



PLN240004

Griffith Richard

& Nancy

Board of Supervisors

July 8, 2025

Item 25



Project Location:

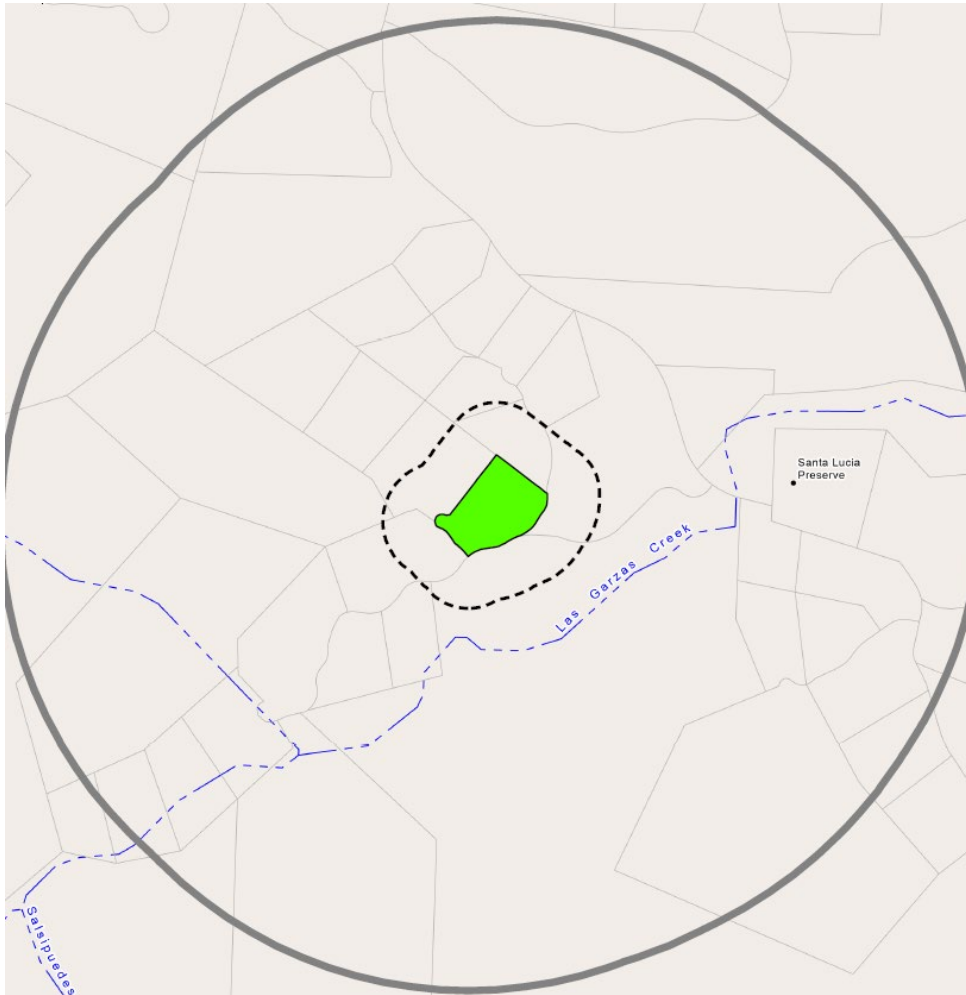
1 Rumsen Trace, Carmel, Greater Monterey Peninsula Area Plan.

Zoning:

RC/40-D-S

Proposed Project:

- Final Map Amendment to adjust the Homeland Boundary of Lot 38.
- Construction of a 5,441 sq. ft. with an 889 sq. ft. garage and site improvements. 1,830 CU YD cut, 810 CU YD fill





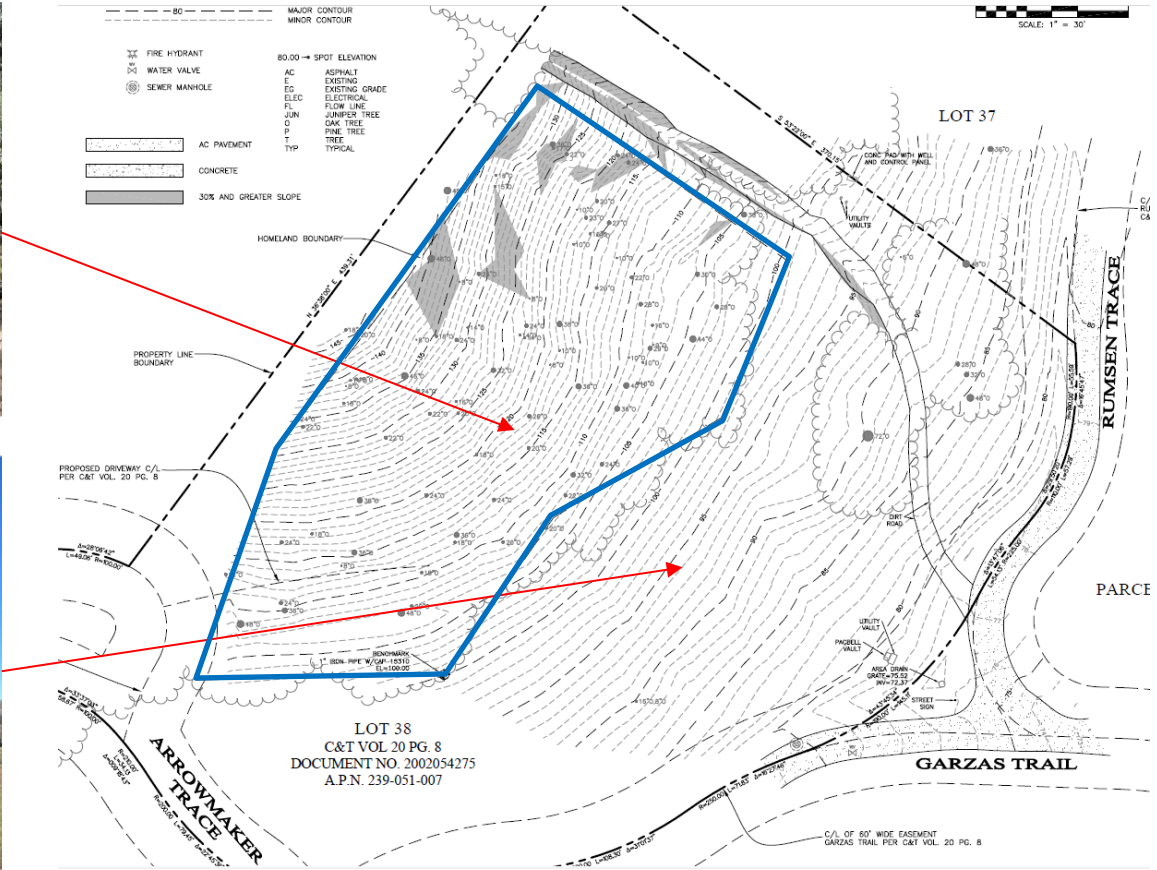
Current Conditions



VIEW WEST THROUGH OAK FOREST



CENTER OF SIGHT, LOOKING NORTHEAST





Final Map Amendment

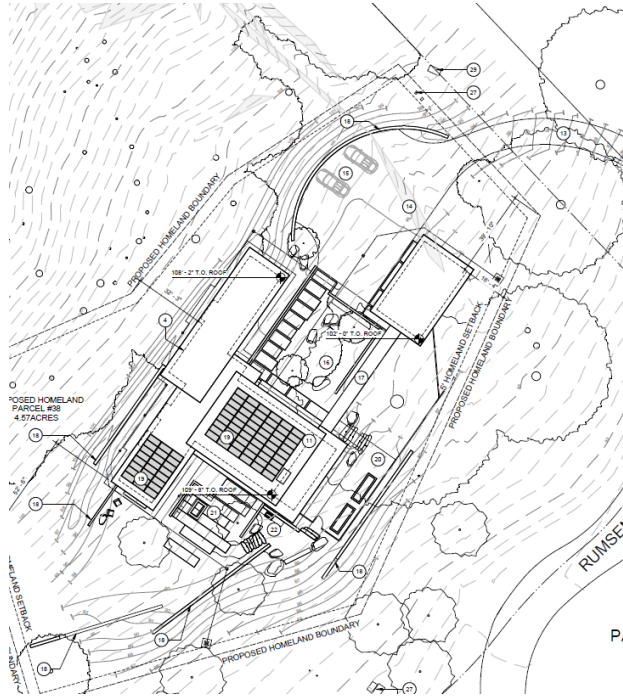


Existing Homeland Boundary (blue)



Proposed Homeland Boundary (red)

Single Family Dwelling



- Construction of a 5,441 sq. ft. SFD with an 889 sq. ft. garage and site improvement.
- Complies with all required site development standards.
- Compatible with the neighborhood.
- No tree removal or biological impacts.



Addendum

- Santa Lucia Preserve Final Environmental Impact Report was certified on February 6, 1996 (Board of Supervisors Resolution No. 96-059)
- Amending Lot 38's homeland boundary does not warrant further environmental review pursuant to CEQA Guidelines section 15164:
 1. All potential environmental impacts are equal to, or less than the impacts associated with developing the original homeland boundary;
 2. No changes to the property's circumstances that cause a new significant impact; and
 3. No new information that causes a new significant environmental impact.



Recommendation

1. Consider an Addendum to the Santa Lucia Preserve Environmental Impact Report No. 94-005 pursuant to CEQA Guidelines section 15164;
2. Approve the SLP Phase A Final Map Amendment for Lot 38;
3. Direct the Clerk of the Board to submit the Certificate of Correct to the County Recorder; and
4. Approve an Administrative Permit and Design Approval to allow construction of a 6,330 square foot single family dwelling inclusive of an attached 889 square foot garage, 1,191 square foot basement, a 407 square foot covered porch, and associated site improvements.