

MONTEREY COUNTY PLANNING COMMISSION

Meeting: February 23, 2011 Time: 9:30 A.M.	Agenda Item No.: 3
Project Description: Amendment (PLN100525) to Combined Development Permit PLN090272 which consists of: 1) Coastal Administrative Permit for the demolition of 2,577 square feet of an existing single family dwelling, demolition of an existing 480 square foot detached guesthouse, the addition of 7,089 square feet to the single family dwelling, grading of approximately 890 cubic yards of cut and fill and restoration of approximately 7,822 square feet of Monterey cypress habitat area; 2) Coastal Development Permit for the construction of an 850 square foot detached caretaker unit; 3) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 6) Design Approval. This amendment includes: 7,497 square foot addition to the lower level, new 390 square foot covered loggia on existing stone terrace at lower level, enclose existing 470 square foot covered loggia on main level, 390 square foot addition to existing main level courtyard terrace, reduce size of west wing addition by 60 square feet, approximately 900 additional cubic yards of grading (cut), reconfigure balconies, terraces and loggias on west wing addition, relocate doors and windows on west wing addition. All new development will be located within the existing/approved footprint of the structure. Colors and materials to match existing.	
Project Location: 3252 17 Mile Drive, PB	APN: 008-462-006-000
Planning File Number: PLN100525	Owner: Felicity LLC Agent: Chris Boqua
Planning Area: Del Monte Forest Land Use Plan	Flagged and staked: No
Zoning Designation: : "LDR/2-D(CZ)" [Low Density Residential, 2 acres per unit with Design Control (Coastal Zone)]	
CEQA Action: Consider Addendum to the previously adopted Mitigated Negative Declaration (MND), SCH#2008081069 pursuant to Section 15164 of the CEQA Guidelines.	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Consider Addendum to the previously adopted Mitigated Negative Declaration (MND), SCH#2008081069; and
- 2) Approve PLN100525, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

PROJECT OVERVIEW:

The subject property is a 5.6 acre developed parcel located at 3252 17 Mile Drive, Pebble Beach within the Del Monte Forest Land Use Plan area. The site is located adjacent to the coastline, overlooking the Pacific Ocean and Stillwater Cove and is bordered by residential uses to the north, south and east.

Existing development on the property includes a single family residence, accessory structures and a guesthouse. On October 8, 2008, the Planning Commission approved Combined Development Permit (File No. PLN050706), which authorized the partial demolition of the existing single family dwelling, demolition of the existing guesthouse, the addition of 7,089 square feet to the single family dwelling, approximately 890 cubic yards of grading and the construction of an 850 square foot detached caretaker unit. The project was appealed to the California Coastal Commission because the project, as approved, was inconsistent with Del Monte Forest Land Use Plan policies regarding protection of Monterey cypress habitat

(Environmentally Sensitive Habitat Area) and hazards related to construction near coastal bluffs. The appeal was subsequently withdrawn after applicant re-designed the project to the satisfaction of the Coastal Commission to include a Monterey cypress habitat restoration plan and modified the plans to show that proposed new development would not extend beyond the bluff edge. Minor and Trivial Amendment PLN090272, which authorizes the modifications required by the Coastal Commission, was approved by the Director of RMA-Planning on October 19, 2009. All of the Findings and Evidence and Conditions of Approval from PLN050706 were incorporated by reference into the resolution for PLN090272 and PLN090272 became the operating permit for the project.

On November 15, 2010, the applicant submitted an application to amend PLN090272 to include a 7,497 square foot addition to the lower level, a new 390 square foot covered loggia on the existing stone terrace at lower level, enclose existing 470 square foot covered loggia on main level, 390 square foot addition to existing main level courtyard terrace, reduce size of west wing addition by 60 square feet, approximately 900 additional cubic yards of grading (cut), reconfigure balconies, terraces and loggias on west wing addition, relocate doors and windows on west wing addition. All of the proposed new development will be located within the existing/approved footprint of the structure and the colors and materials will match the existing residence.

The existing residence has been determined to be a historic structure, so a Focused Phase II Assessment (LIB100415) was prepared for the project. The historian found the proposed modifications to the historic portion of the structure to be in conformance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* under the standard for Rehabilitation. The project was heard by the Historic Resources Review Board (HRRB) at a public hearing on December 2, 2010. The HRRB found the project to be consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures and voted unanimously to recommend approval of the project subject to one condition which has been incorporated into **Exhibit 1**.

Staff conducted a site inspection to verify that the proposed new additions will not impact views from 17 Mile Drive or Point Lobos. The proposed lower level addition will be constructed entirely below the existing residence and will not be visible at all. The other additions and modifications are all located within the existing developed area on the rear elevation facing the ocean and are designed to blend in with the existing residence. These modifications will not impact views from Point Lobos because existing trees screen the rear of the house from view. The new additions will not extend above the roofline of the existing residence and will not change the view of the ocean from 17 Mile Drive.

The previously adopted MND for the project identified potential impacts to prehistoric archaeological resources which were found to not be significant with the imposition of Mitigation Measure No. 1 (Condition No. 25). Because the proposed amendment to the project includes additional grading, the project archaeologist was consulted to determine whether or not additional measures would be necessary to mitigate potential impacts to the archaeological resources. It was determined that since the adopted Mitigation Measure already requires that a monitor be on site during any ground disturbing activities, no additional mitigation measures are necessary.

A Mitigated Negative Declaration (MND) was adopted by the Planning Commission with the approval of PLN050706. An Addendum to the previously adopted MND has been prepared for

this Amendment pursuant to CEQA Guidelines Section 15164. No unusual circumstances exist and no additional environmental impacts were identified during the course of project review.

All of the Findings and Evidence and Conditions of Approval from PLN090272 are incorporated into **Exhibit 1**. Once approved, PLN100525 will become the operating permit for this project.

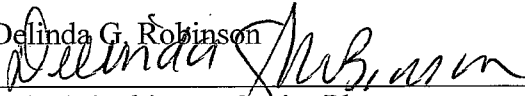
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
Environmental Health Bureau
- √ Water Resources Agency
- √ Pebble Beach Community Services District
- √ Parks Department
California Coastal Commission

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by Public Works, Water Resources Agency and Pebble Beach Community Services District (Fire District) have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as **Exhibit 1** to the draft resolution (**Exhibit B**).

The project was heard at a public meeting by the Del Monte Forest Land Use Advisory Committee (LUAC) on December 2, 2010. The LUAC recommended approval of the project, as presented, by a vote of 6 to 0.

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

/S/ Delinda G. Robinson

Delinda G. Robinson, Senior Planner
(831) 755-5198, robinsond@co.monterey.ca.us
February 3, 2011

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District (Fire Protection District); Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Historic Resources Review Board; Del Monte Forest Land Use Advisory Committee; Laura Lawrence, Planning Services Manager; Delinda Robinson, Project Planner; Carol Allen, Senior Secretary; Felicity LLC, Owner; Chris Boqua, Agent; Planning File PLN100525.

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|--------------|-----------|--|
| Attachments: | Exhibit A | Project Data Sheet |
| | Exhibit B | Draft Resolution, including:
1. Conditions of Approval and Mitigation Monitoring and Reporting Program
2. Site Plan, Floor Plan and Elevations |
| | Exhibit C | Vicinity Map |
| | Exhibit D | Del Monte Forest Land Use Advisory Committee Minutes |
| | Exhibit E | Historic Resources Review Board Resolution |
| | Exhibit F | Addendum to previously adopted Mitigated Negative Declaration including:
1. Mitigated Negative Declaration, SCH#2008081069 |

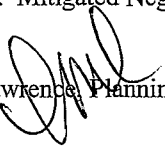
This report was reviewed by Laura Lawrence, Planning Services Manager


EXHIBIT A

Project Data Sheet for PLN100525

Project Title: Felicity LLC

Location:	3252 17 Mile Drive, Pebble Beach	Primary APN:	008-462-006-000
Applicable Plan:	Del Monte Forest Land Use Plan	Coastal Zone:	YES
Permit Type:	Amendment	Zoning:	LDR/2(CZ)
Environmental Status:	Addendum to MND	Plan Designation:	Residential/2 Units per acre
Advisory Committee:	Del Monte Forest LUAC	Final Action Deadline (884):	02/13/2011

Project Site Data:

Lot Size:	5.6 ACRES	Coverage Allowed:	15%
		Coverage Proposed:	4.8%
Existing Structures (SF):	9805	Height Allowed:	30 FEET
Proposed Structures (SF):	5118	Height Proposed:	28 FEET 10 INCHES
Total SF:	25557	Floor Area Ratio Allowed:	17.5%
		Floor Area Ratio Proposed:	8.4%

Resource Zones and Reports:

Environmentally Sensitive Habitat:	Monterey cypress	Erosion Hazard Zone:	Moderate
Biological Report #:	None	Soils Report #:	LIB110047
Cypress Habitat Restoration Plan. #:	LIB090315		
Archaeological Sensitivity Zone:	High	Geologic Hazard Zone:	II
Archaeological Report #:	LIB080232 & LIB080482	Geologic Report #:	None
Fire Hazard Zone:	High	Traffic Report #:	N/A

Other Information

Water Source:	Public	Sewage Disposal (method):	Sewer
Water Dist/Co:	Cal Am	Sewer District Name:	PBCSD
Fire District:	PBCSD	Total Grading (cubic yds.):	1,790
Tree Removal:	None		

**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

FELICITY LLC (PLN100525)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Considering Addendum to previously adopted Mitigated Negative Declaration (MND), SCH#2008081069;
- 2) Approving Amendment (PLN100525) to previously approved Combined Development Permit PLN090272 which consists of: Combined Development Permit consisting of 1) Coastal Administrative Permit for the demolition of 2,577 square feet of an existing single family dwelling, demolition of an existing 480 square foot detached guesthouse, the addition of 14,586 square feet to the single family dwelling, new 390 square foot covered loggia on existing stone terrace at lower level, enclose existing 470 square foot covered loggia on main level, 390 square foot addition to existing main level courtyard terrace, grading of approximately 1,790 cubic yards of cut and fill and restoration of approximately 7,822 square feet of Monterey Cypress habitat area; 2) Coastal Development Permit for the construction of an 850 square foot detached caretaker unit; 3) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 6) Design Approval.

(PLN100525, Felicity LLC, 3252 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-462-006-000))

The Felicity LLC application (PLN100525) came on for public hearing before the Monterey County Planning Commission on February 23, 2011. 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:** **AMENDMENT** – The County has received and processed an Amendment to PLN050706.
- EVIDENCE:**
- a) An application for an Amendment was submitted on November 15, 2010.
 - b) On October 8, 2008, the Planning Commission approved PLN050706 for a combined Development Permit consisting of a Coastal Administrative Permit for demolition of 2,577 square feet of an existing single family dwelling and demolition of an existing 480 square foot detached guesthouse, and the addition of 7,089 square feet to the single family dwelling, and grading of approximately 890 cubic yards of cut and fill; a Coastal Development Permit for the construction of an 850 square foot detached caretaker unit; a Coastal Development Permit to allow development within 50 feet of a coastal bluff; a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and Design Approval.
 - c) On December 12, 2008, the California Coastal Commission appealed (Appeal No. A-3-MCO008-061) the decision of the Planning Commission. Subsequent discussions between the Coastal Commission and the applicant resulted in the proposal of the restoration of existing paved and structural elements on the parcel. The square footage of the restored areas will exceed the square footage of the new coverage approved under PLN050706.
 - d) On October 19, 2009, the Director of RMA-Planning approved a Minor and Trivial Amendment (PLN090272), which allows the restoration of approximately 7,822 square feet of Monterey cypress habitat area. The California Coastal Commission appeal was subsequently withdrawn.
 - e) This Amendment (PLN100525) allows a 7,497 square foot addition to the lower level, new 390 square foot covered loggia on existing stone terrace at lower level, enclose existing 470 square foot covered loggia on main level, 390 square foot addition to existing main level courtyard terrace, reduce size of west wing addition by 60 square feet, approximately 900 additional cubic yards of grading (cut), reconfigure balconies, terraces and loggias on west wing addition, relocate doors and windows on west wing addition. All new development will be located within the existing/approved footprint of the structure. Colors and materials to match existing. This modification shall be in addition to the previously applied findings, evidence and conditions of Combined Development Permit (PLN050706) as amended by PLN090272 which are incorporated into Exhibit 1. Once approved, PLN100525 will become the operating permit for the project.
 - f) The amended project will include: A Combined Development Permit consisting of 1) Coastal Administrative Permit for the demolition of 2,577 square feet of an existing single family dwelling, demolition of an existing 480 square foot detached guesthouse, the addition of 14,586 square feet to the single family dwelling, new 390 square foot covered loggia on existing stone terrace at lower level, enclose existing 470 square foot covered loggia on main level, 390 square foot addition to

existing main level courtyard terrace, grading of approximately 1,790 cubic yards of cut and fill and restoration of approximately 7,822 square feet of Monterey Cypress habitat area; 2) Coastal Development Permit for the construction of an 850 square foot detached caretaker unit; 3) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 6) Design Approval.

- g) Three new Conditions of Approval applicable to this Amendment are incorporated into Exhibit 1. Condition No. 18 (PDSP002- Historic Resource (Non-Standard)) is the condition of approval recommended by the Historic Resources Review Board. Condition No. 19 (PW0044 – Construction Management Plan) has been added to ensure that impacts due to construction are minimized. Condition No. 24 (FIRE011 – Addresses for Buildings) has been added by the Pebble Beach Community Services District (Fire) to reflect the current Fire District requirement for separate addresses.
- h) The timing of the annual monitoring reports required by Condition No. 17 {PDSP001 – Restoration Monitoring (Non-standard)} has been changed to require submittal of the first monitoring report one year after implementation of the restoration plan is completed rather than June 2010. This will allow for a full five years of monitoring after the restoration has been accepted as complete by the RMA-Planning Department.
- i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100525.

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

- EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the Monterey County 1982 General Plan;
 - Del Monte Forest Area Land Use Plan;
 - Monterey County Coastal Implementation Plan, Part 5; and
 - Monterey County Zoning Ordinance (Title 20)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 3252 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-006-000), Del Monte Forest Land Use Plan. The parcel is zoned "LDR/2-D (CZ)" [Low Density Residential, 2 acres per unit with Design Control (Coastal Zone)], which allows the construction of additions to a single family dwelling subject to a discretionary permit. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on November 27, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The project was referred to the Del Monte Forest Land Use Advisory

Committee (LUAC) for review on December 2, 2010. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project includes a Design Approval which will be heard at a public hearing. The LUAC recommended approval of the project by a vote of 6 to 0.

- e) The amended project is consistent with Del Monte Area Land Use Plan (LUP) policies regarding scenic and visual resources. The original project was found to be consistent with LUP scenic and visual resources policies because the existing trees will screen the proposed additions from Point Lobos State Reserve and because the existing topography screens views of the ocean from 17 Mile Drive. Staff conducted a site inspection on November 27, 2010 to assess the potential viewshed impacts of the amended project. Based on the site inspection, the proposed structural additions will not harm the visual integrity of the area. The amended project includes the construction of a 7,497 square foot lower level addition which will not be visible from any vantage point. The other proposed minor modifications to the rear elevation will be screened from view by existing trees.
- f) The project, as proposed, is consistent with County, State, and Federal policies and guidelines regarding the protection of historic resources. The Phase II Historic Report (LIB080483) and the Focused Phase II Historic Assessment (LIB100415) prepared for the project identified portions of the existing residence constructed in 1919 to be eligible for listing on the California Register of Historic Resources and the Monterey county Historic Resource Inventory. The Monterey County Historic Resources Review Board (HRRB) reviewed the project pursuant to the regulations for the Preservation of Historical Resources as contained in Chapter 18.25 of the Monterey County Code and the standards of the Secretary of the Interior. The HRRB determined that the project, as proposed and conditioned, is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures, and as such will not impact the historical significance of the 1919 structure. On December 2, 2010, the HRRB unanimously recommended approval of the amended project, subject to one recommended condition of approval which has been included as Condition No. 18.
- g) The project, as proposed, is consistent with LUP policies regarding the protection of cultural resources. The project is located within a high sensitivity area for archaeological resources and within close proximity to a known archaeological site. The previously adopted MND for the project identified potential impacts to prehistoric archaeological resources which were found not to be significant with the imposition of Mitigation Measure No. 1 (Condition No. 25, Exhibit 1). Because the proposed amendment to the project includes additional grading, the project archaeologist was consulted to determine whether or not additional measures would be necessary to mitigate potential impacts to the archaeological resources. It was determined that since the adopted Mitigation Measure already requires that a monitor be on site during any ground disturbing activities, no additional mitigation measures are necessary.

3. **FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District (Fire Protection District), Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Technical reports by outside 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:
 - *“Focused Phase II Historic Assessment” (LIB100415) prepared by Kent L. Seavey, Pacific Grove, California, July 19, 2010.*
 - *“Geotechnical Soils-Foundation and Geo-seismic Report for the Proposed Additions to the Villa Felice Estates” (LIB110047) prepared by Grice Engineering, Inc., Salinas, California, March 4, 2004.*
 - c) Staff conducted a site inspection on November 27, 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 previously approved proposed development found in Project File PLN050706 and PLN090272.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100525.

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

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning Department, Pebble Beach Community Services District (Fire Protection District), Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. The project is served by the California American Water Company for water and the Pebble Beach Community Services District for sewage.
 - c) Preceding findings and supporting evidence for PLN100525.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on November 27, 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) Zoning violation abatement costs, if any, have been paid.
 - e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100525.

5. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously adopted Mitigated Negative Declaration (MND), SCH#2008081069, was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

- EVIDENCE:**
- a) A MND for Felicity LLC was prepared and adopted by the Planning Commission on October 8, 2008 (Resolution No. 08041).
 - b) An Addendum to the Felicity LLC project MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
 - c) The Addendum attached as Exhibit F to the February 23, 2011, Staff Report to the Planning Commission reflects the County's independent judgment and analysis.
 - d) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior MND. The proposed modifications will occur entirely within the same footprint as the previously approved project. The modifications will not cause any new impacts to environmentally sensitive habitat or cultural resources. The Focused Phase I Historical Assessment prepared for the project found that the proposed work will be consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* under the standard for Rehabilitation, that it will not create a significant change to the historic building and will not cause a significant adverse effect on the environment.
 - e) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the MND was adopted. One new report was prepared for this project: a Focused Phase II Historical Assessment. See Evidence 3(b) above.

5. **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 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

- b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 16 in the Del Monte Forest 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 PLN100525
- e) The project planner conducted a site inspection on November 27, 2010.

6. **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.1 and A.2 of the Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because: 1) the project is located between the sea and the first through public road paralleling the sea; and 2) the project is located within 300 feet of the seaward face of a coastal bluff.

DECISION

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

- A. Consider the Addendum to the Mitigated Negative Declaration;
- B. Approve Amendment (PLN100525) to previously approved Combined Development Permit PLN090272 consisting of: 1) Coastal Administrative Permit for the demolition of 2,577 square feet of an existing single family dwelling, demolition of an existing 480 square foot detached guesthouse, the addition of 14,586 square feet to the single family dwelling, new 390 square foot covered loggia on existing stone terrace at lower level, enclose existing 470 square foot covered loggia on main level, 390 square foot addition to existing main level courtyard terrace, grading of approximately 1,790 cubic yards of cut and fill and restoration of approximately 7,822 square feet of Monterey cypress habitat area; 2) Coastal Development Permit for the construction of an 850 square foot detached caretaker unit; 3) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 6) Design Approval 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.

PASSED AND ADOPTED this 23rd day of February, 2011 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mike Novo, Secretary to the Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

(Coastal Projects)

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

RESOLUTION ### - EXHIBIT 1 Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <u>Felicity LLC</u> File No: <u>PLN100525</u> APNs: <u>008-462-006-000</u> Approved by: <u>Planning Commission</u> Date: <u>February 23, 2011</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)
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Amendment (PLN100525) to Combined Development Permit PLN090272 consists of 1) Coastal Administrative Permit for the demolition of 2,577 square feet of an existing single family dwelling, demolition of an existing 480 square foot detached guesthouse, the addition of 14,586 square feet to the single family dwelling, new 390 square foot covered loggia on existing stone terrace at lower level, enclose existing 470 square foot covered loggia on main level, 390 square foot addition to existing main level courtyard terrace, grading of approximately 1,790 cubic yards of cut and fill and restoration of approximately 7,822 square feet of Monterey Cypress habitat area; 2) Coastal Development Permit for the construction of an 850 square foot detached caretaker unit; 3) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 6) Design Approval. The property is located at 3252 17 Mile Drive,	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>
		Pebble Beach (Assessor's Parcel Number 008-462-006-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use 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. (RMA-Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution [REDACTED]) was approved by the Planning Commission for Assessor's Parcel Number 008-462-006-000 on February 23, 2011. The permit was granted subject to 25 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	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.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on February 23, 2014 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)	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.		PD003(B) - CULTURAL RESOURCES - POSITIVE ARCHAEOLOGICAL REPORT If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:	The applicant shall submit the contracts with a Registered Professional Archeologist to the Director of the RMA - Planning Department for approval.	Owner / Applicant per archaeolo- gist	Prior to the issuance of grading 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)
		<p>There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <p>The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and If the coroner determines the remains to be Native American:</p> <ul style="list-style-type: none"> - 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, or - Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: <ol style="list-style-type: none"> 1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission. 2. The descendent identified fails to make a 	<p>The requirements of this condition shall be included as a note on all grading and building plans.</p>	<p>Owner / Applicant</p>	<p>Prior to the issuance of grading or building permits.</p>	

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>recommendation; or</p> <p>3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.</p> <p>(RMA - Planning Department)</p>				
5.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>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 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</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	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	

<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>
		shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)				
6.		PD005 - FISH AND GAME FEE-NEG DEC/EIR 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)	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	Within 5 working days of project approval.	CLRD NoD filed 10/10/08
			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.	Owner/ Applicant	Prior to the start of use or the issuance of building or grading permits.	CLRD NoD filed 10/10/08
7.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner / Applicant	Ongoing	
8.		PD011 – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner / Applicant	Prior to the issuance of grading and/or building permits.	
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit	Owner / Applicant	During all development activities.	

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		prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)	an interim report prepared by a certified arborist.			
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner / Applicant	Prior to final inspection.	
9.		PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY) (NON-STANDARD) The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)	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.	
			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.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit,	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval.	Owner / Applicant	Prior to the issuance of building	

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		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. (RMA – Planning Department)	Approved lighting plans shall be incorporated into final building plans. The lighting shall be installed and maintained in accordance with the approved plan.		permits. Prior to Occupancy / Ongoing	
11.		PD016(a) – NOTICE OF REPORT (HISTORICAL) Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Phase II Historical report has been prepared for this parcel by Historic Preservation Associates, dated March 25, 2008, and is on record in the Monterey County RMA - Planning Department , Library No. LIB080483. All development shall be in accordance with this report." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner / Applicant	Prior to the issuance of grading or building permits.	
12.		PD016(b) – NOTICE OF REPORT (ARCHAEOLOGICAL) Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Archaeological Mitigation Plan has been prepared for this parcel by Archaeological Consulting, dated February 12, 2004, and is on record in the Monterey County RMA - Planning Department, Library No. LIB080482. All development shall be in accordance with this report." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner / Applicant	Prior to the issuance of grading or 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>
13.		PD016(c) – NOTICE OF REPORT (RESTORATION) Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Cypress Habitat Site Restoration Plan has been prepared for this parcel by Frank Ono, dated March 1, 2009, and is on record in the Monterey County RMA - Planning Department, Library No. LIB090315. All development shall be in accordance with this report and the restoration site plan dated June 4, 2009." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner / Applicant	Prior to the issuance of grading or building permits.	
14.		PD018 B – DEED RESTRICTION – CARETAKER UNIT (COASTAL) The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows: <ul style="list-style-type: none"> • Only one caretaker unit per lot shall be allowed. • The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership. • The minimum lot size for establishment of a caretaker unit in areas not served by sewers shall be two acres. • Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located. The maximum floor area for a caretaker unit is 850 square feet. • A minimum of one covered off-street parking space shall be provided for the caretaker unit. • The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect. • Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning. 	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.	Owner / Applicant	Prior to the issuance of grading or building permits.	
			Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner / Applicant	Prior to occupancy or commencement of use.	

<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>
		<ul style="list-style-type: none"> Caretaker units are not permitted on any lot less than 10 acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to a Coastal Administrative Permit. (RMA – Planning Department)				
15.		PD035 - UTILITIES - UNDERGROUND 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	
16.		PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439) In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards: <ol style="list-style-type: none"> Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. All Air District standards shall be enforced by the Air District. (RMA – Planning Department)	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 shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.	Contractor / Owner / Applicant Contractor / Owner / Applicant	Prior to the issuance of a demolition permit. During demolition.	
17.		PDSP001 – RESTORATION MONITORING (NON-STANDARD) A qualified forester, arborist, or biologist shall monitor all restoration activities to ensure conformance to the submitted Cypress Habitat Site Restoration Plan	The applicant shall submit a contract with a qualified Forester, Arborist, or Biologist to the Director of the RMA – Planning Department for review and approval.	Owner / Applicant	Prior to the issuance of a building permit.	

<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>
		(LIB090315). Prior to issuance of a building permit, the applicant shall provide to the RMA-Planning Department a copy of the contractual agreement with a qualified monitor for review and approval. The applicant shall also provide evidence of work completion and of the presence of the monitor on-site during all phases of the restoration work. The applicant shall submit annual reports for a period of five years beginning one year after implementation of the restoration plan has been completed. (RMA – Planning Department)	The applicant shall submit evidence of completion of restoration work to the RMA-Planning Department.	Owner / Applicant	Prior to building permit final.	
			The applicant shall submit evidence of the presence of the monitor on-site during all phases of the restoration work.	Owner / Applicant / Monitor	Ongoing during all phases of the restoration work.	
			The applicant shall submit annual reports for a period of five years.	Owner / Applicant / Monitor	Annually, for a period of five years beginning one year after implementation of the restoration plan is complete.	
18.		PDSP002 – HISTORIC RESOURCE (NON-STANDARD) Add either full or façade columns, depending on feasibility, to the west elevation. The columns shall flank the sunroom windows, as shown in the 1927 photograph presented by Jun Sillano at the 12/02/2010 HRRB meeting. (RMA - Planning Department)	The applicant shall submit plans which include the required elements to the RMA-Planning Department and the Parks Department for review and approval.	Owner/ Applicant/	Prior to issuance of the Building Permit	

RMA – Public Works Department

19.		<p>PW0044 – CONSTRUCTION MANAGEMENT PLAN The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)</p>	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	

Monterey County Water Resources Agency

20.		<p>WR1 - DRAINAGE PLAN 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. (Water Resources Agency)</p>	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.	
21.		<p>WR40 - WATER CONSERVATION MEASURES 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: a. All toilets shall be ultra-low flush toilets with a</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection / occupancy.	

		<p>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.</p> <p>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.</p> <p>(Water Resources Agency)</p>				
22.		<p>WR43 - WATER AVAILABILITY CERTIFICATION</p> <p>The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)</p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits.	
<p>Fire Agency (Pebble Beach Community Services District)</p>						
23.		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (NON-STANDARD)</p> <p>The building(s) and attached garage(s) shall be protected with automatic fire sprinkler system(s) as required by the governing ordinances. Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Pebble Beach Community Services District)</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspections as appropriate.	Owner/ Applicant	Prior to framing inspection.	
			Applicant shall schedule fire dept. final sprinkler inspections as appropriate.	Owner/ Applicant	Prior to final building inspection.	

24.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Services District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
Mitigation Measures						
25.	1.	PDSP002 – CULTURAL RESOURCES SITE MONITORING (MITIGATION) An archaeological monitor shall be present during all phases of the project which could potentially alter the soil within the boundaries of the cultural resources site (e.g.; demolition, grading, pad construction, trenching, etc.). The monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials	The applicant shall submit a contract with a Registered Professional Archeologist to the Director of the RMA – Planning Department for approval.	Owner / Applicant / Archeologist	Prior to the issuance of a demolition permit.	

		<p>or features. If potentially significant cultural resources are discovered, work shall be halted in the area of the find until it can be evaluated and, if necessary, data recovery is conducted. The applicant shall retain a qualified archaeologist to monitor and ensure conduct of the requirements of the mitigation and monitoring plan. The overall goals of the mitigation and monitoring plan are to limit damage to the cultural resources site through avoidance; to oversee the demolition, grading, and construction activities; to ensure compliance with the mitigation and monitoring plan; and to conduct prehistoric cultural data recovery, analysis, reporting, and curation of any materials which are encountered during the project. Prior to issuance of a demolition permit, the applicant shall provide to the RMA-Planning Department a copy of the contractual agreement with a qualified archaeologist for review and approval. The applicant shall also provide evidence of the presence of the archaeologist on-site during demolition of existing structures and new construction, and any measures necessary to be in place and in good order through construction. Photos shall be dated on a weekly basis (or as determined by the monitoring archaeologist) and submitted with a certification letter from the archaeologist. If additional mitigation measures are determined to be required, they shall be formulated and implemented by the monitoring archaeologist, after review and approval by the Planning Department. (RMA – Planning Department)</p>	<p>The applicant shall submit evidence of on-site monitoring during all phases of demolition, excavation, and new construction. Photos and archaeologist certification shall be submitted to the RMA – Planning Department.</p> <p>In addition, the monitoring archaeologist shall conduct data recovery, analysis, reporting, and curation of any cultural materials discovered during the project. Copies of all reports shall be submitted to the RMA-Planning Department. The requirements of this measure shall be included as a note on all grading and building plans.</p>	<p>Owner / Applicant / Archaeologist</p>	<p>Ongoing during all phases of demolition, excavation, and construction.</p>	
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END OF CONDITIONS

Rev. 08/25/2010

NOTE:
A SITE RESTORATION PLAN HAS BEEN PREPARED BY FRANK ONO, ARBORIST, DATED MARCH 1ST 2009, AND SHALL BE IMPLEMENTED AS A PART OF PLAN 09-0272

■ F.A.R. CALCULATIONS

	EXISTING	PLAN 09-0272 APPROVAL	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN FLOOR	5,892	3,004	-2,165	-80	6,671
UPPER FLOOR	894	2,821		227	4,042
LOWER FLOOR	1,970			2,675	4,645
SUBTOTAL	8,858	5,825	-2,165	2,742	14,902
GARAGE / GUEST BEDROOM	1,146				1,146
EAST GUEST BEDROOM	170		-170		0
COURTYARD	1,421				1,421
WEST GUESTHOUSE	480		-480		0
GARAGE (DETACHED)	898				898
PREVIOUSLY APPROVED L' GRANGERIE		1,264			1,264
PREVIOUSLY APPROVED CARETAKER UNIT		850			850
LOWER LEVEL-SUBGRADE				*4,922	
TOTAL	12,789	7,938	-2,815	2,742	20,635

■ F.A.R. ALLOWED: 42,868 SF (17.5%)
 ■ F.A.R. PROPOSED: 20,635 SF (8.4%)

*NOTE: 4,922 S.F. OF LOWER LEVEL DOES NOT COUNT DUE TO SUBGRADE CONDITIONS

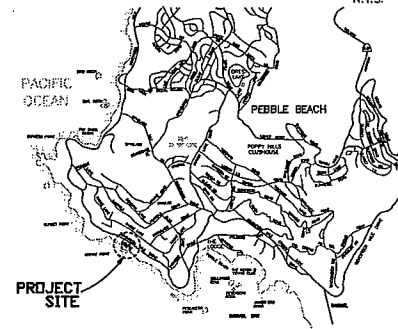
■ LOT AREA: 243,936 S.F. (5.6 AC.)
 ■ LOT COVERAGE CALCULATIONS
 ■ EXIST. LOT COVERAGE: 13,109.0 S.F. 5.3%

	EXISTING	PLAN 09-0272 APPROVAL	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN BUILDING	5,892	3,004	-2,165	-80	6,671
MAIN FLOOR	1,148		-242		904
GARAGE / GUEST BEDROOM	170		-170		0
EAST GUEST BEDROOM	1,421				1,421
COURTYARD	480		-480		0
WEST GUESTHOUSE	898				898
GARAGE (DETACHED)		1,264			1,264
L' GRANGERIE		850			850
CARETAKER UNIT					
TOTAL	9,805 (4.0%)	5,118	-3,057	-80	11,808 (4.8%)

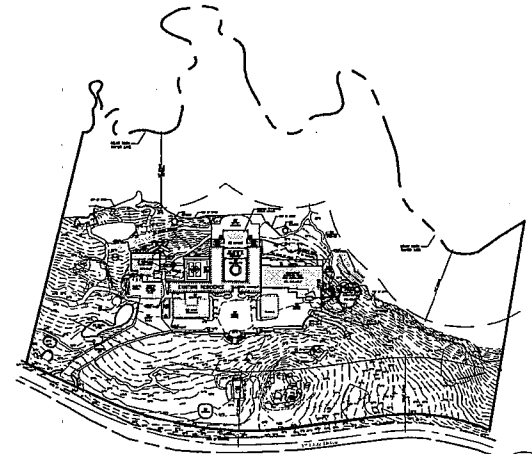
PLANNING INFO.

- PROPERTY OWNER: VILLA FELICE, 3252 17 MILE DR., PEBBLE BEACH, CA.
- PROJECT ADDRESS: VILLA FELICE, 3252 17 MILE DR., PEBBLE BEACH, CA.
- PROJECT SCOPE: AMENDMENT TO PLAN 09-0272; EXPANSION OF MAIN LEVEL COURTYARD TERRACE; ENCLOSE EXISTING COVERED LOGGIA AT MAIN LEVEL; LOWER LEVEL ADDITIONS; PHASE II HISTORIC AMENDMENT REPORT; WEST WING REVISIONS - EXTERIOR DOORS & WINDOWS LOCATION, RE-CONFIGURE BALCONY TERRACE & LOGGIA.
- OCCUPANCY: RS, U1
- CONST. TYPE: V-N
- A.P.N.: 008-462-006
- LEGAL DESC: LOT: BLOCK:
- ZONE: LDR/2 (C2)
- MAX BLDG. HT: 30 FT
- GRADING: 890 CY
- TREE REMOVAL: 0
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE: 1. 2001 CBC, CED, CMC, CPC. 2. TITLE 24

VICINITY MAP

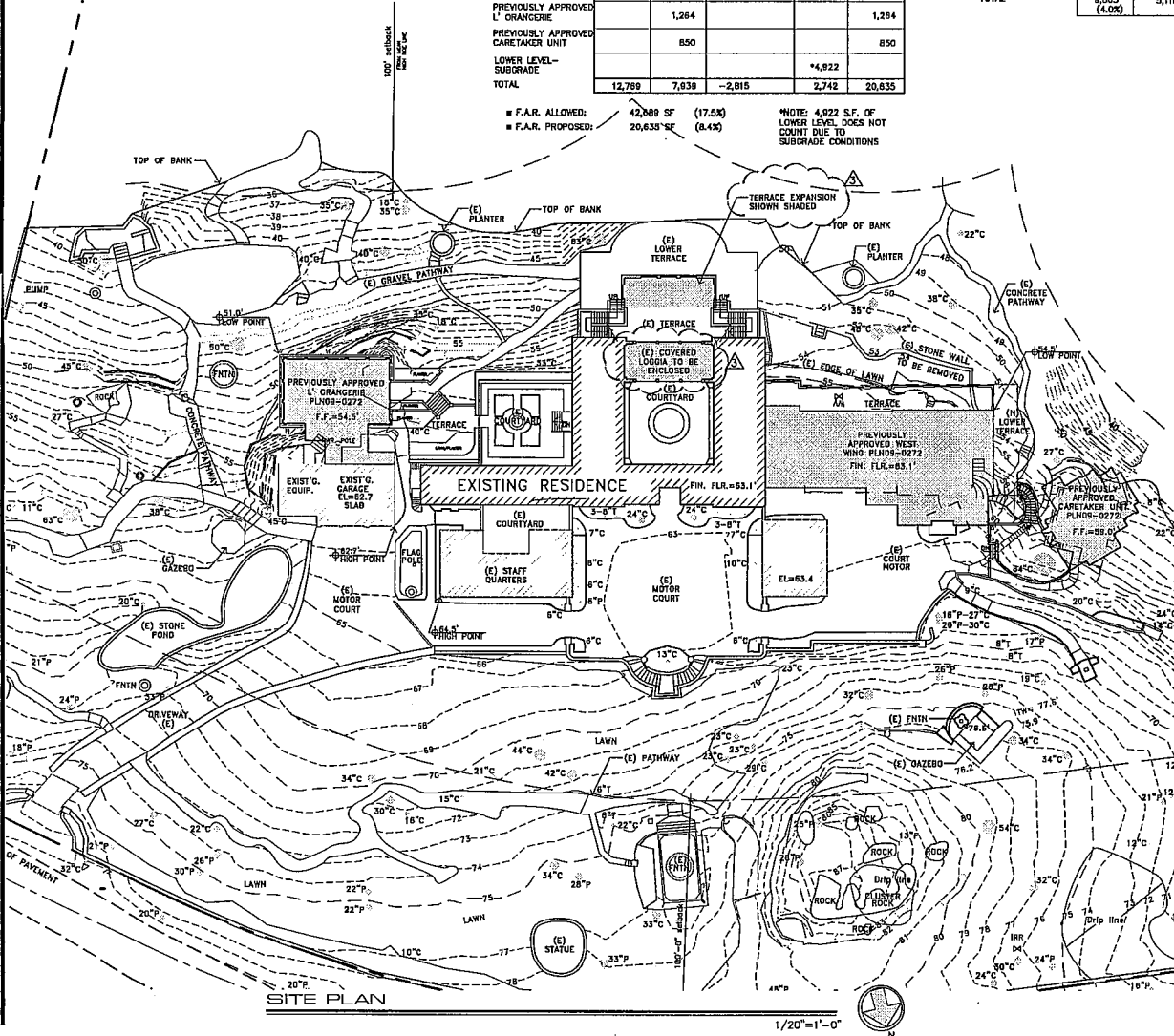


PROJECT SITE



PLOT PLAN

EXHIBIT 2



SITE PLAN

1/20"=1'-0"

1/20"=1'-0"

PROPOSED ADDITIONS AND REMODEL FOR:

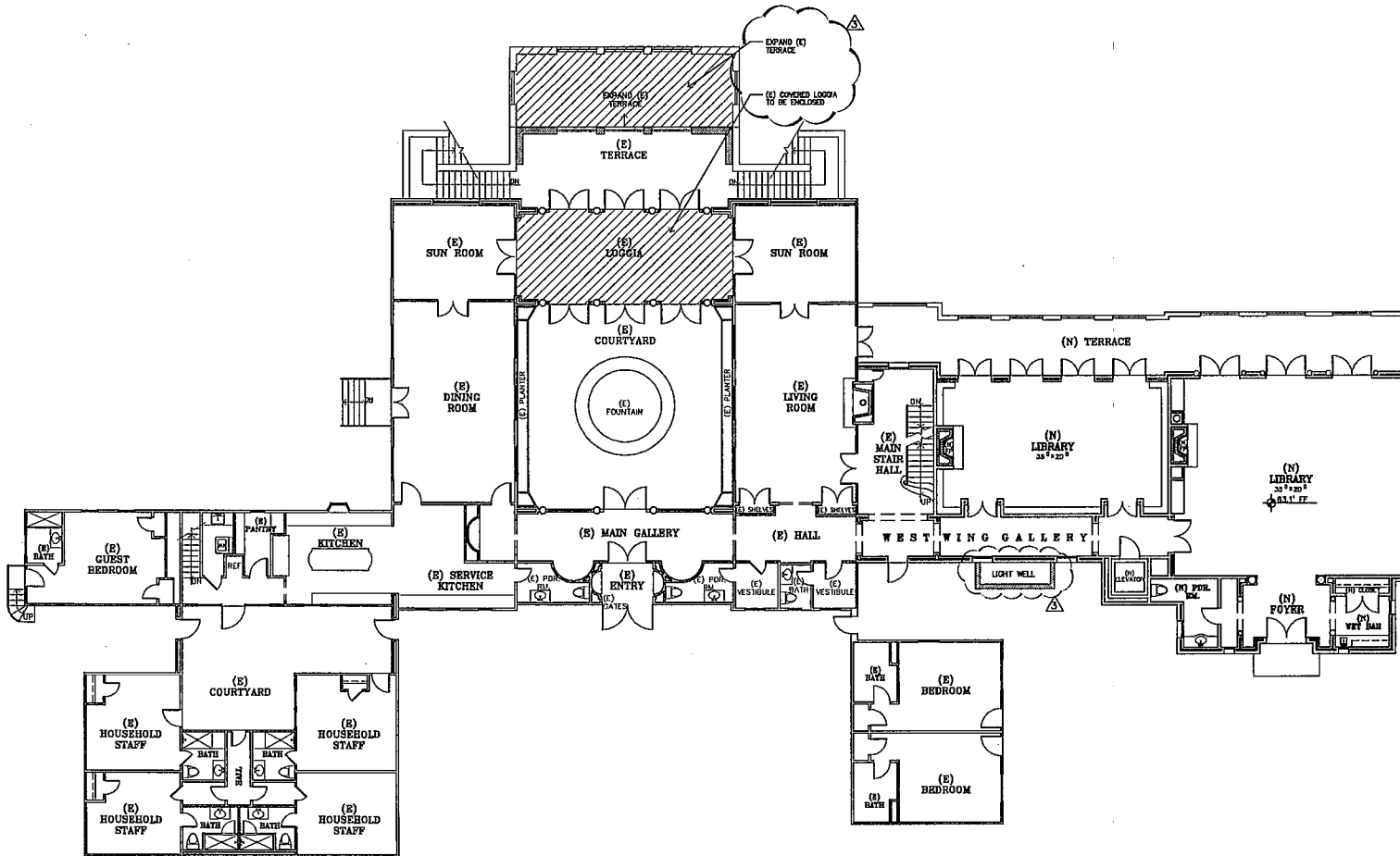
VILLA FELICE
 APN: 008-462-006
 3252 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA.

INTERNATIONAL DESIGN GROUP
 ARCHITECTURE ■ INTERIOR DESIGN
 JUN A. SILLANS, AIA JOHN E. MATTYNAME
 781 LIGHTHOUSE AVE ■ PACIFIC GROVE, CA ■ 93950
 PH: (831) 646-1881 ■ FAX: (831) 646-1500 ■ CAD: AIA Lic. 14444/14444/14444

SITE PLAN

DATE: 09-25-07
 PLANNING RE-SUBMITTAL
 REVISIONS:
 09-23-08 PER SUBMITTAL
 09-21-10 PLAN AMENDMENT
 11-11-10 PLAN AMENDMENT
 11-11-10 PLAN AMENDMENT

SHEET NO. A1.0



MAIN LEVEL PLAN - WEST WING

1/8"=1'-0"



WALL LEGEND

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

ALL WALLS, WINDOWS AND DOORS SHOWN ON THIS PLAN ARE TO REMAIN UNLESS OTHERWISE NOTED. ALL NEW WALLS, WINDOWS AND DOORS SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE, CALIFORNIA. ALL NEW WALLS, WINDOWS AND DOORS SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE, CALIFORNIA. ALL NEW WALLS, WINDOWS AND DOORS SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE, CALIFORNIA.

PROPOSED ADDITIONS AND REMODEL FOR:
VILLA FELICE
 APN. 008-162-006
 3252 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA

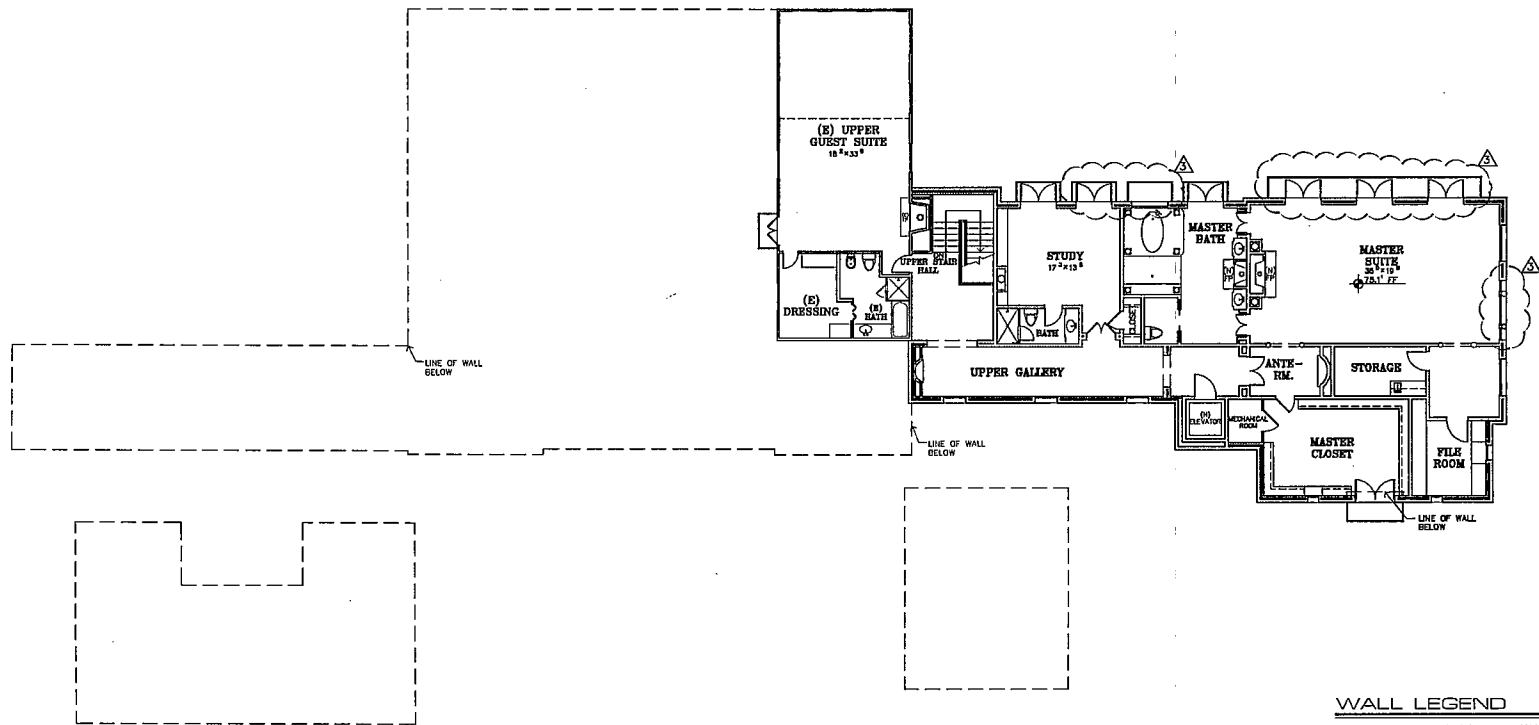
INTERNATIONAL DESIGN GROUP
 ARCHITECTURE ■ INTERIOR DESIGN
 JUN. A. BILLANG AIA JOHN C. MATTHEWS
 721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950
 PH: (831) 866-1971 FAX: (831) 866-1980 ■ BAA 4111 www.internationaldesign.com

INTERNATIONAL DESIGN GROUP
 ARCHITECTURE ■ INTERIOR DESIGN

MAIN LEVEL
 PLAN
 DATE: 09-25-07
 PLANNING RE-SUBMITTAL

REVISIONS:
 09-23-08
 (1) ASB SUBMITTAL
 09-25-07
 (2) PLAN REVISION
 11-14-10
 (3) PLAN AND/OR REV.

SHEET NO.
A2.0



UPPER LEVEL PLAN - WEST WING

1/8" = 1'-0"



WALL LEGEND

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

ALL WALLS, PARTITIONS AND PARTITIONS SHALL BE CONSTRUCTION OF 2X4 INTERIOR STUD FRAMED WALL, U.O.N. UNLESS OTHERWISE SPECIFIED. ALL EXTERIOR WALLS SHALL BE CONSTRUCTION OF 2X6 EXTERIOR STUD FRAMED WALL, U.O.N. UNLESS OTHERWISE SPECIFIED. ALL WALLS SHALL BE FINISHED WITH STONE VENEER UNLESS OTHERWISE SPECIFIED. ALL WALLS SHALL BE FINISHED WITH CHW WALL UNLESS OTHERWISE SPECIFIED. ALL WALLS SHALL BE FINISHED WITH CHW WALL UNLESS OTHERWISE SPECIFIED.

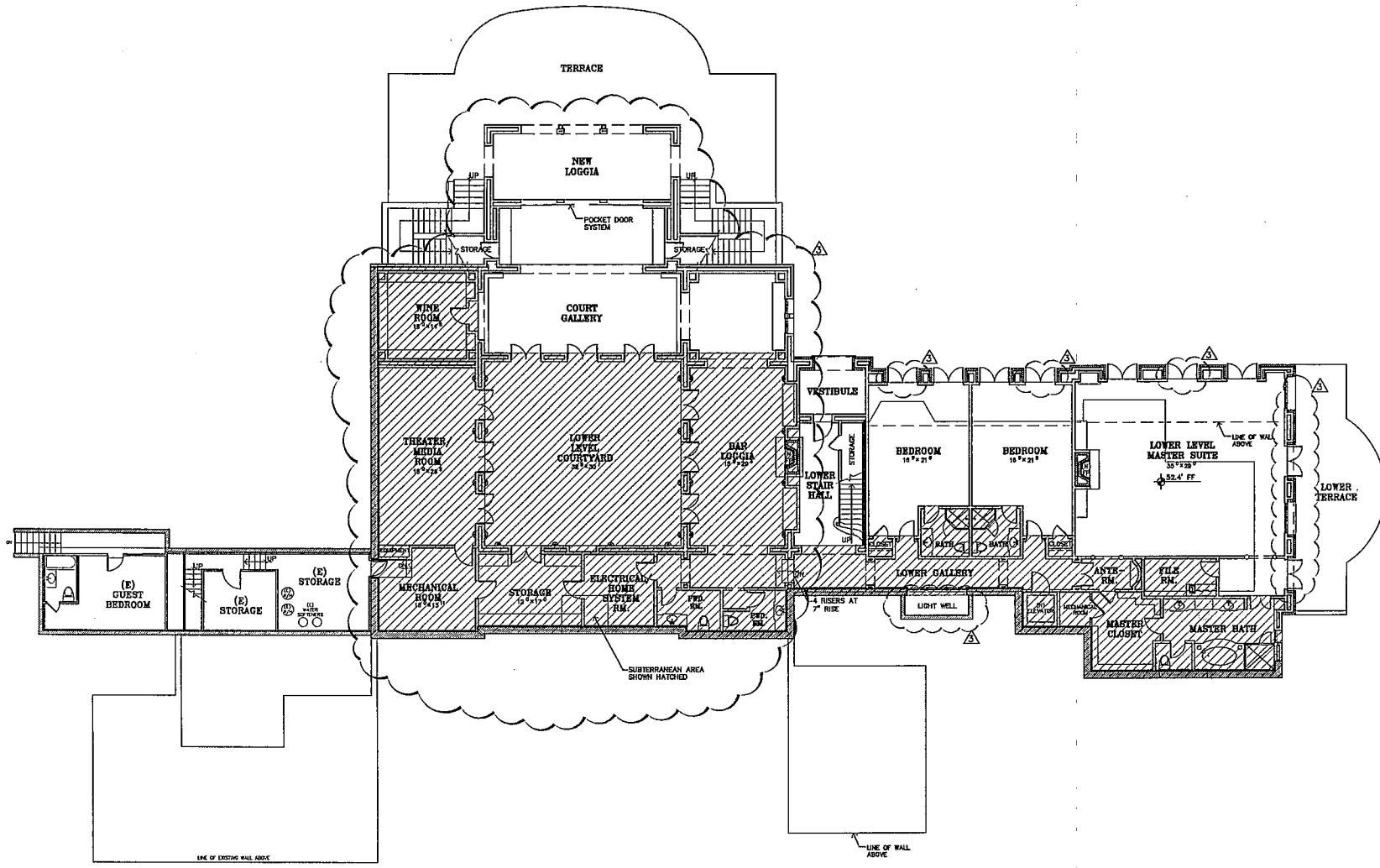
PROPOSED ADDITIONS AND REMODEL FOR:
VILLA FELICE
 APN: 008-482-005
 3252 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA

INTERNATIONAL DESIGN GROUP
 ARCHITECTURE ■ INTERIOR DESIGN
 JUN. A. SILLANG AIA JOHN E. MATTHANG
 701 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950
 TEL: (805) 436-1201 FAX: (805) 436-1202 EMAIL: ijdgroup@icloud.com

UPPER LEVEL PLAN
 DATE: 09-25-07
 PLANNING RE-SUBMITTAL

REVISIONS:
 10-23-08 01-23-08
 RE SUBMITTAL 02-21-10
 PLAN AMENDMENT 11-11-10
 PLAN AMEND. REV.

SHEET NO. **A3.0**



LOWER LEVEL PLAN - WEST WING

1/8"=1'-0"



WALL LEGEND

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

ALL WALLS, WINDOWS AND DOORS ARE TO BE REFINISHED BY THE CONTRACTOR TO MATCH THE EXISTING FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

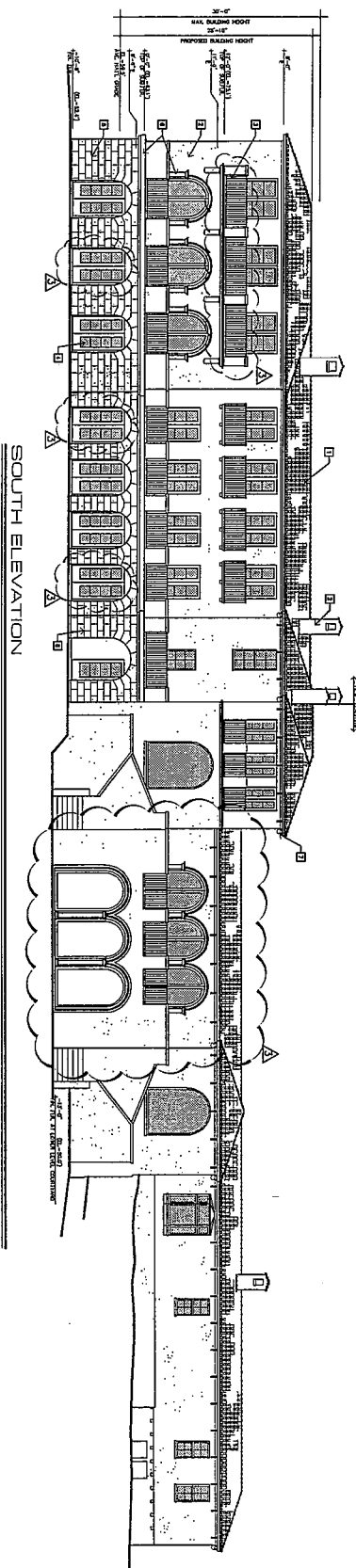
PROPOSED ADDITIONS AND REMODEL FOR:
VILLA FELICE
 APN: 008-462-006
 3252 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA

INTERNATIONAL DESIGN GROUP
 ARCHITECTURE ■ INTERIOR DESIGN
 JOHN E. MATTHEWS
 JUNA A. SILLARD, AIA
 781 LIGHTHOUSE AVE ■ PACIFIC GROVE, CA ■ 93950
 TEL: (831) 848-1831 ■ FAX: (831) 848-1820 ■ WWW: I.D.G.INTERNATIONAL.COM

DATE: 09-26-07
 PLANNING RE-SUBMITTAL

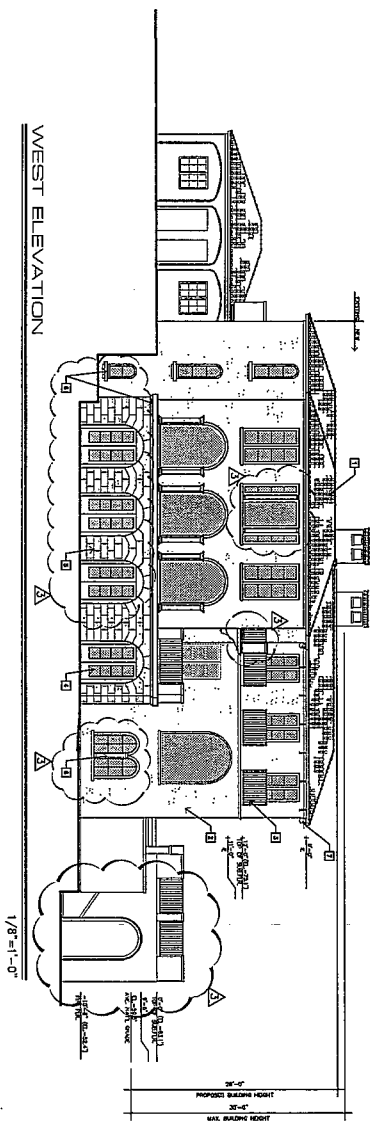
REVISIONS:
 08-23-08 01 ADD SUBMITTAL
 08-21-10 PLAN AMENDMENT
 11-11-10 PLAN AMENDMENT
 01-11-11 PLAN AMENDMENT

SHEET NO.
A4.0



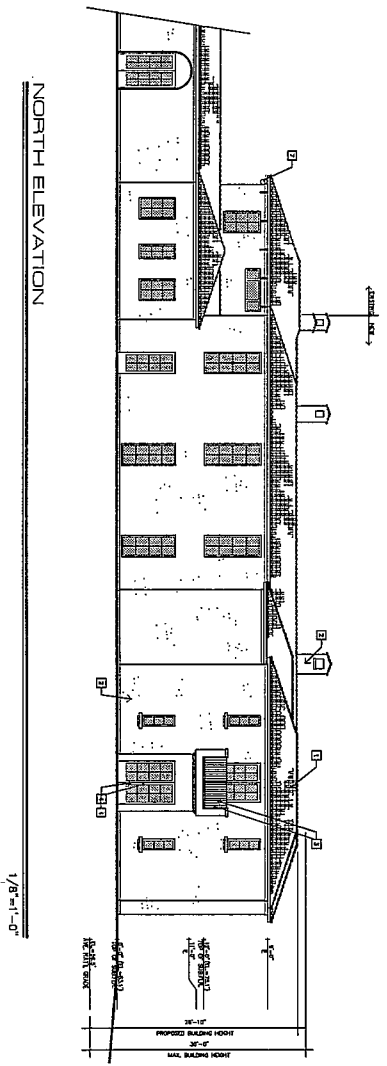
SOUTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND	
[Symbol]	GLASS - GLAZED TYPICAL - MATCH
[Symbol]	OUTSIDE STUCCO - MATCH EXISTING
[Symbol]	BRICK - MATCH - MATCH EXISTING
[Symbol]	WOOD EXTERIOR DOORS & WINDOWS -
[Symbol]	CONCRETE EXTERIOR CLADDING
[Symbol]	EXTERIOR STAIRS, COLUNNS AND ACCESS
[Symbol]	OTHER FINISHES

ELEVATIONS

DATE: 03-25-07

PLANNING RE: SERIALITY

DESIGNER: J. A. BILAND

ARCHITECT: INTERNATIONAL DESIGN GROUP

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

TITLE: A6.0

INTERNATIONAL DESIGN GROUP
 ARCHITECTURE ■ INTERIOR DESIGN

JUN A. BILAND AIA JOHN G. MATTHAMS

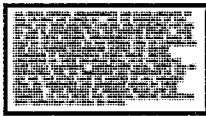
721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950

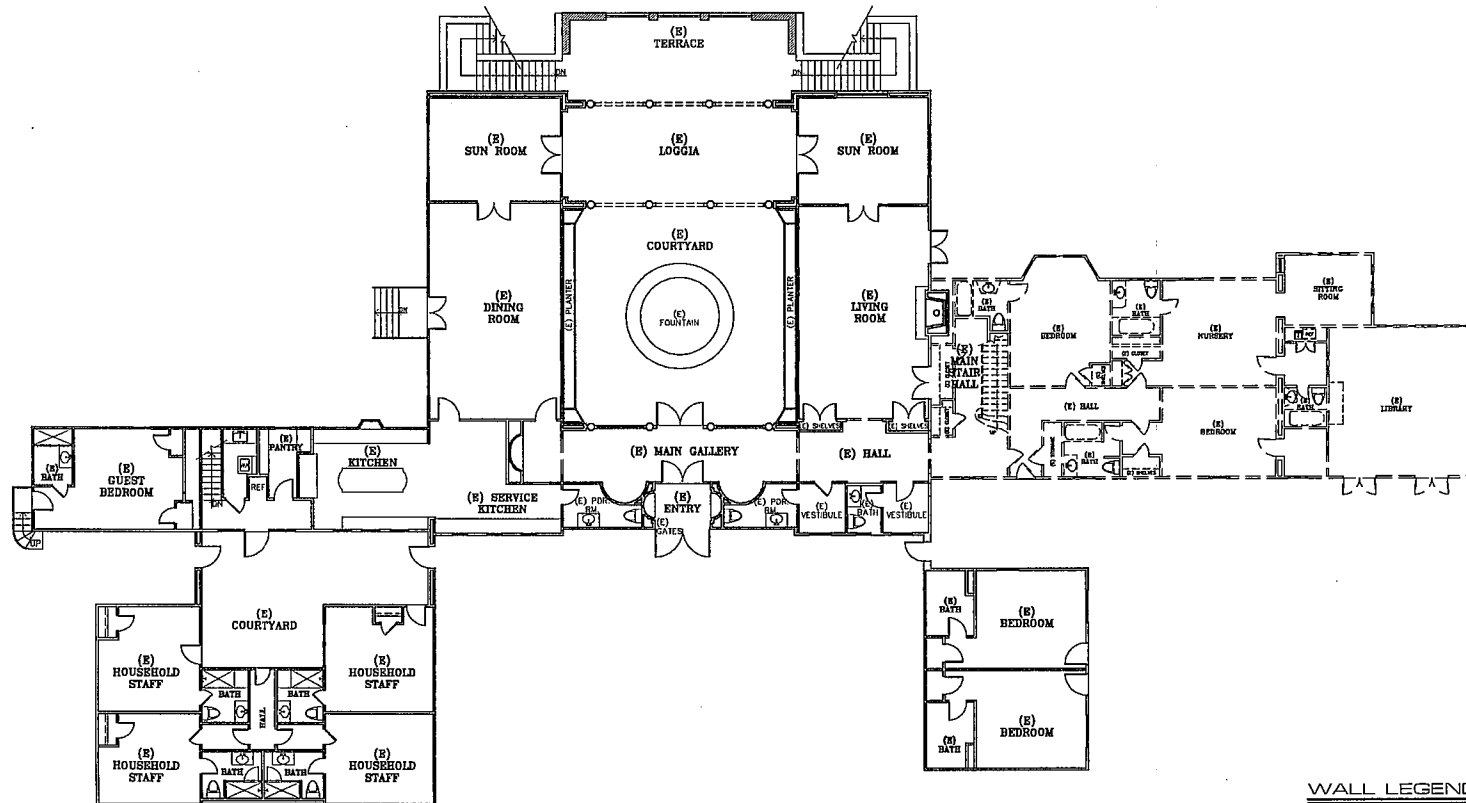
TEL (831) 848-1281 FAX (831) 848-1290 E-MAIL: idg@idggroup.com

PROPOSED ADDITIONS AND REMODEL FOR:

VILLA FELICE
 APN: 008-462-005

3252 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA





MAIN LEVEL EXISTING-DEMOLITION PLAN

1/8" = 1'-0"



WALL LEGEND
 ——— 2X EXISTING WALL TO REMAIN
 - - - (E) DOOR OR WINDOW TO BE REMOVED
 - - - 2X EXISTING WALL TO BE REMOVED

ALL WALLS, CEILING, FLOORING, AND MECHANICAL SHALL BE DEMOLISHED TO EXISTING FINISHES UNLESS OTHERWISE NOTED. ALL EXISTING WALLS TO BE REMOVED SHALL BE DEMOLISHED TO EXISTING FINISHES UNLESS OTHERWISE NOTED. ALL EXISTING WALLS TO BE REMOVED SHALL BE DEMOLISHED TO EXISTING FINISHES UNLESS OTHERWISE NOTED. ALL EXISTING WALLS TO BE REMOVED SHALL BE DEMOLISHED TO EXISTING FINISHES UNLESS OTHERWISE NOTED. ALL EXISTING WALLS TO BE REMOVED SHALL BE DEMOLISHED TO EXISTING FINISHES UNLESS OTHERWISE NOTED.

PROPOSED ADDITIONS AND REMODEL FOR:
VILLA FELICE
 APN: 008-462-005
 3252 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA

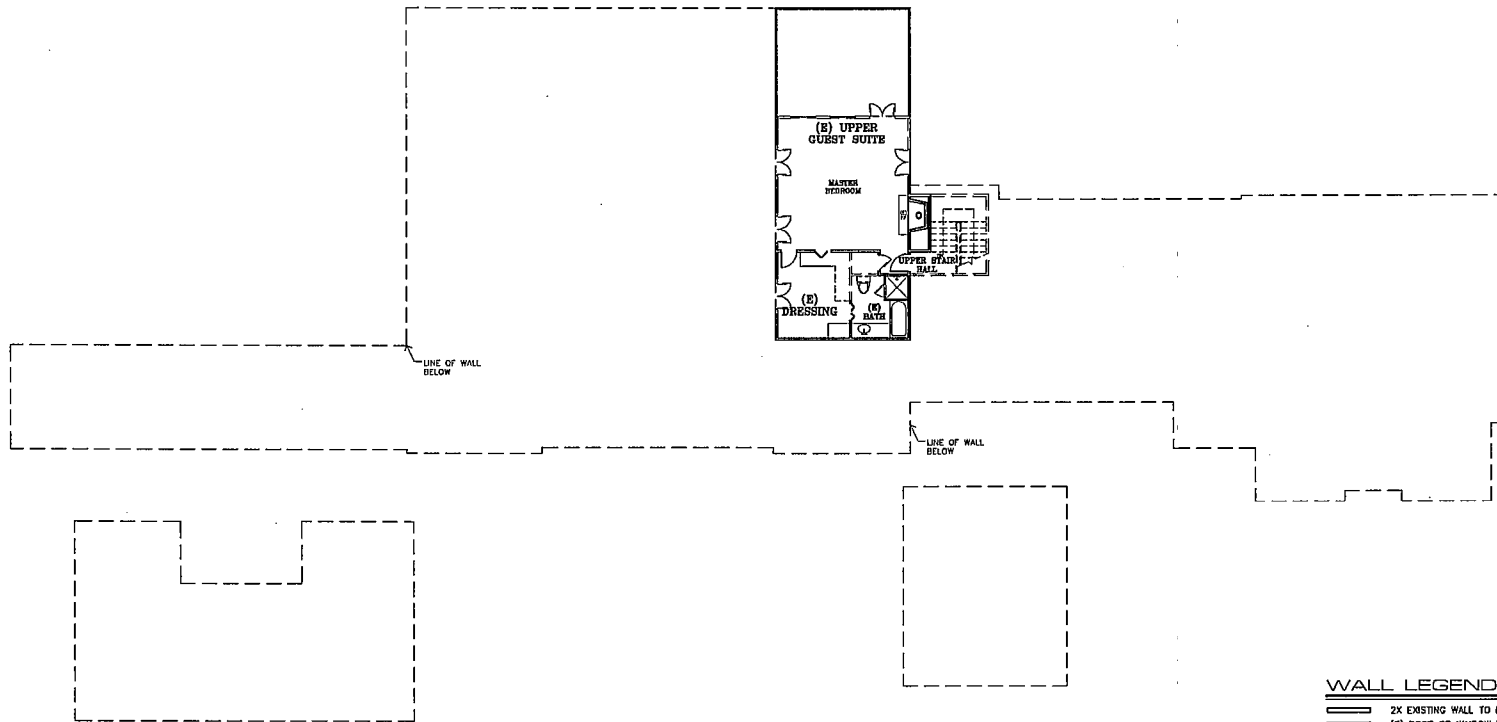
INTERNATIONAL DESIGN GROUP
 ARCHITECTURE ■ INTERIOR DESIGN
 JUN A. BILLARD AIA JOHN E. MATTHEWS
 721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950
 PH: (831) 666-1201 FAX: (831) 666-1202 ■ E: JAB@IDG.COM JEM@IDG.COM



MAIN LEVEL
 EXIST/DEM
 DATE: 09-25-07
 PLANNING RE-SUBMITTAL

REVISIONS:
 08-23-08 PH ADD SUBMITTAL
 09-21-10 PLAN AMENDMENT
 11-11-10 PLAN AMEND. REV.

SHEET NO.
D1.0



UPPER LEVEL EXISTING-DEMOLITION PLAN

1/8"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

ALL WALLS, CEILING, FLOORING, AND OTHER FINISHES TO BE REMOVED TO EXPOSE EXISTING CONCRETE OR MASONRY. ALL EXISTING PARTITIONS TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING DOORS AND WINDOWS TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING MECHANICAL AND ELECTRICAL SYSTEMS TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING PLUMBING TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING PAINT TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING TILE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING CARPET TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING LAMINATE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING GYPSONUM BOARD TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING CEILING TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING FLOORING TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING WALLS TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING ROOFING TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING EXTERIOR FINISHES TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING LANDSCAPING TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING UTILITY SYSTEMS TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING SITEWORK TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING FOUNDATION TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING STRUCTURE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING UTILITIES TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING SERVICES TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING EQUIPMENT TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING MATERIALS TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING ASSEMBLIES TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING SYSTEMS TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING COMPONENTS TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING PARTS TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING ITEMS TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING OBJECTS TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING THINGS TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING MATTERS TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING SUBSTANCES TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING MATERIALS TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING OBJECTS TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING THINGS TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING MATTERS TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING SUBSTANCES TO BE REMOVED UNLESS OTHERWISE NOTED.

PROPOSED ADDITIONS AND REMODEL FOR
VILLA FELICE
 APN: 008-452-006
 3252 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA

INTERNATIONAL DESIGN GROUP
 ARCHITECTURE ■ INTERIOR DESIGN

JUN A. BILLAND AIA JOHN E. MATTHEWS
 781 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950
 Tel: (805) 326-1281 Fax: (805) 326-1280 E-Mail: I.D.G. @earthlink.net



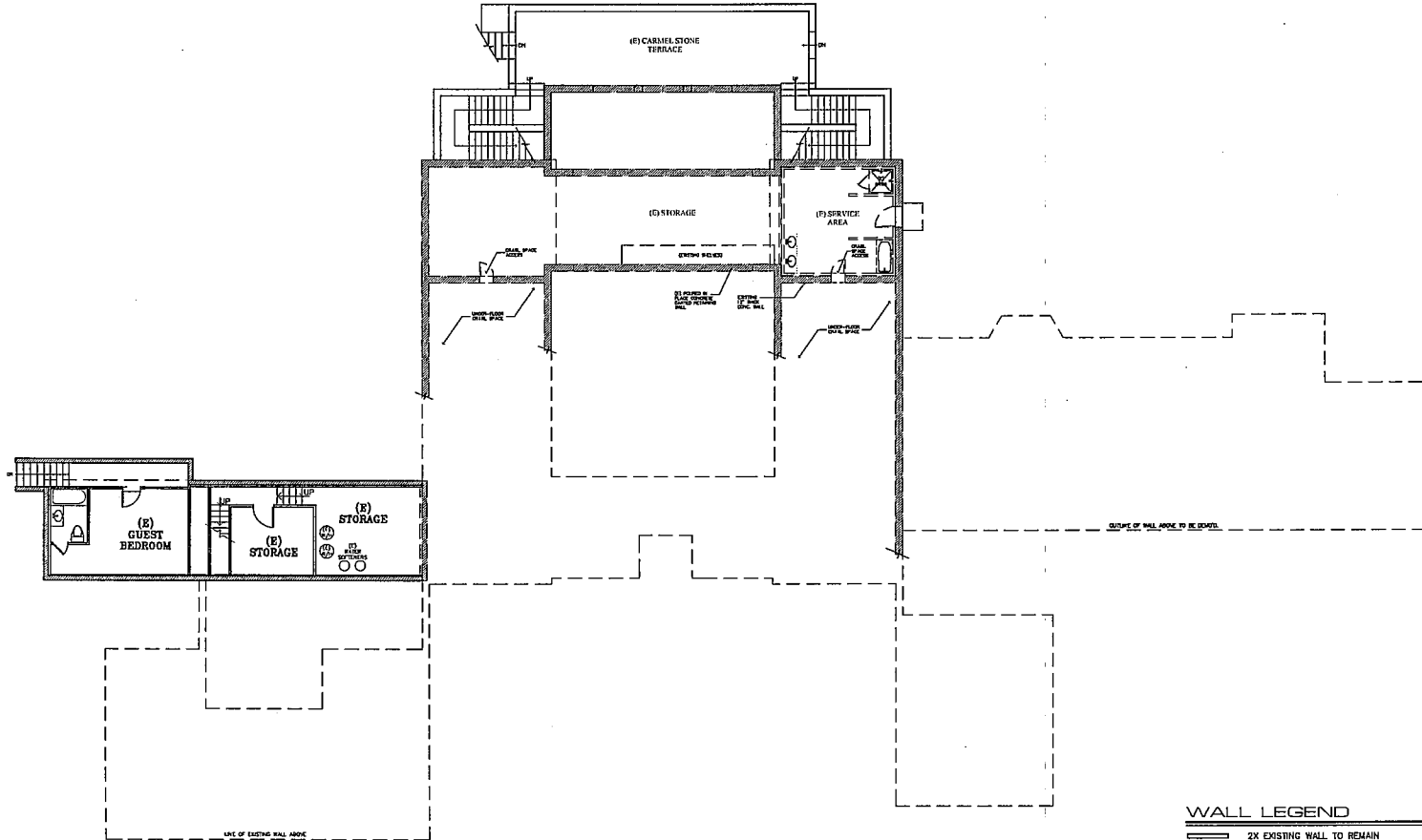
UPPER LEVEL
 EXIST/DEM
 DATE: 09-25-07
 PLANNING RE-SUBMITTAL

REVISIONS:
 08-23-08
 09-21-10
 11-11-10

08-23-08
 09-21-10
 11-11-10

SHEET NO.

D2.0



LOWER LEVEL EXISTING-DEMOLITION PLAN

1/8"=1'-0"



ALL WALLS, CEILING, FLOORING, AND FINISHES TO BE DEMOLISHED TO EXISTING CONCRETE SLAB AND STUDS. ALL EXISTING PARTITIONS, CEILING, AND FLOORING TO BE DEMOLISHED TO EXISTING CONCRETE SLAB AND STUDS. ALL EXISTING PARTITIONS, CEILING, AND FLOORING TO BE DEMOLISHED TO EXISTING CONCRETE SLAB AND STUDS. ALL EXISTING PARTITIONS, CEILING, AND FLOORING TO BE DEMOLISHED TO EXISTING CONCRETE SLAB AND STUDS.

PROPOSED ADDITIONS AND REMODEL FOR:
VILLA FELICE
APN: 008-462-005
3252 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

JUN A. BILAND, AIA JOHN R. MATTHANG
721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950
TEL: (805) 466-1300 FAX: (805) 466-1300 ■ E: JAB@IDGARCH.COM

LOWER LEVEL EXIST/DEMO

DATE: 09-25-07
PLANNING RE-SUBMITTAL

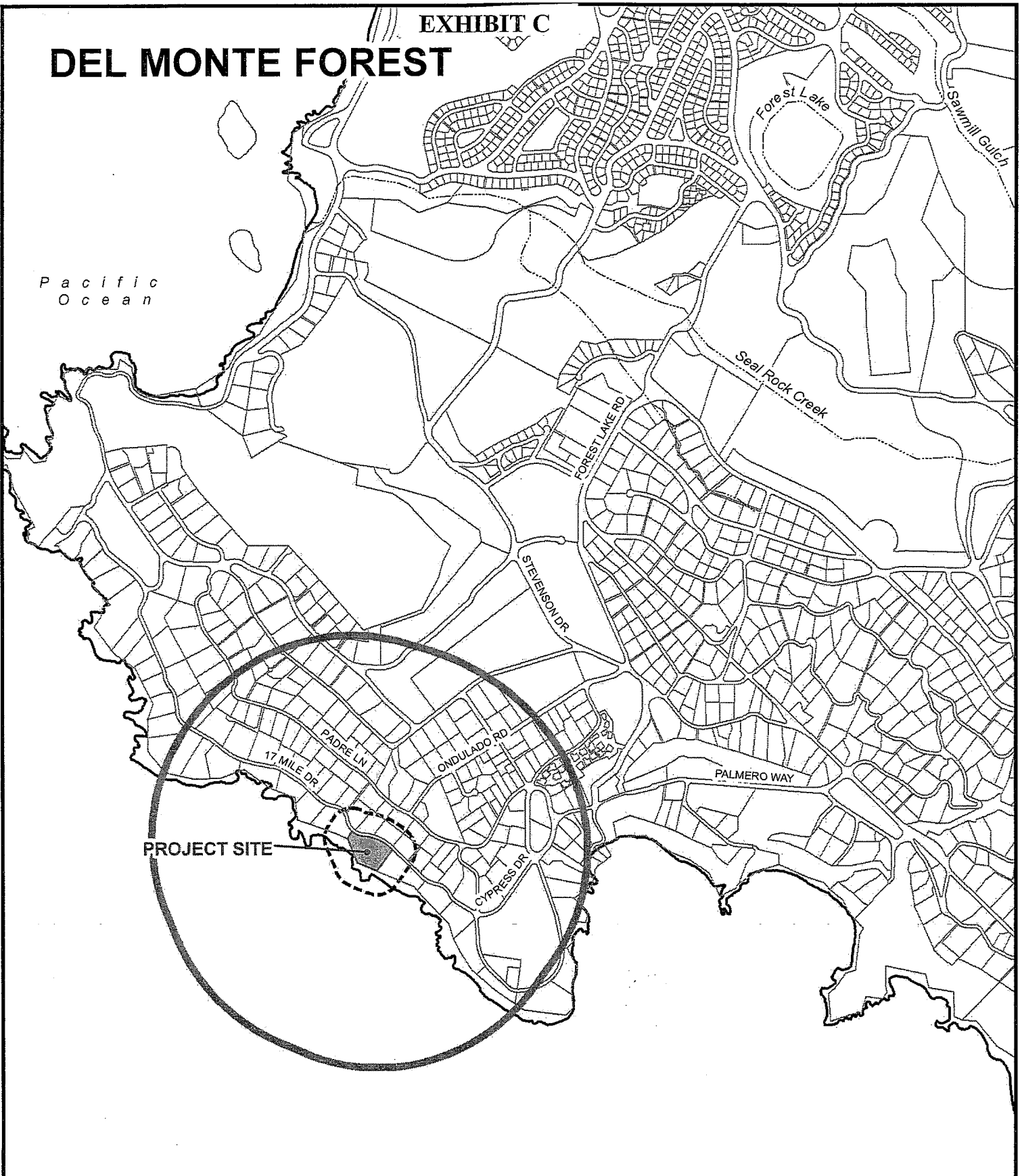
REVISIONS:

	09-23-08	PIR AND SUBMITTAL
	09-21-10	PLAN REVISION
	11-11-10	PLAN AMEND. REC.

SHEET NO.
D3.0

EXHIBIT C

DEL MONTE FOREST



Pacific Ocean

Forest Lake

Sawmill Gulch

Seal Rock Creek

FOREST LAKE RD

STEVENSON DR

PADRE LN

ONDULADO RD

17 MILE DR

PALMERO WAY


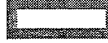

CYPRESS DR

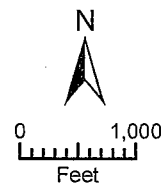
PROJECT SITE

APPLICANT: FELICITY LLC

APN: 008-462-006-000

FILE # PLN100525

 Water
  2500' Limit
  300' Limit
  City Limits



PLANNER: ROBINSON

EXHIBIT D

MINUTES

**Del Monte Forest Land Use Advisory Committee
Thursday, December 2, 2010**

1. Meeting called to order by Dewar at 2:58 pm

2. Roll Call

Members Present: Sandi Verbanc, Kimberly Caneer, Lori Lietzke, Sandy Getreu, Rod L. Dewar, June Stock

Members Absent: William Connors

3. Approval of Minutes:

A. November 18, 2010 minutes

Motion: Getreu (LUAC Member's Name)

Second: Stock (LUAC Member's Name)

Ayes: Dewar, Caneer, Verbanc, Getreu, Lietzke, Stock

Noes: none

Absent: Connors

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

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 4:00 pm

Minutes taken by: Lietzke

Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **December 2, 2010**

Project Title: FELICITY LLC
File Number: PLN100525
File Type: PC
Planner: ROBINSON
Location: 3252 17 MILE DR PEBBLE BEACH
Project Description:

Amendment (PLN100525) to Combined Development Permit (PLN050706 as amended by PLN090272) which consists of: 1) Coastal Administrative Permit for the demolition of 2,577 square feet of an existing single family dwelling, demolition of an existing 480 square foot detached guesthouse, the addition of 7,089 square feet to the single family dwelling, grading of approximately 890 cubic yards of cut and fill and restoration of approximately 7,822 square feet of Monterey Cypress habitat area; 2) Coastal Development Permit for the construction of an 850 square foot detached Caretaker's Unit; 3) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 6) Design Approval. This amendment to include: 3,985 square foot addition to the lower level, new 396 square foot covered loggia on existing stone terrace at lower level, enclose existing 460 square foot covered loggia on main level, 430 square foot addition to existing main level courtyard terrace, reduce size of west wing addition by 60 square feet, reconfigure balconies, terraces and loggias on west wing addition, relocate doors and windows on west wing addition. All new development will be located within the existing/approved footprint of the structure. Colors and materials to match existing. The property is located at 3252 Seventeen Mile Drive (Assessor's Parcel Number 008-462-006-000), Del Monte Forest Land Use Plan, Coastal zone.

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

Jun Saliano - project architect

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

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

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by Cameer (LUAC Member's Name)

Second by Verbanec (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Dewar, Cameer, Verbanec, Getreu, Lietche, Stock

NOES: None

ABSENT: Connors

ABSTAIN: None

EXHIBIT E

*Before the Historic Resources Review Board in and for the
County of Monterey, State of California*

Resolution No. PLN100525 (Felicity LLC)

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval of a Amendment (PLN100525) to Combined Development Permit (PLN050706 as amended by PLN090272) which consists of: 1) Coastal Administrative Permit for the demolition of 2,577 square feet of an existing single family dwelling, demolition of an existing 480 square foot detached guesthouse, the addition of 7,089 square feet to the single family dwelling, grading of approximately 890 cubic yards of cut and fill and restoration of approximately 7,822 square feet of Monterey Cypress habitat area; 2) Coastal Development Permit for the construction of an 850 square foot detached Caretaker's Unit; 3) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 6) Design Approval. **This amendment to include: 3,985 square foot addition to the lower level, new 396 square foot covered loggia on existing stone terrace at lower level, enclose existing 460 square foot covered loggia on main level, 430 square foot addition to existing main level courtyard terrace, reduce size of west wing addition by 60 square feet, reconfigure balconies, terraces and loggias on west wing addition, relocate doors and windows on west wing addition. All new development will be located within the existing/approved footprint of the structure. Colors and materials to match existing.** The property is located at 3252 Seventeen Mile Drive (Assessor's Parcel Number 008-462-006-000), Del Monte Forest Land Use Plan, Coastal zone.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on December 2, 2010, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code and the Secretary of the Interior's Standards for Rehabilitation.

WHEREAS, the original single family dwelling constructed in 1919, on a parcel located at 3252 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-006-000), in the County of Monterey, has been determined by a qualified historian to be eligible for listing on the California Register of Historic Resources.

WHEREAS, Felicity LLC(applicant) filed with the County of Monterey, an application for an Amendment to a previously approved Combined Development Permit to allow additional development including a 3,985 square foot addition to the lower level, new 396 square foot covered loggia on existing stone terrace at lower level, enclose existing 460 square foot covered loggia on main level, 430 square foot addition to existing main level courtyard terrace, reduce

size of west wing addition by 60 square feet, reconfigure balconies, terraces and loggias on west wing addition, relocate doors and windows on west wing addition. All new development will be located within the existing/approved footprint of the structure. Colors and materials to match existing.

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend approval of the Amendment, subject to the following findings:

Finding: The proposed work is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures, and as such will not impact the historical significance of the structure.

Finding: The use and exterior of the new improvements, upon a resource designated as eligible for listing on the California Register of Historic Resources will neither adversely effect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

Evidence:

1. Amendment application and other materials in file PLN100525 (Felicity LLC).
2. Secretary of the Interior's Standards for the Treatment of Historic Properties.
3. Focused Phase II Historic Assessment for Proposed Changes to an Adopted Historic Report for the Rehabilitation of the Residential Property at 3252 Seventeen Mile Drive, prepared by Kent L. Seavey, Pacific Grove, California, dated July 19, 2010.
4. Oral testimony and HRRB discussion during the public hearing and the administrative record.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend approval of the Felicity LLC Amendment with the following condition:

Add either full or facade columns, depending on feasibility, to the west elevation. The columns shall flank the sunroom windows, as shown in the 1927 photograph presented by Jun Sillano at the 12/2 HRRB meeting.

Passed and adopted on this 2nd day of December, 2010, upon motion of Kellie Morgantini, seconded by Salvador Munoz, by the following vote:

AYES: Kellie Morgantini, Salvador Munoz, John Scourkes, Barbara Rainer, Judy MacClelland, Sheila Lee Prader

NOES:

ABSENT:

ABSTAIN: Kent Seavey



Attest

Delinda Robinson, Project Planner

December 2, 2010

EXHIBIT F

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

Felicity LLC Planning File No. PLN100525 Amendment to PLN050706

1. Introduction

The Combined Development Permit (PLN050706), approved by the Monterey County Planning Commission on October 8, 2008, consisted of the following entitlements: a) a Coastal Administrative Permit for the demolition of 2,577 square feet of an existing single family dwelling and demolition of an existing 480 square foot detached guesthouse, and the addition of 7,089 square feet to the single family dwelling, and grading of approximately 890 cubic yards of cut and fill; b) a Coastal Development Permit for the construction of an 850 square foot detached caretaker unit; c) a Coastal Development Permit to allow development within 50 feet of a coastal bluff; d) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; e) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and f) Design Approval.

Environmental review for PLN050706 included the preparation of a Mitigated Negative Declaration/Initial Study (MND/IS) which focused on analyzing potential impacts to Aesthetics, Air Quality, Biological Resources, and Cultural Resources. The mitigation recommended in the Initial Study reduced potential effects and impacts to less than significant.

On October 19, 2009, a Minor and Trivial Amendment (PLN090272) to the project was approved by the Director of Planning. PLN090272 allowed for the restoration of approximately 7,822 square feet of Monterey cypress habitat area.

PLN100525 consists of the following additional development: 7,497 square foot addition to the lower level, new 390 square foot covered loggia on existing stone terrace at lower level, enclose existing 470 square foot covered loggia on main level, 390 square foot addition to existing main level courtyard terrace, approximately 900 additional cubic yards of grading (cut), reduce size of west wing addition by 60 square feet, reconfigure balconies, terraces and loggias on west wing addition, relocate doors and windows on west wing addition. All new development will be located within the existing/approved footprint of the structure.

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines to make minor technical changes to the project analyzed in the MND/IS, adopted October 8, 2008, by Planning

Commission Resolution No. 08041. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

2. Scope and Purpose of this Addendum

It has been determined that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent Initial Study or EIR have occurred, that only minor technical changes to the project description have occurred, that there are no new significant environmental effects or increase in the severity of previously identified significant effects per Section 15162(a)(2) of the CEQA Guidelines, and there is no new information of substantial importance that was not known at the time the previous MND/IS was adopted, per Section 15162(a)(3) of the CEQA Guidelines.

Documents reviewed included the MND/IS prepared and adopted for PLN050706, and associated technical reports, plans, and application, and the application and reports prepared for PLN090272. One additional report was prepared for PLN100525. A Focused Phase II Historic Assessment was prepared and submitted to address the proposed modifications to the previously approved project. Based upon this review, it has been determined that the revised project will not have the potential to significantly degrade the quality of the environment, will have no significant impact on long-term environmental goals, will have no significant cumulative effect upon the environment, and will not cause substantial adverse effects on human beings, either directly or indirectly.

3. Conclusion

A MND/IS was prepared, circulated, considered, and adopted for PLN050706. All physical impacts to the development site were reviewed, and the County determined that the project as designed and mitigated had reduced potential impacts to a less than significant level. The MND/IS includes a mitigation measure that addresses potential impacts to Cultural Resources. The County then considered the proposed project and determined its scope does not alter the conclusions in the MND/IS prepared for PLN050706. Based on review of the current application, plans, and a site visit on November 27, 2010, no other potentially significant issues were identified for the proposed project. The current proposal does not alter the analysis or conclusions reached by the previous study.

Attachment: Mitigated Negative Declaration/Initial Study for PLN050706/FELICITY, adopted October 8, 2008.

County of Monterey
 State of California
MITIGATED NEGATIVE DECLARATION

FILED
 AUG 15 2008
 STEPHEN L. VAGNINI
 MONTEREY COUNTY CLERK
[Signature]

Project Title:	Felicity
File Number:	PLN050706
Owner:	Felicity LLC
Project Location:	3252 17 Mile Drive Pebble Beach, Monterey County, California 93953
Primary APN:	008-462-006-000
Project Planner:	Joseph Sidor, Associate Planner
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of 2,577 square feet of an existing single family dwelling and demolition of an existing 480 square foot guesthouse, and the addition of 7,089 square feet to the single family dwelling, and grading of approximately 890 cubic yards of cut and fill; 2) a Coastal Development Permit for the construction of an 850 square foot caretaker unit; 3) a Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 6) Design Approval. The property is located at 3252 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-006-000), Del Monte Forest LUP, Coastal Zone.

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

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

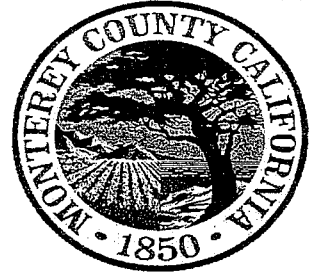
Decision Making Body:	Monterey County Planning Commission
Responsible Agency:	Resource Management Agency - Planning Department
Review Period Begins:	August 18, 2008
Review Period Ends:	September 17, 2008

Further information, including a copy of the application and Initial Study are available at the Monterey County Resource Management Agency - Planning Department, 168 W. Alisal Street, 2nd Floor, Salinas, CA 93901 (831) 755-5025.

[Faint stamp]

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY - PLANNING DEPARTMENT
168 W. ALISAL STREET 2ND FLOOR, SALINAS, 93901
(831) 775-7505 FAX: (831) 757-9516



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY BOARD OF SUPERVISORS

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 (Felicity PLN050706) at 3252 17 Mile Drive, Pebble Beach, California. See the Project Description below.

The Mitigated Negative Declaration and Initial Study are available for review at the following locations:

Monterey County Resource Management Agency – Planning Department
168 West Alisal, 2nd Floor, Salinas
or on the internet at:
<http://www.co.monterey.ca.us/pbi/docs/environmental/circulating.htm>
(Referenced documents available at the Planning Department only)

Carmel Valley branch of the Monterey County Free Libraries

The Monterey County Planning Commission will consider this project at a public hearing on October 8, 2008. The public hearing will be held in the Board of Supervisor's Chamber at 168 W. Alisal Street, Salinas, California. Written comments on this proposed Mitigated Negative Declaration will be accepted from August 18, 2008, to September 17, 2008. Comments may also be made during the public hearing.

Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of 2,577 square feet of an existing single family dwelling and demolition of an existing 480 square foot guesthouse, and the addition of 7,089 square feet to the single family dwelling, and grading of approximately 890 cubic yards of cut and fill; 2) a Coastal Development Permit for the construction of an 850 square foot caretaker unit; 3) a Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 6) Design Approval. The property is located at 3252 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-006-000), Del Monte Forest LUP, Coastal Zone.

FOR ADDITIONAL INFORMATION CONTACT:

Joseph Sidor, Associate Planner
Monterey County Resource Management Agency - Planning Department
168 W. Alisal Street 2nd Floor, Salinas, Ca 93901
(831) 755-5262

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

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

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

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

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

County of Monterey
Resource Management Agency – Planning Department
Attn: Joseph Sidor, Associate Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901

Re: File Number PLN050706

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

- ___ No Comments provided.
- ___ Comments noted below.
- ___ Comments provided in separate letter.

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (15 copies) — include Notice of Completion
2. California Coastal Commission
3. California Regional Water Quality Control Board, Region #3
4. County Clerk's Office
5. Association of Monterey Bay Area Governments
6. Monterey Bay Unified Air Pollution Control District
7. Pebble Beach Community Services (Fire Protection) District
8. Monterey County Public Works Department
9. Monterey County Water Resources Agency
10. Monterey County Environmental Health Division
11. Monterey County Free Libraries (Carmel Valley Branch)
12. Robert L. Stevenson School
13. Felicity LLC; Owner
14. Property Owners within 300 feet of the project (Notice of Intent only)

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

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

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title:	FELICITY
File No.:	PLN050706
Project Location:	3252 17 Mile Drive, Pebble Beach
Name of Property Owner:	Felicity LLC
Name of Applicant:	International Design Group (Mr. Jun Sillano)
Assessor's Parcel Number(s):	008-462-006-000
Acreage of Property:	5.6 acres (approximately 243,936 square feet)
General Plan Designation:	Residential
Zoning District:	LDR/2-D (CZ) (Low Density Residential, maximum gross density of 2 acres/unit, Design Control District Overlay, Coastal Zone)
Lead Agency:	Monterey County Resource Management Agency - Planning Department
Prepared By:	Joseph Sidor
Date Prepared:	August 14, 2008
Contact Person:	Joseph Sidor, Associate Planner SidorJ@co.monterey.ca.us
Phone Number:	(831) 755-5262

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Project Description:

PLN050706 is a request for a Combined Development Permit for the partial demolition of 2,577 square feet of the existing single family residence, demolition of an existing 480 square foot guesthouse, the construction of 7,089 square feet of additions to the existing single family residence, construction of an 850 square foot caretaker unit, and grading of approximately 890 cubic yards of cut and fill. The project also includes a Coastal Development Permit (CST) to allow development within 50 feet of a coastal bluff, a CST to allow development within a 750 foot cultural resources buffer zone, and a Design Approval.

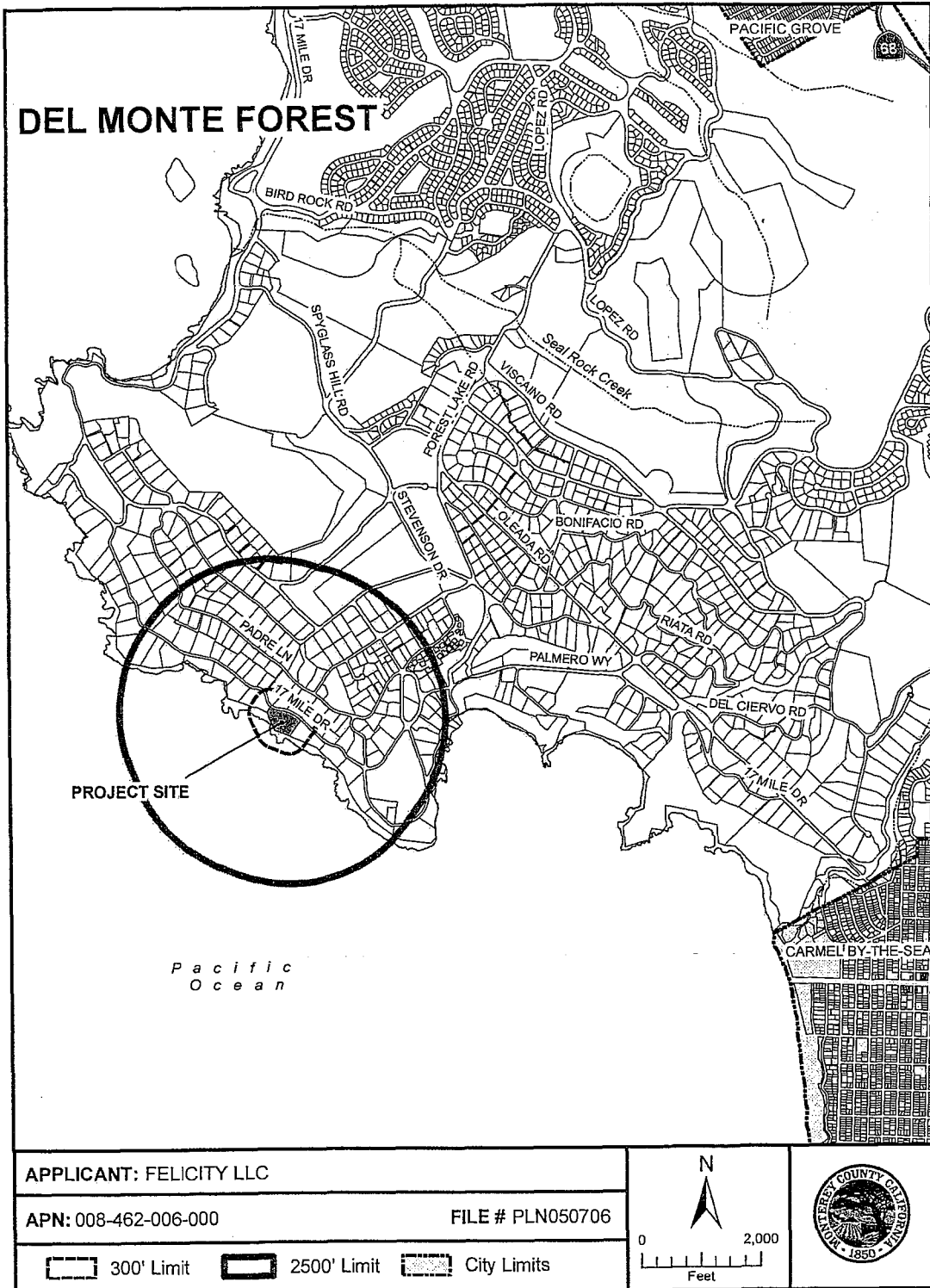
B. Environmental Setting and Surrounding Land Uses:

The project site is located at 3253 17 Mile Drive, Pebble Beach, in the Del Monte Forest Land Use Plan Coastal Zone area of Monterey County, California. The site is situated on a parcel adjacent to the coastline, overlooking the Pacific Ocean and Stillwater Cove. The site is bordered by residential uses to the east, north, and south. Existing development on the property includes an existing one-story single family residence, accessory structures, and a guesthouse.

The site is populated with Monterey cypress trees. The existing residence on the property is served by the Cal Am Water Company and the Pebble Beach Community Services District. It is approximately 2.65 miles west of State Route (SR) 1.

According to County of Monterey records, the site is within an area of high archaeological sensitivity. The property contains a historic structure, as determined by the Phase II Historical Assessment submitted for the project. Portions of the existing residence, which were originally constructed in 1919, have been determined by a qualified historian to be eligible for listing on the California Register of Historic Resources.

1) Vicinity Map:



PLANNER: FRANK

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

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

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

General Plan/Area Plan. The proposed project was reviewed for consistency with the 1982 Monterey County General Plan. Section IV.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 (refer to *Local Coastal Program-LUP* discussion below; or conflicts with any applicable habitat conservation plan or natural community conservation plan. **CONSISTENT**

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

Local Coastal Program-LUP. The proposed project was reviewed for consistency with the Del Monte Forest Land Use Plan (LUP) and the associated Coastal Implementation Plan (CIP). 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. As discussed therein, the proposed project involves the partial demolition of 2,577 square feet of the existing single family residence, demolition of an existing 480 square foot guesthouse, the construction of 7,089 square feet of additions to the existing single family residence, construction of an 850 square foot caretaker unit, and grading of approximately 890 cubic yards of cut and fill. The project also includes a Coastal Development Permit (CST) to allow development within 50 feet of a coastal bluff, and a CST to allow development within a 750 foot cultural resources buffer zone. It would not physically divide an established community (Source: IX. 1, 3, 6). Similarly, the project would not conflict with any habitat conservation plan or natural community conservation plan, as none are applicable to the project site (Source: IX. 3, 6, 7). Section VI.5 (Cultural Resources) addresses potential impacts to

archaeological resources, and includes analysis and mitigation measures to ensure project consistency with specific LCP policies. As proposed, conditioned, and mitigated, the project is consistent with the Del Monte Forest LUP and CIP. **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 Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | | |

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 for a detailed analysis.

- 2) Agricultural Resources. The project site is not designated as Prime, Unique or Farmland of Statewide or Local Importance (Source: IX. 1, 2, 3, 7), and the proposed project would not result in conversion of prime agricultural lands to non-agricultural uses. The site is not in agricultural production, and it is not under a Williamson Act Contract. The project will not change the existing residential uses on the property. The project will have no impacts to agricultural resources.
- 3) Air Quality. See Section VI for a detailed analysis.
- 4) Biological Resources. See Section VI for a detailed analysis.
- 5) Cultural Resources. See Section VI for a detailed analysis.
- 6) Geology and Soils. County records did not identify any on-site faults. Therefore, the risk of direct surface rupture would be minimal (Source: IX. 1, 3, 7). In addition, the applicant will be required to comply with applicable County policies and ordinances related to geologic hazards (Source: IX. 3). Although the project site would be exposed to ground-shaking from any of the faults that traverse Monterey County, the project would be required to be constructed in accordance with applicable seismic design parameters outlined in the 2007 California Building Code. Soil erosion is not an issue on the project site due to soil type and topography (Source: IX. 1, 6, 7). The property rises quickly from the shore, and the building areas are level or gently sloped, and composed primarily of fractured granite and sedimentary soils; therefore, the potential for liquefaction and/or landslides is low (Source: IX. 6, 7). The property is served by the Pebble Beach Community Services District, so wastewater is not an issue with regard to soils (Source: IX. 1, 7). Pursuant to implementation of County ordinances and standard Conditions of Approval, required by the County's grading and erosion control ordinances related to grading and soil erosion prevention, the project as proposed will have no impacts related to geology and soils.
- 7) Hazards/Hazardous Materials. The project does not involve the transport, use or disposal of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties. There is no storage of large quantities of hazardous materials on site. The project would not involve stationary operations, create hazardous emissions or handle hazardous materials. The site location and scale have no impact on emergency response or emergency evacuation. The site is not located near an airport or airstrip. The site is located in a residential area and would not be subject to wildland fire hazards (Source: IX. 1, 2, 3, 6, 7). The project would have no impacts regarding hazards or hazardous materials.
- 8) Hydrology and Water Quality. The proposed project will not violate any water quality standards or waste discharge requirements. The Cal-Am Water Company currently provides and will continue to provide water for the property. The Pebble

Beach Community Services District currently provides and will continue to provide sewer connectivity for the property. The Monterey County Water Resources Agency (WRA) and Environmental Health Division (EHD) have reviewed the project application and, as conditioned, deemed that the project complies with applicable ordinances and regulations (Source: IX. 1, 3, 6, 7). Although the proposed project includes the addition of a caretaker unit, there would not be an incremental increase in water demand due to the usage of improved conservation fixtures. (Source: IX. 1). The EHD reviewed the project application and found the project complete with no conditions. The WRA similarly reviewed the project application and recommended Conditions of Approval, including water conservation measures, drainage plan and water availability certification, as required by County ordinances (Source: IX. 1). Tsunami vulnerability at Pebble Beach is limited by the topography of the Monterey Peninsula and the spatial nature of the residences in the area. The slope of the land rises quickly from the shore, and thus significant inland inundation is not expected (Source: IX. 7). The project as proposed would have no impacts related to hydrology and water quality.

- 9) Land Use and Planning. The project would not disrupt, divide, or otherwise have a negative impact upon the existing neighborhood or adjacent properties. The project site is designated for Low Density Residential uses. Construction of additions to the existing residence and a caretaker unit on the 5.6 acre parcel, in the same general location and height of the existing structures, is consistent with this designation (Source: IX. 1, 2, 3, 4, 6, 7). As designed and conditioned, the proposed project is consistent with applicable County policies as discussed in Section III. The project would not result in impacts to land use and planning.
- 10) Mineral Resources. No mineral resources have been identified or would be affected by the project (Source: IX. 1, 2, 3, 6, 7). The project would result in no impacts to mineral resources.
- 11) Noise. The project would not change the existing residential uses of the property, would not expose the surrounding properties to noise levels that exceed standards, would not increase ambient noise levels, and would not subject adjacent properties to excessive ground vibration (Source: IX. 1, 2, 3, 6). The project site is not located in the vicinity of an airport or private airstrip. The proposed project would have no noise impacts.
- 12) Population/Housing The proposed project will make modifications to an existing single family residence and replaces a guesthouse with a caretaker unit (Source: IX.1, 6). These site changes would not induce substantial population growth in the area, either directly, through the construction of the caretaker unit, or indirectly, as no new infrastructure would be extended to the site. The project would not alter the existing location, distribution, or density of human population

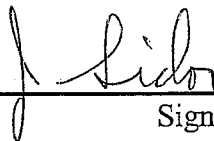
in the area in any significant way, or create a demand for additional housing (Source: IX. 1, 2, 3, 6). There would be no impacts to population or housing.

- 13) Public Services. The project would not increase the number of structures served by existing services and utilities. The project would have no measurable effect on existing public services in that there would be no increase in demand and it would not require expansion of any services to serve the project. The project site uses an existing water system and sewer system provided by Cal-Am Water and the Pebble Beach Community Services District, respectively. County Departments reviewed the original project application and have provided recommended Conditions of Approval. None of the County agencies or service providers indicated that this project would result in significant impacts (Source: IX. 1, 6). The proposed project would have no impacts related to public services.
- 14) Recreation. The project does not include any new development that would result in an increase in the use of existing recreational facilities causing substantial physical deterioration of those facilities (Source: IX. 1, 6). No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project. The project would not create significant recreational demands. The proposed project would have no impacts related to recreation.
- 15) Transportation/Traffic. The project does not involve structural development that would generate new traffic. Adequate on-site parking exists, and the employee caretaker unit would reduce any potential impacts to commuter traffic (Source: IX. 1, 6). The roadways in the immediate area are not at degraded levels of service and the contribution of traffic from the proposed project would not cause any roadway or intersection level of service to be degraded (Source: IX. 1, 2, 3, 4, 6). The proposed project would have no impacts related to transportation or traffic.
- 16) Utilities and Service Systems. The project involves additions and renovations to an existing residence that would not exceed wastewater treatment requirements or create sufficient demand to warrant construction of new wastewater treatment facilities. Similarly, the amount of solid waste generated by the proposed project would not significantly impact the area's solid waste facilities. The Monterey County Water Resources Agency reviewed the project application and recommended standard Conditions of Approval including water conservation measures and water availability certification (Source: IX. 1, 3, 6). Utilities such as electricity, gas, and phone service are already in place, and the proposed project would not generate sufficient demand to warrant the expansion of the current infrastructure. Pursuant to compliance with applicable conditions, the project would have no impacts related to utilities and service systems.

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

Joseph Sidor

August 14, 2008

Date

Associate Planner

V. *EVALUATION OF ENVIRONMENTAL IMPACTS*

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: IX. 1, 2, 3, 6, 7)	<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: IX. 1, 3, 6, 7)	<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: IX. 1, 3, 6, 7)	<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: IX. 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Analysis/Mitigations:

Aesthetics 1(a-d) – Less than Significant. The proposed project involves the partial demolition of 2,577 square feet of the existing single family residence, demolition of an existing 480 square foot guesthouse, the construction of 7,089 square feet of additions to the existing single family residence, construction of an 850 square foot caretaker unit, and grading of approximately 890 cubic yards of cut and fill on a property bordering 17 Mile Drive, which is a designated scenic roadway. The property and existing structures are visible from 17-Mile Drive and Point Lobos State Reserve, as identified on the LUP Visual Resources Map (LUP Figure 2C). The project will increase the mass of the existing structures; however, existing trees effectively screen the proposed additions from Point Lobos State Reserve. Also, due to existing topography, the additions will not obscure ocean views from 17 Mile Drive. The existing view from 17 Mile Drive across the property is only sky.

Based on the Phase II Historical Assessment prepared for this project, portions of the existing residence which were constructed in 1919 have been determined by a qualified historian to be eligible for listing on the California Register of Historic Resources. The Historic Resources Review Board (HRRB) of the County of Monterey reviewed the project on May 1, 2008, pursuant to the zoning regulations for the Preservation of Historical Resources as contained in Chapter 18.25 of the Monterey County Code and the Secretary of the Interior's Standards for Rehabilitation. The HRRB determined that the project, as proposed, is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures, and as such will not impact the historical significance of the 1919 structure.

The development of the proposed project would occur within the general location as the existing structures and landscaping. As proposed, the project meets all setback and site development standards, is a residential project located within a residentially-zoned district, does not require any variances, and would not result in ridgeline development. The proposed project would not significantly intensify the visual impact over the existing residential use of the site, and the post-project residence and caretaker unit would be visually compatible with other structures in the site vicinity. Some additional lighting sources would occur as a result of the new caretaker unit and expanded residence. However, the proposed project would be required to comply with County General Plan Policy 26.1.20, which requires that "All exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and offsite glare is fully controlled." In addition, a standard County Condition of Approval would require preparation of an Exterior Lighting Plan, subject to review and approval by the Resource Management Agency Planning Department. Pursuant to implementation of County Conditions of Approval, the project is consistent with the Del Monte Forest LUP Scenic and Visual Resources policies. Impacts would be less than significant.

2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: IX. 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: IX. 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Source: IX. 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Analysis/Mitigations: See Section IV.

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: IX. 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: IX. 1, 2, 5)	<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: IX. 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: IX. 1, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: IX. 1, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: IX. 1, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Air Quality 3(a - c & e - f) – No Impact.

The proposed project would not conflict with or obstruct the implementation of Air Quality Management Plan, nor would it violate any air quality standard or result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment (Source: IX. 1, 2, 5, 6).

Air Quality 3(d) – Less than Significant.

As noted under the Transportation/Traffic section below, the project would generate a less than significant amount of new traffic associated with the proposed caretaker unit. As a result, less than significant traffic-related emissions would be generated (Source: IX. 1, 5, 6). Construction related air quality impacts would be temporary and controlled by standard Conditions of Approval that require watering, erosion control, and dust control measures. In addition, the location of the project site would ensure the consistent flow of fresh air in and around the project site and the rapid dispersal of any construction-related contaminants/odors. The project as proposed would have no long-term impacts to air quality.

4. BIOLOGICAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: IX. 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: IX. 1, 3, 6)	<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: IX. 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Biological Resources 4(a) – Less than Significant. Monterey Cypress habitat is located on the property; however, no tree removal is proposed. Tree protection measures also will be required as a standard Condition of Approval. In addition, all proposed additions will occur within existing landscaped areas. Impacts would be less than significant.

Biological Resources 4(b - f) – No Impact. The parcel is located in a developed residential area and is heavily landscaped. The landscaping consists of lawns, planted shrubs, and planted trees. The proposed site does contain Monterey Cypress environmentally sensitive habitat area as

mapped in the Del Monte Forest LUP; however, as noted above, no tree removal is proposed and existing trees will be protected during all phases of the project. The project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species or have a substantial adverse effect on any riparian habitat or other sensitive natural community because all proposed development beyond current structural footprints will occur on existing landscaped areas. Also, as designed, the project will not result in the removal of any trees on the parcel nor result in construction within the drip-lines of any Monterey Cypress as required by Del Monte Forest LUP ESHA Policy 21. There would be no impacts.

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: IX. 1, 3, 6, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: IX. 1, 3, 6, 7, 9)	<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: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: IX. 1, 3, 6, 7, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Cultural Resources 5(a) – Less than Significant. Based on the Phase II Historical Assessment prepared for this project, portions of the existing residence which were constructed in 1919 have been determined by a qualified historian to be eligible for listing on the California Register of Historic Resources. The Historic Resources Review Board (HRRB) of the County of Monterey reviewed the project on May 1, 2008, pursuant to the zoning regulations for the Preservation of Historical Resources as contained in Chapter 18.25 of the Monterey County Code, and the Secretary of the Interior's Standards for Rehabilitation. The HRRB determined that the project, as proposed, is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures, and as such will not impact the historical significance of the 1919 structure. Impacts would be less than significant.

Cultural Resources 5(b) – Less than Significant with Mitigation Incorporated and 5(d) - Less than Significant. The project involves the partial demolition, reconstruction, and construction of additions to an existing single-family residence; the demolition of an existing guesthouse; and the construction of a caretaker unit (Source: IX. 1). County records identify the

project site is within an area of high archeological sensitivity and the project includes a Coastal Development Permit to allow development within a cultural resources buffer zone (Source: IX. 1, 3, 7). An archaeological reconnaissance conducted for the project indicated a previously recorded prehistoric archaeological site is present in the general vicinity. Examination of the project site and surrounding area during field reconnaissance revealed evidence for potential, but limited, impact to prehistoric cultural resources on the parcel. However, the likelihood of encountering human remains is remote given the proximity to the ocean (Source: IX. 9, 10). The area of the existing structures appears to have been previously graded, resulting in removal of the cultural resources in that area. It is possible that potentially significant prehistoric cultural resources could be exposed during project disturbance activities outside of the existing structural footprints and landscaped areas (Source: IX. 9, 10). Due to the close proximity to the cultural resources deposit and the potential for incidental impacts to resources during demolition and construction, mitigation is needed to reduce potential impacts to a less than significant level (Source: IX. 9, 10). Because of the possibility of unidentified (e.g., buried) cultural resources being found during construction, a mitigation measure and a standard condition will be included for the project that requires construction to be halted if archaeological resources or human remains are accidentally discovered during construction with evaluation by a qualified archaeologist. With County required Conditions of Approval and Mitigation, impacts to archaeological resources would be mitigated to less than significant. The following mitigation measure is required to reduce impacts to cultural resources to a less than significant level:

Mitigation Measure #1:

An archaeological monitor shall be present during all phases of the project which could potentially alter the soil within the boundaries of the cultural resources site (e.g.; demolition, grading, pad construction, trenching, etc.). The monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If potentially significant cultural resources are discovered, work shall be halted in the area of the find until it can be evaluated and, if necessary, data recovery is conducted. The applicant shall retain a qualified archaeologist to monitor and ensure conduct of the requirements of the mitigation and monitoring plan. The overall goals of the mitigation and monitoring plan are to limit damage to the cultural resources site through avoidance; to oversee the demolition, grading, and construction activities; to ensure compliance with the mitigation and monitoring plan; and to conduct prehistoric cultural data recovery, analysis, reporting, and curation of any materials which are encountered during the project. Prior to issuance of a demolition permit, the applicant shall provide to the RMA-Planning Department a copy of the contractual agreement with a qualified archaeologist for review and approval. The applicant shall also provide evidence of the presence of the archaeologist on-site during demolition of existing structures and new construction, and any measures necessary to be in place and in good order through construction. Photos shall be dated on a weekly basis (or as determined by the monitoring archaeologist) and submitted with a certification letter from the archaeologist. If additional mitigation measures are determined to be required, they shall be formulated and implemented by the monitoring archaeologist, after review and approval by the Planning Department.

Monitoring Action #1:

The applicant shall submit a contract with a Registered Professional Archeologist to the Director of the RMA – Planning Department for approval. The applicant shall also submit evidence of on-site monitoring during all phases of demolition, excavation, and new construction. Photos and archaeologist certification shall be submitted to the RMA – Planning Department. In addition, the monitoring archaeologist shall conduct data recovery, analysis, reporting, and curation of any cultural materials discovered during the project. Copies of all reports shall be submitted to the RMA-Planning Department. The requirements of this measure shall be included as a note on all grading and building plans.

Cultural Resources 5(c) - No Impact. Based upon the Monterey County GIS System Property Report, no paleontological resources or unique geologic features are identified as associated with this site (Source: IX. 1, 3, 6, 7). There would be no impacts.

6. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: IX. 1, 3, 7) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: IX. 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: IX. 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: IX. 1, 3, 7)	<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: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: IX. 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2007), creating substantial risks to life or property? (Source: IX. 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: IX. 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

7. HAZARDS AND HAZARDOUS MATERIALS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: IX. 1, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: IX. 1, 2, 3, 6, 7)	<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: IX. 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. HAZARDS AND HAZARDOUS MATERIALS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

8. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements? (Source: IX. 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: IX. 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

9. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: IX. 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. LAND USE AND PLANNING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: IX. 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: IX. 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

10. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: IX. 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

11. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: IX. 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. NOISE		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX. 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX. 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

12. POPULATION AND HOUSING		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: IX. 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

13. PUBLIC SERVICES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a)	Fire protection? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

14. RECREATION		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

15. TRANSPORTATION/TRAFFIC		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source: IX. 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Source: IX. 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in inadequate emergency access? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Result in inadequate parking capacity? (Source: IX. 1, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source: IX. 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

16. UTILITIES AND SERVICE SYSTEMS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: IX. 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: IX. 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: IX. 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Discussion/Conclusion/Mitigation:

(a) Less than Significant with Mitigation Incorporated. Based upon the analysis throughout this Initial Study, the project would not 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. The biological resources analysis above indicates there would be less than significant or no impacts to special-status plants and animals and sensitive natural communities, including environmentally sensitive habitat (ESHA). The cultural resources analysis above indicates that the site does contain a potentially significant cultural, archaeological, or historical resource as defined by the California Environmental Quality Act (CEQA). Therefore, mitigation will be required to reduce potential impacts to a level less than significant.

(b) No Impact. The project involves residential development within a residentially zoned district. As a result, impacts relating to air quality, noise, population/housing, public services, recreation, transportation/traffic, and utilities and service systems attributable to the project have been addressed in the General Plan EIR. As proposed and conditioned, implementation of the project would not result in impacts that are cumulatively considerable.

(c) Less than Significant. The project would generate temporary and/or less than significant impacts to traffic, air quality, and aesthetics. Construction related air quality impacts would be temporary and controlled by standard Conditions of Approval that require watering, erosion control, and dust control measures. A limited amount of new traffic associated with the proposed caretaker unit would generate less than significant traffic-related emissions. The project as proposed would have no long-term impacts to air quality. Also, the proposed project would not significantly intensify the visual impact over the existing residential use of the site. Additional lighting sources that would occur as a result of the new caretaker unit and expanded residence would be required to comply with standard County Conditions of Approval. Implementation of the project would result in less than significant impacts to human beings, either directly or indirectly.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

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

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN050706 and the attached Initial Study / Mitigated Negative Declaration. The proposed site contains Monterey Cypress habitat. The County has determined the project would have no significant cumulative impacts, and would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species or have a substantial adverse effect on any riparian habitat or other sensitive natural community. However, the possibility remains for potential effect on wildlife and biological resources.