield information significant to the understanding of the areas history.

The subject property is not included in the California Office of Historic Preservation-maintained "Historic Property Data File for Monterey County" (updated to April of 2009). It is not listed in any Carmel or Monterey County historic resource inventory or survey. It is not listed in the California Register, nor the National Register of Historic Places.

The subject property has no definitive style. No event of significance to the nation, state or region, nor any important individual has been identified with the existing property.

26347 Isabella Ave. has been recently altered by the replacement of some original fenestration with new metal-clad Pella windows. No architect of note has been identified with the property, and the design of the residence does not rise to the level of architectural distinction necessary to qualify for listing in the California Register or the Monterey County Register of Historic Resources at any level of significance. Therefore, the structure cannot be considered an historic resource as defined by CEQA.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kent S. Seavey". The signature is written in a cursive style with a large initial 'K' and 'S'.



26347 Isabella Avenue, Carmel

LLB100007  
PUN090311

Sholl Residence  
Tree Resource Assessment  
26347 Isabella  
Carmel, CA

Prepared for:

Abigail Sholl

Prepared by:

Frank Ono  
Arboriculture and Urban Forestry  
I.S.A. Certified Arborist #536  
Society of American Foresters Member # 48004  
1213 Miles Avenue  
Pacific Grove, CA 93950

November 18, 2009

**RECEIVED**

DEC 15 2009

MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT.

PUN090311

Owner:

Abigail Sholl  
26347 Isabella  
Carmel, CA 93923

Architect:

Holdren Lietzke Architects  
225 Cannery Row, Suite A  
Monterey, CA 93940

Forester and Arborist

Frank Ono, I.S.A. Certified Arborist #536, SAF professional member #48004  
F.O. Consulting  
1213 Miles Ave  
Pacific Grove, CA 93950

## **SUMMARY**

Development is proposed for this site requiring grading and excavation near several mature trees on this site and an adjacent site to the south. The project proposes excavation and grading for a foundation near two mature Monterey cypresses. The trees are considered to be in fair condition both structurally and in health. A tree resource assessment/arborist report has been prepared that identifies and addresses the affects that the project will have to the existing native tree resources on site as well as a list of recommendations for trees on the project.

## **INTRODUCTION**

This tree assessment/arborist report is prepared for Abigail Sholl, the owner of the property located at 26347 Isabella, Carmel, CA by Frank Ono, Forester and Certified Arborist, Society of American Foresters member #48004 and International Society of Arboriculture Certified Arborist #536 due to proposed construction improvements to an existing structure. The Carmel Land Use Plan and Monterey County Zoning Ordinance Title 20 identify Monterey cypress trees and coast live oak as native tree species that require protection and special consideration for management.

## **BACKGROUND**

On March 2, 2008, I (Frank Ono, F.O. Consulting) I met with Abigail Sholl who requested a review and assessment of trees that occupy her land at 26347 Isabella, Carmel, CA. During our meeting, the scope of what construction was proposed and explained to me. I was then asked what impact that proposed construction may have for trees adjacent to development areas on her property and if I could prepare an assessment of trees adjacent or within the proposed construction areas that could be documented in an arborist report that will work in conjunction with other conditions for approval of the building permit application.

The assessment focused on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired of the landowner. During this site visit and meeting, the proposed improvements assessed included preserving existing trees to the greatest extent feasible, maintaining the view shed and general aesthetic quality of the area while complying with County and state Codes. A study of the individual trees was made to determine the treatments necessary to complete the project and meet the goals of the landowner. As a result trees within and immediately adjacent to the proposed development area were located, measured, inspected, flagged and recorded. The assessment of each tree concluded with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity to the short and long term health of the tree. All meetings and field review were focused on the area immediately surrounding the proposed development.

### **ASSIGNMENT/SCOPE OF PROJECT**

The proposed development of this parcel may have various construction related affects to trees that are within the construction envelope. To ensure protection of the tree resources on site, the property owner, Ms Abigail Sholl, has requested an assessment of protected trees in proximity to proposed development areas and a tree resource analysis prepared. To accomplish this assignment, the following tasks have been completed;

- Evaluate trees within construction footprints or that are adjacent (15 feet or less) to proposed development that measure than six inches in diameter or greater; measured at 24 inches above grade for health, structure and preservation suitability.
- Review proposed building site plans as provided by Holdren Lietzke Architects.
- Make recommendations for alternative construction methods and/or preconstruction treatments that will facilitate tree retention.
- Create tree preservation specifications, as it relates to identified trees on an attached annotated site map.
- Determine the quantity of trees potentially affected by construction meeting "Landmark" criteria as defined by the County of Monterey, Title 20 Monterey County Zoning Ordinance (coastal zone); as well as recommend mitigation requirements for those determined to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

### **LIMITATIONS**

This assignment is limited to the review of plans submitted to me dated November 18, 2009 by Holdren Lietzke to assess affects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed. Only minor grading and erosion details are discussed in this report as it relates to tree health.



## **PURPOSE**

The purpose of this tree resource assessment report is to document assessment of the protected trees on site and to determine if any of the trees will be affected by the proposed project. Monterey cypress and oak trees are considered protected trees as defined by the County of Monterey in Title 20 of the Monterey County Zoning Ordinance.

## **GOAL**

The goal of this plan is to protect and maintain the Carmel forested resources through the adherence of development standards, which allow the protection, and maintenance of its forest resources. Furthermore it is the intended goal of this assessment to aid in planning to offset any potential effects of proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

## **SITE DESCRIPTION**

- 1) Assessor's Parcel Number: 009-463-009
- 2) Location: 26347 Isabella, Carmel, CA
- 3) Parcel size: Approximately 6864 (Sq. Ft.) .157 Acres
- 4) Existing Land Use: The parcel is developed and zoned MDR/2-D (18) (CZ). It is zoned for residential use and is within the coastal zone.
- 5) Slope: The parcel is on a mild sloped lot. Slopes range from 5% to 10%
- 6) Soils: The parcel is located on soils classified by the Monterey County Soils report as Oceano series. The Oceano series consists of excessively drained soils that formed in Aeolian sands on old stabilized dunes. Slopes are 2 to 15 percent. The elevation is 25 to 1,000 feet. In a representative profile the surface layer is grayish brown, medium acid loamy sand about 18 inches thick. The subsoil is brown, yellowish brown, light brown and light yellowish brown, medium acid and slightly acid loamy sand that has clay bands and is about 55 inches thick. It is underlain by very pale brown, slightly acid loamy sand that extends to a depth of more than 80 inches. Permeability is rapid, and the available water capacity is about 4 inches. Roots penetrate to a depth of more than 60 inches.
- 7) Vegetation: The vegetation associated with these sites originally consists of annual grasses, forbs, and some scattered scrub oak or brush, commonly Chemise. The site is now urbanized with vegetation found on site composed primarily of mixed landscape ornamentals, Pittosporum, Tea Tree, Juniper, and ivy groundcovers. The ornamentals are interspersed with native planting of Monterey cypress and coast live oak.
- 8) Forest Condition and Health: The stand of trees and their health is evaluated with

the use of the residual native trees and those of the surrounding adjacent native trees as a complete stand. The stand is a mixture of dominant upper canopy Monterey cypress trees in fair health and in fair condition with a small amount of coast live oak. No significant populations of insects, disease or fungal pathogens were observed.

## OBSERVATIONS

The following list includes observations made while on site, and summarizes details discussed during this stage of the planning process.

- The site is located within the coastal zone and is influenced by coastal conditions. Trees best adapted to salt wind conditions include the tall Monterey cypress (*Cupressus macrocarpa*) which is the subject tree (#1126) and the smaller landscape ornamentals.
- The Monterey cypress (#1126) has been pruned recently for crown reduction and to clean out its canopy of broken or dead limbs. The tree architecture appears to be solid and secure with no apparent signs of decay or major cavities.
- The base of the tree has a root crown that lifted and is disrupting existing concrete walkways.
- Most of the trees on the property are of smaller or medium size (6"-17" diameter) and are part of the landscape along the periphery of the property.
- A cypress tree located on a neighboring property has lifted some brick in the side entrance to the rear yard. It appears that the site has been previously disturbed most likely to do foundation repair work on this side of the building.
- No trees are proposed for removal.

## DISCUSSION

A discussion of possible affects to identified trees is as follows: The plans as submitted to me show that several trees may be affected by the placement of the structure.

### Existing Building Footprint and Excavation.

A large mature cypress tree (#1126) and the neighboring tree are adjacent to the structure at a distance that the tree may be affected by either soil cut and/or soil fill, soil to lower or raise natural grade. This will require the removal or filling of soil until a desired elevation is obtained. Soil cuts within the trees Critical Root Zone (CRZ) remove both support and absorption roots. Non-woody or absorption roots are instrumental for moisture and nutrient transport. Woody or support roots are necessary to provide structural support and are responsible for a trees security and ability to stand upright. Soil fills increases natural grade requiring cutting and mixing of additional imported soil material to parent soils. Soil fill when applied is often compacted in the process, and are susceptible to creating anaerobic conditions. Anaerobic conditions promote decay when roots suffocate through lack of oxygen in moist conditions. Structural roots are often compromised in both the long term as well as short term as a result of the decay

### Patio Paving

The plans as represented indicate that alternative paving materials are considered such as interlocking or independent pavers or brick on sand; this will also require native soils excavated to a depth of 6 to 12 inches below the existing grade. Soils are stabilized by applying base materials and compacted with additional sand. Stone slabs, veneers, bricks or concrete pavers are then applied to create the finished surfaces; grade alteration, however, can be adjusted because of the sand nature of the base and flexible surface. Absorbing roots responsible for nutrient and moisture uptake and/or structural roots responsible for tree stability may be dependent on root depth or location.

### **CONCLUSION/PROJECT ASSESSMENT**

The adjacent neighboring property has a mature cypress tree with a large surface root that is lifting a portion of the side entrance walkway that will need to be addressed during the excavation phase. It appears that the site was previously disturbed and it is not anticipated that root pruning will be a problem. The bedroom addition is to be built in an area that encroach the critical root zone (CRZ) of tree #1126. It appears that roots in this area can be successfully bridged or treat to accommodate the addition. The amount of required grading cut and fill does not appear to be at an amount significant to impact the health or stability of the trees to warrant tree removal. It appears that trees can be retained successfully provided that monitoring of root pruning is performed and that best management practices for tree protection measures are implemented.

### Short Term affects

Site disturbance will occur during building construction Short term site affects are confined to the construction envelope and immediate surroundings where tree root systems will most likely be reduced. Whenever construction activities take place near trees, there is the potential for those trees to experience decline in the short term and long-term as well. The pruning of tree crowns above 30% and reduction of root area may have a short term affect on those trees treated, including a reduction of growth, dieback, and potentially death. The greatest attempt has been made to identify and remove those trees likely to experience such a decline.

### Long Term Affects

No significant long-term affects to the surrounding urban forest ecosystem are anticipated. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long-term as no tree removal is proposed.

## RECOMMENDATIONS

### Pre-construction Meeting

All construction managers, heavy equipment operators, and tree cutters will be trained in tree protection procedures prior to the start of construction. Training will be conducted by a certified professional such as a qualified forester or arborist consisting of the following protection standards to be implemented.

### Tree Removal

No tree removal is proposed for this project; all other trees are to remain and be protected from construction affects when closer than 25 feet from construction.

### Tree Protection

Prior to the commencement of construction activities:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing can also be used.
- Fencing is not to be attached to the tree but free standing or self supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property especially within fenced areas.
- Fenced areas and the trunk protection materials should remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project architect and qualified arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for the retaining wall and driveway located adjacent to any tree should be done by hand where practical and any roots greater than 3-inches diameter should be bridged or pruned appropriately.
- Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees negatively, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc..

Remedial pruning should occur prior to construction. Following construction, any above ground tree pruning/trimming should be delayed until one year after completion of construction.

Following construction, a qualified arborist should monitor trees adjacent to the improvements area and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

#### Tree Pruning

The existing larger canopied tree has been previously pruned. Pruning was done to eliminate deadwood, minor structural defects, and to compensate for minor diseases.

The trees on this property should be monitored on occasion for health and vigor after pruning and after construction. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

The following are offered as guidelines when doing future pruning:

- In general the trees will be pruned first for safety, next for health, and finally for aesthetics.
- Type of pruning is determined by the size of branches to be removed. General guidelines for branch removal are:
  1. Fine Detail pruning- limbs under 2 inch diameter are removed
  2. Medium Detail Pruning – Limbs between 2 and 4 inch diameter
  3. Structural Enhancement – limbs greater than 4 inch diameter.
  4. Broken and cracked limbs-removed will be removed in high traffic areas of concern.

Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low vigor branches from a tree crown

- All trees will be assessed on how a tree will be pruned from the top down.

- Trimmers will favor branches with strong, U- shaped angles of attachment and where possible remove branches with weak, V- shaped angles of attachment and/or included bark.
- Lateral branches will be evenly spaced on the main stem of young trees and areas of fine pruning.
- Branches that rub or cross another branch will be removed where possible.
- Lateral branches will be no more than one-half to three-quarters of the diameter of the stem to discourage the development of co-dominant stems where feasible.
- In most cases trimmers will not remove more than one- quarter of the living crown of a tree at one time. If it is necessary to remove more, it will be done over successive years.

Crown- raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians and vistas.

- Live branches on at least two-thirds of a tree's total height will be maintained wherever possible. The removal of many lower branches will hinder the development of a strong stem.
- All basal sprouts and vigorous epicormic sprouts will be removed where feasible.

Crown reduction is used to reduce the height and/or spread of trees and is used for maintaining the structural integrity and natural form of a tree.

- Crown reduction pruning will be used only when absolutely necessary. Pruning cuts will be at a lateral branch that is at least one-third the diameter of the stem to be removed wherever possible.
- When it is necessary to remove more than half of the foliage from a branch it may be necessary remove the entire branch.

Crown restoration is used to improve the structure and appearance of trees that have been topped or severely pruned by the use of heading cuts. One of three sprouts on main branch stubs should be selected to reform a natural appearing crown. Selected vigorous sprouts may need to be thinned to ensure adequate attachment for the size of the sprout. Restoration may require several years of pruning.

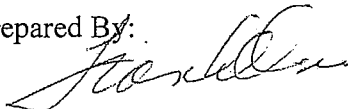
General Standards to Observe for Tree Retention and Sustainability

The trees preserved around the construction site will have the greatest chance of success if the following practices are adhered to:

The health of trees remaining should not be affected if the following practices are adhered to:

- A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip-line may encourage the development of oak rot fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones.
- B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- C) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.
- D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
- E) Oak material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood should be covered with black plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.
- G) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Report Prepared By:



Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536

November 18, 2009

Date

## TREE CHARACTERISTICS

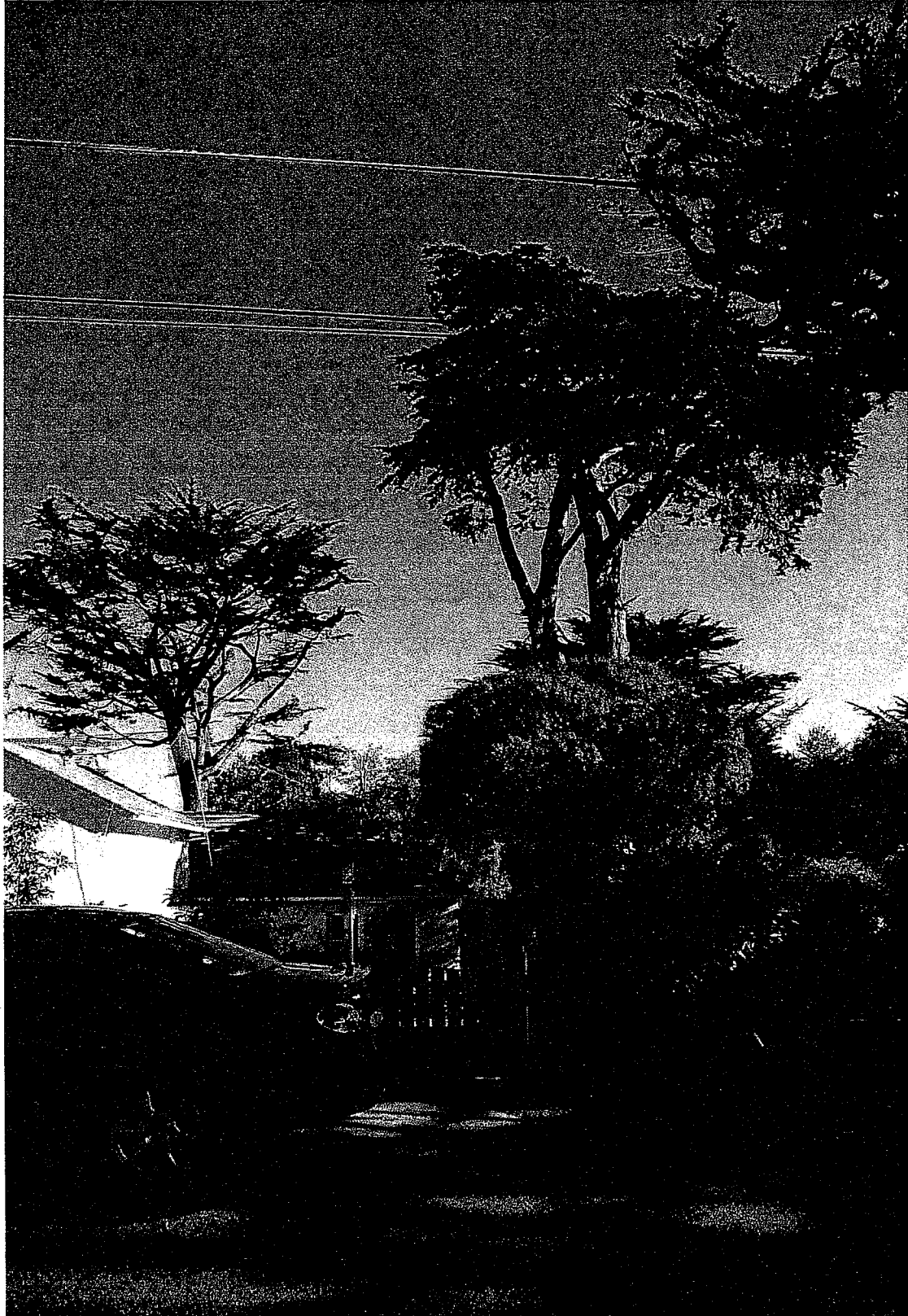
The trees listed in the following table have been tagged in the field and are rated Good, Fair, or Poor according to their health, vigor and structural condition. Trees with a good rating are trees that are in the best condition and health for the surrounding climate. Trees that are rated as fair are usually trees of lesser condition that may have some structural problem or health factor that limits them. Trees that are rated poor are of less quality condition and have either structural flaws that cannot be overcome over time, or that are in poor health.

<b>ID</b>	<b>Diameter</b>	<b>Species</b>	<b>Condition</b>	<b>Position</b>	<b>Comments</b>
1124	17	Coast live oak	Fair	Codominant	Protect
1125	9	Coast live oak	Fair	Codominant	Protect
1126	48	Monterey cypress	Fair	Dominant	Protect
1127	clump	Pittosporum	Poor	Dominant	To be removed

Tree vigor correlates with canopy position within the stand and is measured by leaf and crown area. Tree rated Dominant and co-dominant are trees that generally have larger crowns capable of supporting more leaves, and have a generally healthy and appealing growth form. Dominant trees are trees with wide crowns above the level of the forest canopy that receive sunlight from above as well as the sides. Codominant trees are large crowned trees at the general level of the forest canopy that receive sunlight from above and partly from the sides. Crowns are somewhat smaller than dominant but healthy and vigorous. Trees rated intermediate and particularly suppressed trees have smaller crowns and are therefore less vigorous. Intermediate trees have much of the canopy below the general level of the forest or are pinched at the sides. They will receive sunlight from above but very little to none from the sides. Suppressed trees are trees that are overtopped by large trees and receive no direct sun from above or from the sides.



Photographs



Subject tree #1126 is on the left; neighboring cypress is on the right.

DATE	11/18/01
SCALE	1/4"=1'-0"
DRAWN	
JOB NUMBER	200100
REVISION	

**HOLDREN, LIETZKE  
ARCHITECTURE**

1000 W. GARDEN STREET, A  
SUNNYVALE, CALIFORNIA 94086  
TEL: 415-941-1000  
FAX: 415-941-1000

EXISTING SITE SURVEY  
**SHOLL RESIDENCE**  
28847 ISABELLA  
CARMEL, CA  
A.P.N. 008-463-009

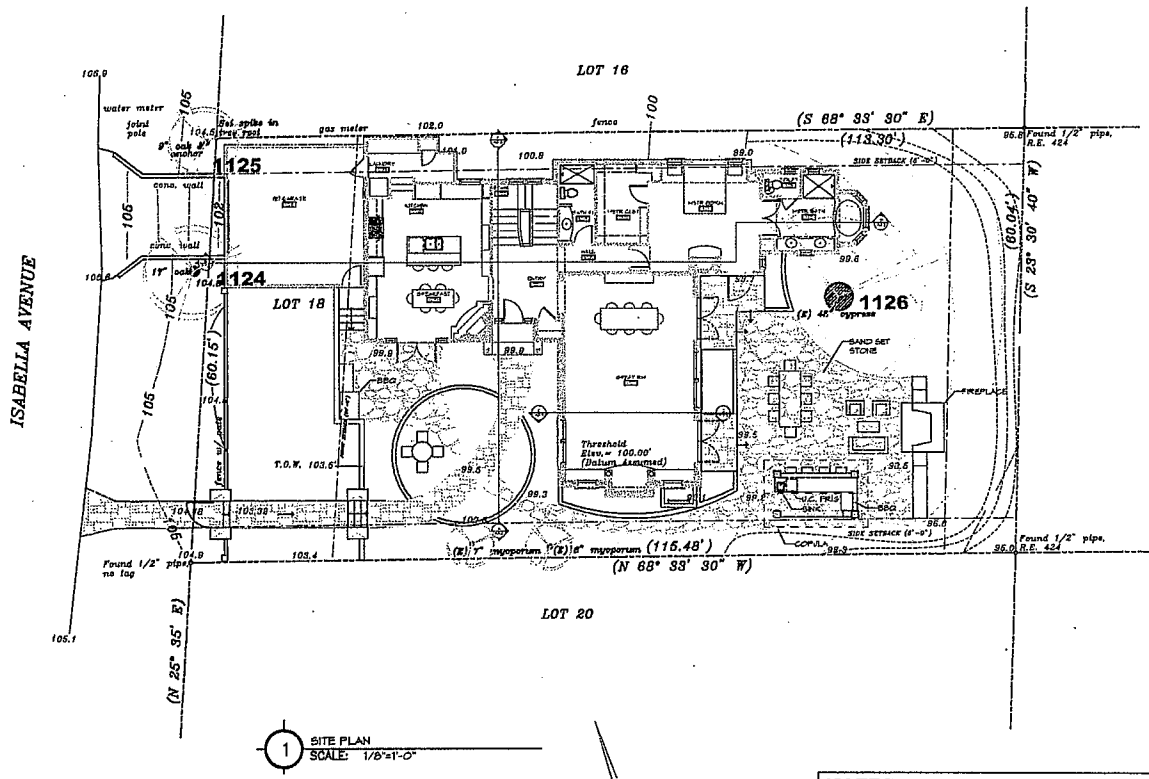
**A1.1**

**Tree Protection**

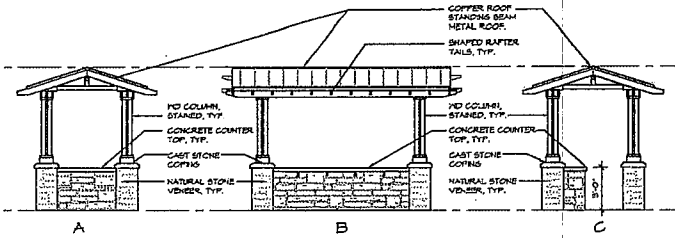
Trees are to be protected and preserved within 25 feet of construction areas. A boundary of orange snow netting or high visibility plastic fencing supported by wood or metal stakes and/or straw bales shall be erected along the approximate drip lines of such protected trees to define the construction project boundary. Excavation and construction activities and materials should not intrude into this defined boundary at any time and kept as much as possible within proposed structure and driveway footprints or outside tree drip lines in the treeless areas.

*Frank Ono*

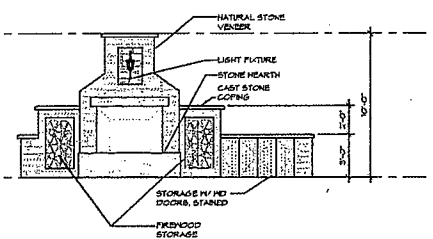
Frank Ono November 23, 2000  
Urban Forestry & Arboriculture  
International, Society of Arboriculture C.A. # 536  
Society of American Foresters mbr. #40084



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



2 PERGOLA ELEVATION  
SCALE: 1/4"=1'-0"



3 OUTDOOR FIREPLACE ELEVATION  
SCALE: 1/4"=1'-0"

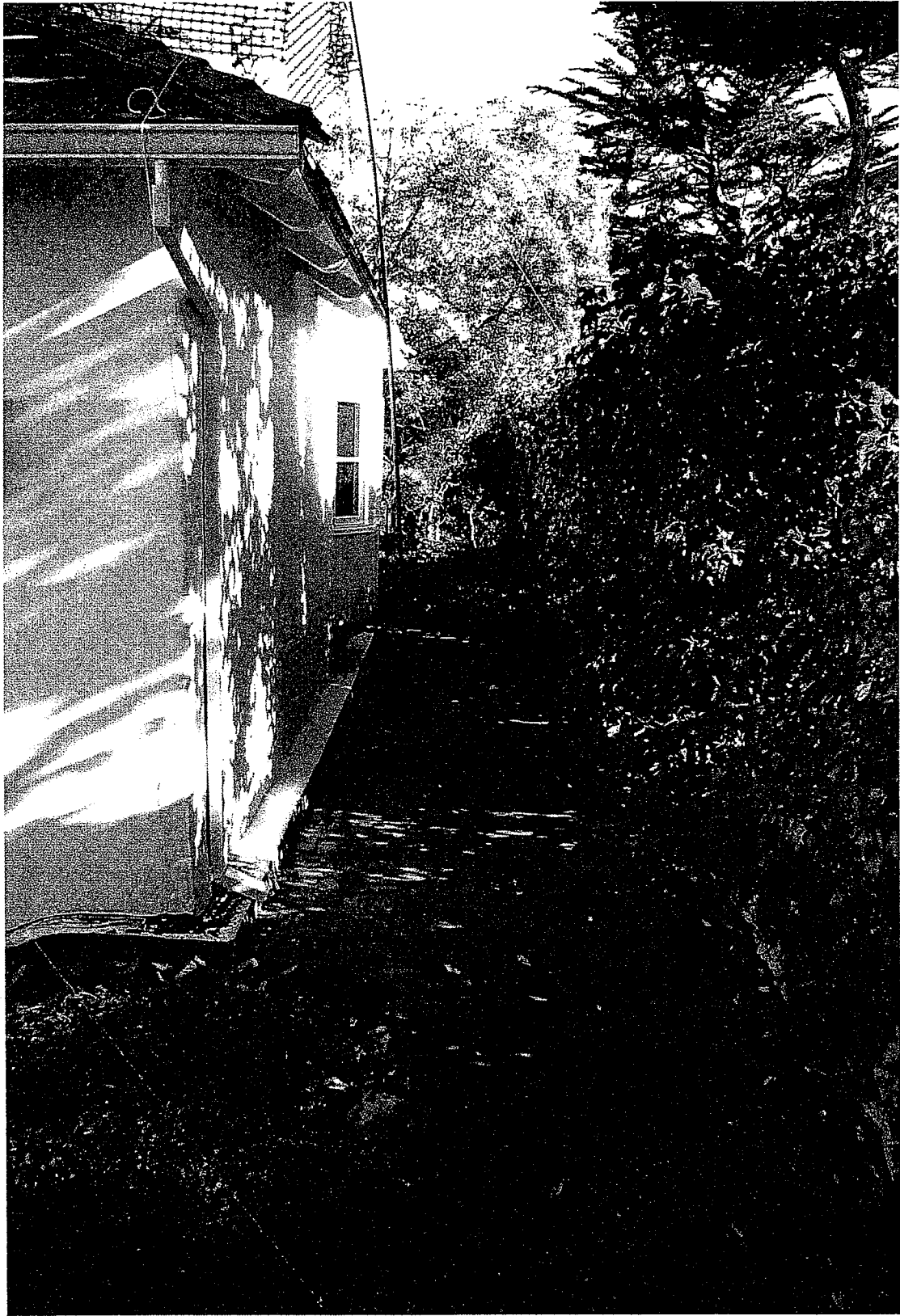
**NOTES:**

1. Elevation datum is assumed.
2. Points found or set are so indicated, others are shown for reference only.
3. Record data is shown in parenthesis (.....)
4. Check for direction of tree growth in field where pertinent to location of improvements.
5. Distances and elevations are expressed in feet and decimals thereof.

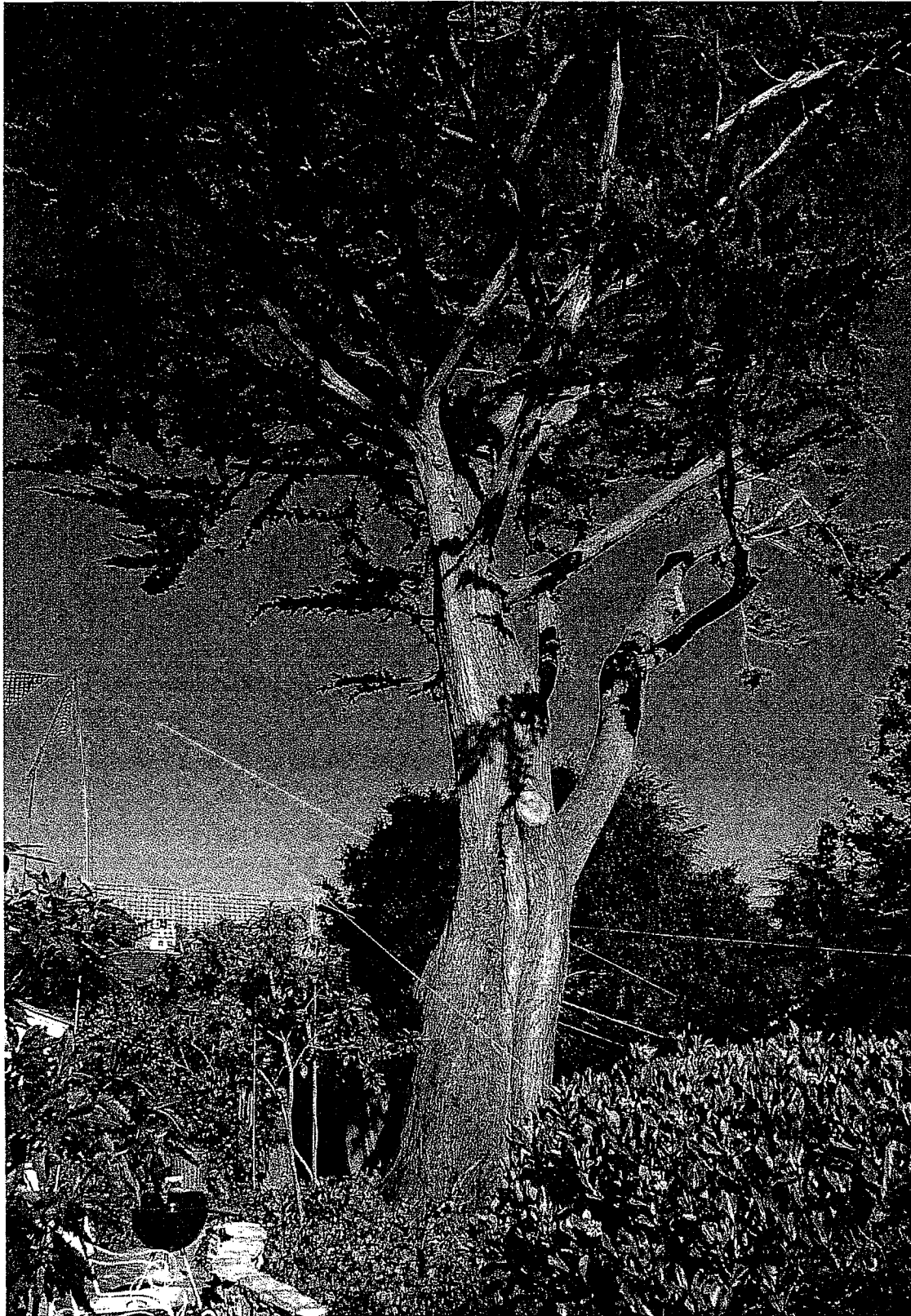
Lot 18 and the North 1/2 of Lot 20,  
Block B-6, Carmel, Addition No. 7, Monterey  
County, California.

**LOT INFORMATION**

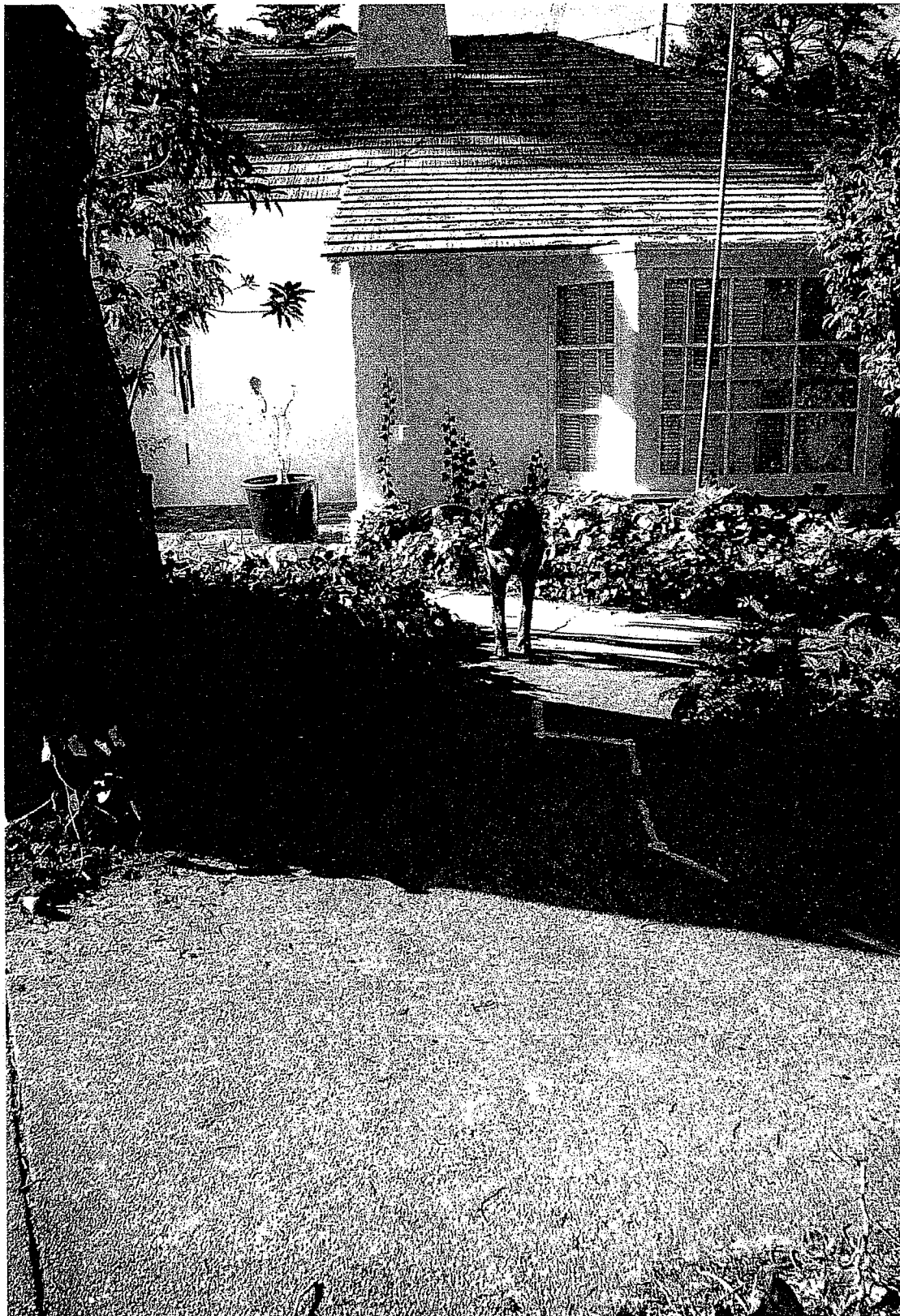
LOT AREA	4,297.90 FT <sup>2</sup>
NET LOT COVERAGE	3,240.00 FT <sup>2</sup> (2,000' x 80' + 34')
RETAINING WALL	35 L.F., 105.0'
NET ELEVATION	394 ±
FLOOR AREA RATIO	50.46 SQ. FT. (45 %)
AVERAGE NATURAL GRADE	101.7'



Bricks will need to be removed and soil excavated to expose roots that may be in area for pruning. Roots should be monitored prior to pruning.



Tree #1126-Monterey cypress will have foundation near its base.



White line on concrete is where building is to be placed. It is not anticipated that major roots will be encountered; however roots can be bridged or appropriately treated.



Side walk lift is from root buttressing; rot should be exposed prior to excavation or trenching fro footing.

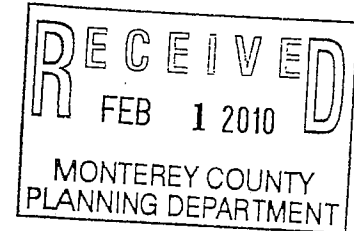


PLANNER: ANA QUENGA  
FILE NO.: PLN090311  
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**Frank Ono**  
International Society of Arboriculture  
Certified Arborist # 536  
Society of American Foresters Professional Member 48004  
1213 Miles Avenue  
Pacific Grove CA, 93950  
Telephone (831) 373-7086  
Facsimile (831) 373-3783

January 22, 2010

Holdren + Lietzke Architecture  
Mrs. Amy McCarthy-Smith  
225 Cannery Row - A  
Monterey, CA 93940



Mrs. Smith;

Additional information requested to be included in the Tree Resource Assessment for the Sholl residence -26347 Isabella, Carmel, CA include the two following items; the cistern located on the north east portion of the property and excavation for the basement along the south portion of the property.

Excavation for the cistern will require additional root pruning, dependent on the size and configuration of the cistern along with the size of the existing tree and topography of the area. Root disturbance must occur for the building footings and additional root severance appears unavoidable if the cistern is installed. It appears that a safe distance to avoid additional root disturbances is 16 feet or more from the edge of the trees root collar. Additional root disturbance requiring excavation other than the footing is not recommended within a 16 foot distance of the tree.

An adjacent cypress tree (approximately 70" in diameter) is located just off the fence line on the south behind the Pittosporum hedge of the property. The tree (measuring from the outer edge (circumference) of the tree) is 10 feet from the existing structure on the Sholl property to the closest point of the trees bark. My understanding is that the new structure will be placed a foot further into the property and that the shoring will be placed where the existing building is now. Shoring is to be placed where the existing footing is located and the structure placed a foot further back from the tree, soil and root disturbance should be minimal.

In both cases when excavating near roots, root location should be closely monitored and done hand insure protection for the tree.

Sincerely,

A handwritten signature in dark ink, appearing to read "Frank Ono".

Frank Ono  
Certified Arborist # 536  
Society of American Foresters # 048004

FO

PLN 090 311

## EXHIBIT H



**MBUAPCD**

Monterey Bay Unified Air Pollution Control District  
Serving Monterey, San Benito, and Santa Cruz Counties

24580 Silver Cloud Court  
Monterey, CA 93940

PHONE: (831) 647-9411 • FAX: (831) 647-8501

May 19, 2010

Mr. Mike Novo, Planning Director  
County of Monterey  
Resource Management Agency – Planning Department  
168 West Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901

Sent Electronically to:

[novom@co.monterey.ca.us](mailto:novom@co.monterey.ca.us)

Original Sent by First Class Mail.

SUBJECT: CARMEL WOODCRAFT, LLC (PLN090311)

Dear Mr. Novo:

Air Quality. Page 18

The North Central Coast Air Basin is not “designated as non-attainment-transitional for the state 2 hour ozone standard...” Instead, the North Central Coast Air Basin is now designated nonattainment for the California ozone standard. The California standard became more stringent in 2006 when the Air Resources Board added an eight-hour average to the standard.

Thank you for circulating the document for review.

Sincerely,

Jean Getchell  
Supervising Planner  
Planning and Air Monitoring Division