

Exhibit C

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

**Murphy
Planning File No. PLN070540
Amendment**

1. Introduction

The first Amendment (PLN030071) to the original Combined Development Permit (PLN980149), approved by the Monterey County Planning Commission on July 28, 2004, consisted of the following entitlements: a) a Coastal Administrative Permit for the construction of a 7,985 square foot single family dwelling with a 1,017 square foot attached garage, 425 square foot poolhouse, swimming pool, septic system, spa, well, water tank, 160 square foot pump shed, and retaining walls; b) a Coastal Development Permit to allow development within environmentally sensitive habitat; c) grading consisting of 8,770 cubic yards of cut and 30 cubic yards of fill; and d) Design Approval.

Environmental review for PLN030071 included the preparation of a Mitigated Negative Declaration/Initial Study (MND/IS) which focused on analyzing potential impacts to Aesthetics and Biological Resources. The mitigations recommended in the Initial Study reduced potential effects and impacts to less than significant.

PLN070540 consists of the following entitlements: a) a Coastal Administrative Permit to allow construction of a two-story 5,363 square foot single family dwelling with a 1,785 square foot attached garage, a 160 square foot swimming pool, hot tub, and 3,252 square feet of patio area, photovoltaic panels, well, septic system, and access road/driveway; b) a Coastal Development Permit to allow development within environmentally sensitive habitat; c) grading of approximately 4,604 cubic yards of cut, and 246 cubic yards of fill; and d) Design Approval.

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 July 28, 2004, by Planning Commission Resolution No. 04032. 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 PLN980149, the MND/IS prepared and adopted for PLN030071, and associated technical reports, plans, and applications. Based upon this review, it has been determined that the 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 PLN030071. 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 mitigation measures that address potential impacts to Aesthetics, Biological Resources, Hydrology and Water Quality, and Traffic and Transportation. The County then considered the proposed project and determined its scope does not alter the conclusions in the MND/IS prepared for PLN030071. Based on review of the current application, plans, and site visits on September 19, 2007, and April 16, 2008, no other potentially significant issues were identified for the proposed project. The current proposal reduces the overall potential impacts, and does not alter the analysis or conclusions reached by the previous study.

Attachment: Mitigated Negative Declaration/Initial Study for PLN030071/BLISS, certified July 28, 2004.

County of Monterey

State of California

MITIGATED NEGATIVE DECLARATION

FILED
MAR 02 2004
STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title: BLISS BETSY W TR
File Number: PLN030071
Owner: BLISS BETSY W TR
PO BOX 5805
CARMEL CA 93921

Project Location: 3600 RED WOLF DR CARMEL
Primary APN: 416-011-017-000
Project Planner: Eric Lee
Permit Type: Amendment to Previously Approved Permit

Project Description: AMENDMENT TO COMBINED DEVELOPMENT PERMIT (PLN980149) ALLOWING A SINGLE FAMILY RESIDENCE, POOLHOUSE, SWIMMING POOL, SEPTIC SYSTEM, WATER TANK, RETAINING WALLS AND GRADING IN A VISUALLY AND ENVIRONMENTALLY SENSITIVE AREA. THE AMENDMENT ALLOWS A CHANGE TO THE FLOOR PLANS AND ELEVATIONS FOR A SMALLER RESIDENCE AND RELOCATION OF THE DEVELOPMENT AND BUILDING FOOTPRINT APPROXIMATELY 70 FEET UPHILL FROM THE APPROVED LOCATION FOR A 7,985 SQ. FT. TWO-STORY SINGLE FAMILY RESIDENCE WITH 1,017 SQ. FT. ATTACHED GARAGE, 425 SQ. FT. POOLHOUSE, 160 SQ. FT. PUMP SHED, POOL, NEW SPA AND RETAINING WALLS. GRADING IS REDUCED FROM APPROXIMATELY 9,000 CU. YDS. CUT/7,100 CU. YDS. FILL TO 3,800 CU. YDS. CUT/450 CU. YDS. FILL. THE PROPERTY IS LOCATED AT 3600 RED WOLF DRIVE, CARMEL (ASSESSOR'S PARCEL NUMBER 416-011-017-000), THE END OF RED WOLF DRIVE OFF OF RILEY RANCH ROAD, EASTERLY OF POINT LOBOS AND HIGHWAY ONE, CARMEL HIGHLANDS AREA, COASTAL ZONE.

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

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

Decision Making Body (check one):

- Planning Commission
- Zoning Administrator
- Board of Supervisors

- Subdivision Committee
- Chief of Planning Services
- Other:

Responsible Agency: County of Monterey
Review Period Begins: 03/02/2004
Review Period Ends: 04/01/2004

MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT
2620 FIRST AVENUE, MARINA, CA 93933
(831) 883-7500 FAX: (831) 384-3261



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Monterey County Planning and Building Inspection Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for an Amendment (PLN030071) to a Combined Development Permit (BLISS, File Number PLN980149) at 3600 Red Wolf Drive, Carmel, at the end of Red Wolf Drive off of Riley Ranch Road, easterly of Point Lobos and Highway One, Carmel Highlands Area, Coastal Zone. (APN 416-011-017-000) (see description below). The Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Planning and Building Inspection Department, 2620 1st Avenue, Marina. The Planning Commission will consider this proposal at a meeting to be determined in the Monterey County Board of Supervisors Chambers, 240 Church Street, Salinas, California. Contact the project planner for the hearing date. Written comments on this Mitigated Negative Declaration will be accepted from **March 2, 2004** to **April 1, 2004**. Comments can also be made during the public hearing.

Project Description: Amendment to a Combined Development Permit (PLN980149) allowing a single family residence, poolhouse, swimming pool, septic system, water tank, retaining walls and grading in a visually and environmentally sensitive area. The Amendment allows a change to the floor plans and elevations for a smaller residence and relocation of the development and building footprint approximately 70 feet uphill from the approved location for a 7,985 sq. ft. two-story single family residence with 1,017 sq. ft. attached garage, 425 sq. ft. poolhouse, 160 sq. ft. pump shed, pool, new spa and retaining walls. Grading is reduced from approximately 9,000 cu. yds. cut/7,100 cu. yds. fill to 3,800 cu. yds. cut/450 cu. yds. fill.

FOR ADDITIONAL INFORMATION CONTACT:

Eric Lee, Project Planner
Monterey County Planning & Building Inspection Department
2620 1st Avenue
Marina, CA 93933
(831) 883-7521

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

Distribution: (see below)

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

COMMENTS: _____

Return to: Eric Lee
Monterey Co. Planning and Building Inspection Dept.
2620 1st Avenue
Marina, CA 93933

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

DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
2. California Coastal Commission
3. County Clerk's Office
4. Association of Monterey Bay Area Governments
5. Pacific Gas & Electric
6. Pacific Bell
7. Monterey Bay Unified Air Pollution Control District
8. 200' Property Owner List

MONTEREY COUNTY

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



INITIAL STUDY (MITIGATED) NEGATIVE DECLARATION

I. BACKGROUND INFORMATION

Project Title: BLISS

File No.: PLN030071

Project Location: Red Wolf Drive on Point Lobos Ridge, Carmel Highlands

Name of Property Owner: Betsy Bliss

Name of Applicant: Betsy Bliss

Assessor's Parcel Number(s): 416-011-017-000

Acreage of Property: 40 acres

General Plan Designation: Watershed and Scenic Conservation

Zoning District: WSC/80-D (CZ)

Lead Agency: Monterey County, Planning & Building Inspection Department

Prepared By: Eric Lee, Associate Planner

Date Prepared: February 25, 2004

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Project Description:

Background

A Coastal Administrative Permit for a two-story single family dwelling with accessory structures (PLN980149) was approved by the County Planning and Building Inspection Department on January 11, 2000. The Mitigated Negative Declaration adopted with this project included analysis based on a proposal for 14,110 square feet of floor area and grading consisting of approximately 9,000 cubic yards cut and 7,100 cubic yards fill (net 1,900 cubic yards of export). An existing unimproved dirt access road, approximately one-quarter of a mile long and 10-12 feet in width, was to be improved for access and included realignment of the final 200 feet for the driveway approach to the residence.

The project was approved with changes including a reduction in the house size to 11,617 square feet and limitation on its height to a maximum of 12 feet above average natural grade. The development envelope for the structures was limited to approximately one acre and all bare or disturbed areas on the property would be restored. A later amendment incorporated several new and revised conditions as a result of a settlement agreement with the California Coastal Commission. These measures and conditions were created to control the height, size, appearance and location of development and required habitat restoration.

Proposed Project

The current project consists of relocating the building envelope, design changes, addition of a spa, and realignments of the driveway (Figure 1 and Attachments). The new building envelope is located approximately 70 feet upslope from the approved location and the pool is relocated below the new house location. The proposed dwelling is reduced from 11,617 square feet to about 9,000 square feet consisting of 7,985 square feet of liveable area and a 1,017 square foot attached garage. The spa area covers, approximately 130 square feet and is located in the ground. Under the proposed plan, grading would be reduced to approximately 3,800 cubic yards cut and 450 cubic yards fill, which results in a net increase of material exported to 3,350 cubic yards.

The existing dirt access road to be improved for the driveway would be widened from approximately 10-12 feet to 14 feet, paved with asphalt concrete and improved for drainage to include curbs, drywells, sediment traps, and absorption trenches. A new section of road, approximately 200 feet long, is proposed in order to align the road so that it is located wholly on the applicant's property. Currently it loops onto the neighboring property, but no easement for it exists. The road/driveway realignment is proposed to avoid easement issues and to keep the road contained to the existing easement and on the subject property. The subject property also contains an easement for an existing access road to an adjacent property will remain unimproved. In addition, the final driveway approach requires a slight realignment for the house location. The leach field and minor structures (water tank, well, and propane tank) remain in the same locations. The total development area for the structures, motor court and final driveway approach remains approximately one acre. All bare and disturbed areas on the property are to be restored.

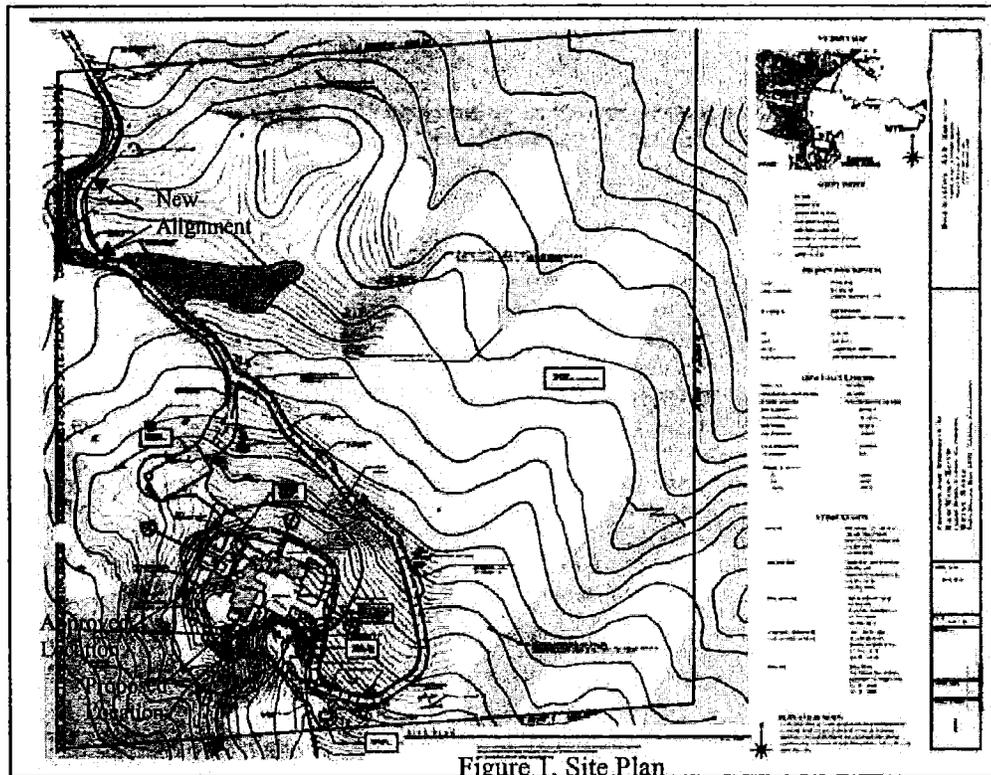


Figure 1. Site Plan

B. Environmental Setting and Surrounding Land Uses:

Site Description

The subject property is a 40-acre parcel located at the end of Red Wolf Drive, a partly paved road, easterly of Highway One and Point Lobos in the Carmel Highlands Area of the Coastal Zone. This parcel is zoned Watershed and Scenic Conservation, 80 acre minimum parcel size (WSC/80 (CZ)). It sits along the western slope of the Santa Lucia Mountains and overlooks the Pacific Ocean.

The project site is located in an environmentally and visually sensitive area. The majority of the parcel slopes downward to the northeast with an average 10 percent grade. However, the project site is located on the other side of the grade break in a corner of the property that slopes southwesterly at about a 20 percent slope. Vegetation on the property consists of maritime chaparral dominated by shaggy bark manzanita mixed with Hooker's manzanita. Clusters of oak trees are scattered throughout the property.

Setting

Several miles away and visible from the project site are several public areas: Point Lobos State Reserve to the west, Carmel River State Beach to the northwest, Jack's Peak Park to the north, and Garland Ranch Regional Park to the northeast. The project area is characterized by numerous ridges divided by steep ravines, with sandy soil mixed with decomposed granite. Surrounding land uses consist of property owned by a local land trust for conservation and single family dwellings on similarly-sized, large parcels. Adjacent property to the south is scheduled to be turned over to California State Parks to be incorporated as part of Point Lobos State Park.

Summary

The following Initial Study supersedes and builds upon the previous Initial Study/Mitigated Negative Declaration for file number PLN980149 (Attachment 1), which analyzed the impacts of a single family dwelling on the property. Previous areas of concern involved potential biological and visual impacts due to the presence of sensitive maritime chaparral habitat and the project's location near the top of a ridge visible from public areas. Current issues remain the same. In addition to those issues, this Initial Study also assesses potential new or additional impacts of this proposed amendment (PLN030071) and includes evaluation of impacts of the road improvements on chaparral and additional truck trips during grading. Previous mitigation measures that are no longer necessary have been excluded because of project changes or because they are required by County Code as conditions of approval. In other cases, previous mitigation measures that are still necessary have been retained or modified to address the project's impacts. Where potential new impacts have been identified, further mitigation measures have been added.

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

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

General Plan/Area Plan	<input type="checkbox"/>	Air Quality Mgmt. Plan	<input 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"/>

Local Coastal Program. The project is located within the Carmel area. Development of a single family residence is consistent with the Carmel Area Land Use Plan, Local Coastal Program, which designates the site as suitable for residential development. The project as designed and mitigated is consistent with visual policies controlling the construction of structures on ridgelines and in public viewshed areas, as well as biological policies concerning development in environmentally sensitive areas. 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 type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" 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 checked="" 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. Agricultural Resources. No agricultural resources exist on the property and the property is not designated for agricultural use. (Project Description; Reference # 1, 2)
2. Cultural Resources. A "Preliminary Archaeological Reconnaissance" prepared for the project by Archaeological Consulting dated April 29, 1998, found no known archaeological or cultural resources present in the project area. A standard archaeological condition includes the requirement to halt work if any potential archaeological resource is uncovered. (Project Description; Reference #1, 2, 8)
3. Geology/Soils. The project is located in a moderate seismic zone. The "Geotechnical and Geological Hazards Report" prepared by Grice Engineering dated August 14, 1998 found the geotechnical conditions are suitable for development and that no geological hazard exists relative to CEQA. Structural design recommendations from the report have been incorporated as conditions. In addition, standard erosion control measures per County requirements will be in place. (Project Description; Reference #1, 2, 3, 9, 11)

4. Hazards/Hazardous Materials. The project will not involve the use or transport of hazardous materials. There are no known hazards associated with this project. (Project Description; Reference #1)
5. Mineral Resources. The project site does not have any significant mineral resources. (Project Description; Reference #1, 2)
6. Noise. The project does not contribute excessive noise to the area. No sensitive receptors are found in the immediate area. A new noise source will be created with developing a single family residence, but it is compatible with the surrounding single family residential and open space land uses according to the Monterey County noise standards. Noise from construction traffic and activity will be temporary and take place during daylight hours. However, this will be no different from normal construction work and in accordance with Monterey County noise standards. (Project Description; Reference #1)
7. Population/Housing. The project does not affect population or housing. It does not destroy any housing or affect the population anticipated in the approved County General Plan. (Project Description; Reference #1)
8. Public Services. The project does not require any additional or new public services. It does not change emergency access routes. (Project Description; Reference # 1, 2)
9. Recreation. The project does not create any additional need for recreation facilities nor does it disturb any existing facilities. (Project Description; Reference #1, 11, 12)
10. Utilities/Service Systems. Adequate utilities exist to service the project. The project does not increase the demand on existing utility and service systems and does not result in the need for additional capacity. Adequate water exists to serve the project. The project utilizes a septic system and an adequate location and design exists. (Project Description; Reference #1)

B. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Eric Lee

Signature

Eric Lee

Printed Name

02/26/04

Date

Associate Planner

Title

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 7, 10, 11, 12)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 2, 7, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 2, 7, 10, 11, 12)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 2, 7, 10, 11, 12)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

The proposed project is located near the top of Point Lobos Ridge and overlooks public areas such as Highway One, Point Lobos State Park and Carmel River State Beach. Visual Resource policies of the Carmel Area Land Use Plan (LUP) are designed to protect the public viewshed, which is defined as areas visible from major public use areas such as Highway One and Point Lobos State Park. Development in these areas is regulated to ensure minimum visual impact based on the visual policies, which also serve as guidance for thresholds of significance.

The proposed project (PLN030071) moves the building envelope approximately 70 linear feet upslope from the site approved under PLN980149, for an increase in elevation of 12 feet. The average natural grade of the new location is 1,574 feet above sea level compared to 1,562 feet for the previous site. The proposed structures are designed not exceed 12 feet above the average natural grade. For the main residence, this means the ridgeline of the house is limited to 1,586 feet above sea level at the proposed location.

Colors and materials for the project consist of a sandstone tile roof, Carmel stone and beige-colored exterior with grey doors and non-reflective glass windows. Proposed grading is reduced to 3,800 cubic yards cut/450 cubic yards fill.

The overriding Key Policy for Visual Resources (Policy 2.2.2) states that "all future development within the viewshed must harmonize and be clearly subordinate to the natural scenic character of the area" and that it "must conform to the basic viewshed policy of minimum visibility except where otherwise stated in this plan." Supporting policies are noted below.

- "design and siting of structures...shall not detract from the natural beauty of...the undeveloped ridgelines and slopes in the public viewshed." (Policy 2.2.3.1)

- “structures shall not be sited on non-forested slopes or silhouetted ridgelines. New development in the areas of Carmel Highlands and Carmel Meadows must be carefully sited and designed to minimize visibility. In all cases, the visual continuity and natural appearance of the ridgelines shall be protected.” (Policy 2.2.3.3)
- “The portion of a parcel least visible from public viewpoints and corridors shall be considered the most appropriate site for the location of new structures. Consistency with other plan policies must be considered in determining appropriate siting.” (Policy 2.2.3.4)
- “Structures shall be subordinate to and blended into the environment, using appropriate material that will achieve that effect.” (Policy 2.2.3.6)
- “Landscape screening and restoration shall consist of plant and tree species consistent with the surrounding vegetation. Screening on open grassy slopes and ridges should be avoided.” (Policy 2.2.3.8)
- “Landowners will be encouraged to donate scenic easements...over portions of their land in the viewshed.” (Policy 2.2.3.9)
- “On ridges, buildings shall be sufficiently set back from the precipice to avoid silhouetting and to be as visually unobtrusive as possible. Buildings located on slopes shall be sited on existing level areas and sufficiently set back from the frontal face.” (Policy 2.2.4.10(a))

An assessment of the visual impact is guided by conformance to the relevant visual policies mentioned above. However, interpretation of those policies as well as other related policies, such as biological, are also factors. The overall intent of the relevant visual policies raises questions of whether the design harmonizes and is subordinate to the environment, whether colors, materials and landscaping are appropriate, whether the project’s visibility is minimized and whether it constitutes ridgeline development. To the extent that the project meets these visual policies within the context of other plan policies, then the impacts can be said to be minimized and thus be considered less than significant.

Potential Impacts

The potential visual impacts of the project are based on the staking and flagging of the proposed structures, site visits and information submitted by the applicant in a viewshed analysis of the project. The proposed building site would be located closer to the top of the ridge than the approved project. This new location will increase the visibility of the structure from a public viewing area by adding a new light source that is visible at night as well as a change in the ridgeline silhouette. Other potential visual impacts include grading and vegetation removal for the structures and the road.

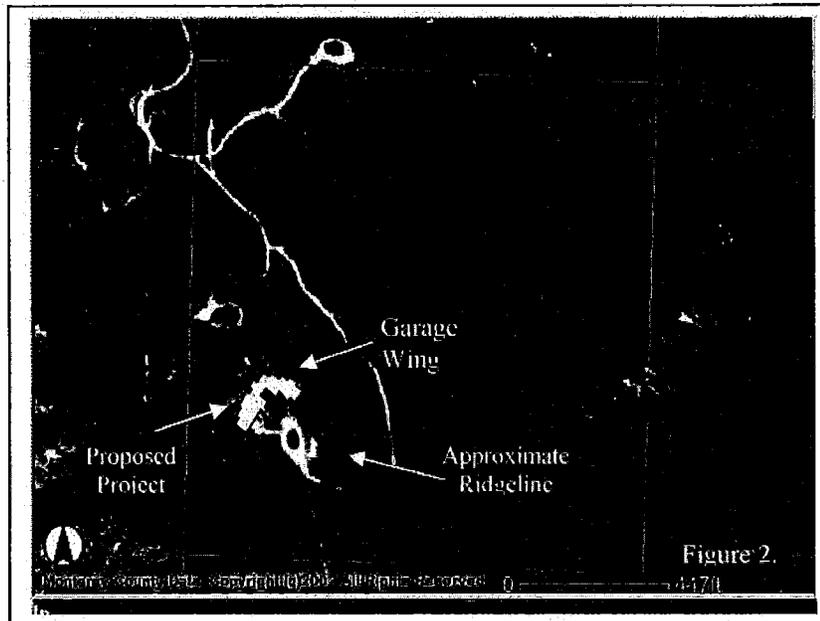
Ridgeline

Ridgeline development which has the “potential to create a silhouette or other substantially adverse impact when viewed from a common public viewing area” is prohibited in the Land Use Plan policies. Visibility is considered “in terms of normal, unaided vision in any direction for any amount of time at any season.”

The proposed residence is not visible without the use of visual aids from Point Lobos State Park, Carmel River State Beach, areas along Highway One, Jack’s Peak or Garland Park. From the

north and northeast at Jack's Peak and Garland Park, the project is not visible. From the north at Carmel River State Beach or Highway One, project is not visible with unaided vision nor does the project create a silhouette because the backdrop of the higher hills and ridges sit behind it.

From the Point Lobos State Park to the west, the project is also only visible with aided vision. Because it is located near the top of the ridge, it would alter the ridgeline silhouette even though it would not be visible with unaided vision. Figure 2 shows the approximate locations of the project and the ridgeline. The ridgeline trends downward from the southern boundary of the property to the north. The project also has the potential to create an impact along the ridgeline because of grading and vegetation removal within the one-acre building envelope area, which will be visible from Point Lobos. Thus, the project would constitute ridgeline development and a potential visual impact. In particular, the garage wing of the structure alters the ridgeline because it is closer to the ridgeline than the rest of the structure and at a slightly lower point of the ridgeline. Either reducing the structure's height or moving the structure downhill to lower elevation, 5 to 10 feet for the residence to lower the roof ridge, combined with appropriate landscaping and revegetation would mitigate this impact.



Visibility & Design

The LUP policies dictate “minimum visibility” development “subordinate to the environment.” Visibility of a project can also be affected by the size and design of the structure. At roughly 9,000 square feet and a height of 12 feet above the existing average natural grade, the residence with garage is relatively large, but not out-of-scale for a 40 acre parcel. The proposed structure’s bulk and mass is minimized by using a one-story design except for approximately 2,500 square feet that is located on a second story over the garage. Although this design reduces the height impact of the structure, it spreads it out over a larger area which increases the amount (width) of area visually impacted. Appropriate landscaping minimizes the impact.

The existing access road is not visible from public areas because of its location on the eastern side of the ridge and the surrounding vegetation. Restoration of bare and exposed areas will maintain the visual integrity of the site.

Lighting, Landscaping & Materials

Lighting, landscaping, color and materials are components of a project that have potential visual impacts. They are addressed in the LUP policies which require appropriate materials and landscaping that minimize visibility. For the proposed project, materials such as tile, stucco and stone are used along with muted colors of beige, brown and gray to minimize visibility. Tinted, non-reflective glass and materials minimize glare and off-site light. Minimal exterior lighting that is downcast and low wattage minimize offsite glare. A conceptual landscaping plan submitted for the project utilizes native vegetation seed mix for visual consistency and includes native manzanitas, ceonothus and lomatium. It also includes Monterey pine and coast live oak trees that would screen the development from view, but would alter the ridgeline silhouette if left unchecked.

Siting

Policies require siting structures on the "portion of the parcel that is least visible from public viewpoints" and "visually unobtrusive." In addition, policies require that "consistency with other plan policies must be considered in determining appropriate siting." The parcel is located on a ridge that slopes down towards the northeast and down towards the southwest. As a result, other sites on this parcel would have the same visibility issues from other public viewpoints in the area. Pursuant to scenic and natural resource policies and to minimize development impacts, areas in the viewshed or containing sensitive habitat will be placed in scenic and conservation easement. The nearest public viewpoint is approximately two to three miles from the project site and not visible with unaided vision. The proposed location is not any more visible than the previously approved location and reduces the amount of grading required. However, because of the potential for ridgeline development, moving the structure downhill or redesigning would lower the elevation of the house and avoid ridgeline development.

Conclusion:

1(a): Less than significant with mitigation. As a solid structural mass 120 feet in length located 70 feet higher up a slope, the residence has the potential to visibly alter the ridgeline's silhouette. Grading, vegetation removal and bare soils also have the potential to visibly scar and adversely impact the ridgeline. The site is a distance of several miles from any public viewing area and staking and flagging representing the structure is not visible with unaided vision. Visibility of the site is minimal, but would create a change to the ridgeline silhouette. Although colors, materials, landscaping and height of the structure reduce its visibility, mitigation is still required to meet policy and thereby reduce ridgeline and scenic impacts to a level of insignificance.

Mitigation measures related to colors and materials, landscaping and restoration, lighting and siting include the following;

- Landscaping is required to use native vegetation consistent with the site and controlling vegetation and tree height to maintain the ridgeline.
- Restoration and revegetation of exposed areas avoids visible scarring.
- A scenic easement protects the integrity of scenic resources.
- Lowering the height of the residence approximately 5 to 10 feet avoids a ridgeline silhouette.

1(b): No impact. No tree removal is proposed and no landforms (e.g. rock outcroppings) or views of landforms are altered. The proposed project will not adversely impact or alter a scenic resource.

1(c): Less than significant with mitigation. The parcel is currently undeveloped except for an existing access road. The proposed project is consistent with surrounding development. The proposed residence is spread out which increases its footprint but reduces its vertical mass and is located on a large 40-acre parcel with sufficient space to accommodate it. Natural materials and colors are utilized and cutting down into the slope lowers the split level residence so that it does not exceed 12 feet above average natural grade. Existing disturbed areas that are not developed will be restored with native plants. Landscaping around the development will further screen the structures and blend the development in with the environment. Mitigation measures minimize the potential impacts to a level of insignificance.

1(d): Less than significant with mitigation. The proposed project will individually have a less than significant adverse impact as a source of light or glare with mitigation. However, cumulative effects of lighting would negatively impact the visual resources of the hillsides. The project adds lighting on a hillside that was not there before. Although the new project would not increase the amount of light or glare from the previously approved proposal, additional mitigation measures are proposed to further minimize the potential impacts. The project will incorporate tinted, non-reflective glass to reduce glare and landscaping will be used to screen the structures and lighting as mitigation. In order to avoid impacts, a mitigation measure requires a lighting plan with fixtures hooded, downcast, limited in wattage and the removal of any exterior lights found to be obtrusive after construction.

Mitigation Measures:

Mitigation #1: In order to minimize visibility of the development and reduce the impact to the ridgeline silhouette, a landscaping plan shall be provided to the County of Monterey, with evidence of review by the landscape consultant and consulting biologist. The plan shall include:

- a. Plants which are native to the site.
- b. A restoration/replanting plan as required by the biological reports, prepared by Jud Vandevere dated June 22, 1998 and July 12, 1999. Restoration shall include, but not be limited to, the following areas:
 - Abandoned sections of road.
 - Areas exposed and disturbed by construction.
 - Septic tank and leach field area provided it does not interfere its operation.
 - All other exposed and disturbed areas on the property.
 - Any areas off-site that are identified or required for restoration and replanting.
- c. The location, species, and size of the proposed landscaping materials.
- d. A nursery or contractor's estimate of the cost of installation of the plan.
- e. Planting of native vegetation, including mature trees.
- f. Plant materials so that the home is not visible by unaided vision from existing common public viewing areas as specified in the Carmel Area Local Coastal Program including, but not limited to, Point Lobos State Reserve and Highway One, for the life of the

- project. Portions of the home may be visible for an interim period not to exceed five years to permit growth of planted trees and other landscaping.
- g. Plant materials to minimize visual impacts of the project from any other property owned by the California Department of Parks and Recreation.
 - h. Plant materials that will not alter the ridgeline silhouette at their mature height. If necessary, the height of planted trees will be controlled so that they do not grow above the ridgeline elevation.

Monitoring Action 1A: *Prior to the issuance of grading or building permits*, the applicant shall:

- a. Submit a landscaping plan to the Monterey County Director of Planning and Building Inspection for review and approval with the applicable fees.
- b. Execute and record with the Monterey County Recorder's office a deed restriction requiring all landscaping to be installed prior to occupancy and permanently maintained in a healthy condition pursuant to the landscaping plan.
- c. Submit the landscaping plan, installation estimate and deed restriction, to the Executive Director of the California Coastal Commission for his review and approval. The Executive Director may submit the landscaping plan to the California Department of Parks and Recreation for its review. The Department of Parks shall provide any comments it may have on the landscaping plan to the Executive Director prior to the deadline for completion of the Executive Director's review. The Executive Director shall complete his review and approval and respond to the landscaping plan within thirty (30) days after receipt of the landscaping plan. The Executive Director's approval of the landscaping plan shall be conclusive proof that the applicant/owner has fully complied with the visual screening requirements under this Condition; provided, however, that this does not apply to the property owner's compliance with, or implementation of, the landscaping plan and deed restriction.

Monitoring Action 1B: *Prior to final or occupancy*, the landscaping shall be inspected by the Director of Planning and Building Inspection for conformance to the approved plans and for screening effectiveness. If determined necessary by the Director of Planning and Building Inspection, additional landscaping may be required.

Monitoring Action 1C: *Five years after date of final or occupancy*, the applicant shall submit documentation and photos of the landscaping and its screening effectiveness from public viewing areas (including Point Lobos) to the Director of Planning and Building Inspection for review and approval. Landscaping and planted trees shall not visibly alter the ridgeline silhouette. If necessary to provide adequate screening, additional landscaping and monitoring may be required by the Director of Planning and Building Inspection.

Mitigation #2: In order to minimize impacts to scenic and biological resources, a scenic and conservation easement shall be granted to the County of Monterey for all areas outside of the approved development envelope and driveway alignment (approximately thirty-nine (39) acres). No development shall occur outside of the approved envelope (approximately one acre) as shown on the approved project plans.

Monitoring Action 2: *Prior to the issuance of building or grading permits*, the applicant/owner shall record a Scenic and Conservation Easement that has been submitted to and approved by the County Director of Planning and Building Inspection and the Executive Director of the California Coastal Commission. The Executive Director shall complete his review and approval and respond to the County Director of Planning and Building Inspection within thirty (30) days after receipt of the Scenic and Conservation Easement.

Mitigation #3: In order to minimize potential glare and visibility of the development, all materials shall be non-reflective materials or painted in earth tones to blend into the surroundings, and glass surfaces shall be of tinted, "non-reflective" glass.

Monitoring Action 3A: *Prior to final or occupancy*, all exterior surfaces shall be identified on the final building plans, subject to the approval of the County Director of Planning and Building Inspection. The building plans shall also be submitted to the Executive Director of the California Coastal Commission for his review and approval. The Executive Director shall complete his review and approval and respond to the County Director of Planning and Building Inspection within thirty (30) days after receipt of the building plans.

Monitoring Action 3B: *Prior to final or occupancy*, exterior colors and materials shall be inspected by the Planning and Building Inspection Department for conformance to the approved plans.

Mitigation #4: In order to minimize lighting impacts, all exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and all off-site glare is fully controlled and not visible from Point Lobos Reserve. Outside lighting shall be downcast, low wattage and the minimum necessary for safety as determined by the Building Official. Landscaping shall be designed to screen all site light sources visible from off site. Any changes or additions to exterior lighting must be approved by the Monterey County Planning and Building Inspection Department.

Monitoring Action 4A: *Prior to the issuance of building or grading permits*, the applicant shall submit a lighting plan showing the location, type and wattage of all exterior lights to the Director of Planning and Building Inspection for approval.

Monitoring Action 4B: *Prior to final or occupancy*, the exterior lighting shall be inspected by the Planning and Building Inspection Department for conformance to the approved plans.

Monitoring Action 4C: *During the 5 year period after final or occupancy*, any exterior lighting determined to be obtrusive to a public viewing area, as determined by the Monterey County Planning and Building Inspection Department, shall be removed.

Mitigation #5: In order to avoid impacts of ridgeline development, proposed structures shall be redesigned and/or relocated as necessary to reduce the height of the residence so that no portion extends above the ridgeline as viewed from Point Lobos State Park. The residence shall be lowered a minimum of five to ten feet in height based on the proposed elevation 284 feet for the main roof ridge indicated on project plans dated September 22, 2003. Revised staking and

flagging shall be installed and subject to a site visit and approval by the Director and Planning and Building Inspection.

Monitoring Action 5A: *Prior to issuance of building or grading permits*, the proposed residence shall be staked and flagged in accordance with this mitigation measure and viewed by the Director of Planning and Building Inspection for approval. Documentation that the staking and flagging has been verified and monumented by a licensed surveyor shall be submitted to the Director of Planning and Building Inspection. The approved, new location and elevation shall be reflected in the building plans and grading plans.

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: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2)	<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: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

3. AIR QUALITY

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

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

Discussion and Conclusion: Export of soil as a result of grading for the proposed single family home amounts to 3,350 cubic yards, generating approximately 335 truck-related trips during construction. The trips will be spread out over an estimated period of two months. Staff finds that this activity is within the Monterey Bay Unified Air Pollution Control District guidelines; and therefore, the potential impact to air quality is less than significant. Construction related dust will be controlled pursuant to Monterey County standards. On-site grading occurs over a one acre area and is within acceptable standards for construction according to the local air quality guidelines and has a less than significant impact.

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 2, 3, 6, 7, 10, 11, 12)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 2, 3, 6, 7, 10, 11, 12)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 2, 3, 6, 7, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 2, 3, 6, 7, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 2, 3, 6, 7, 10, 11, 12)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 2, 3, 6, 7, 10, 11, 12)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

The 40-acre property is dominated by maritime chaparral habitat. A biological report prepared for the project prepared by Jud Vandevere, dated June 22, 1998 and revised July 12, 1999, describes the predominant vegetation as: 1) shaggy barked manzanita, 2) Hooker's manzanita, 3) small leaved lomatium, and 4) wartleaf ceonothus. Hooker's manzanita comprises approximately 25% of vegetative coverage and small leaved lomatium makes up 1%. A follow-up evaluation by Dale Hameister (August 15, 2002), biological consultant was conducted for proposed project.

Maritime Chaparral is designated a sensitive habitat by the California Department of Fish and Game and is also recognized in the Carmel Area Land Use Plan (LUP) as part of the sensitive Chamise-Monterey Manzanita dwarf coastal chaparral habitat. Hooker's manzanita (*Arctostaphylos hookeri ssp. hookeri*) is a California Native Plant Society (CNPS) 1B plant and protected under CEQA. The update by Dale Hameister (dated August 15, 2002) clarified that Small leaved lomatium (*Lomatium parvifolium*), a CNPS list 4 species, is not subject to the Federal or State Endangered Species Act or the California Environmental Quality Act. However, it is considered a sensitive species according to the Carmel Area LUP based on its listing by CNPS. No other sensitive species were noted.

The biological report prepared by Jud Vandevere (dated June 22, 1998 and revised July 12, 1999), biological consultant for prior project (PLN980149), identified the potential presence of a number of rare, threatened or endangered animals, including the peregrine falcon, sharp-shinned hawk, golden eagle, purple martin, monarch butterfly and Monterey dusky-footed woodrat, based on the known presence of these animals in the general area. However, no direct evidence of any of these sensitive species was observed on the property except for an abandoned woodrat's nest. The update by Dale Hameister (dated August 15, 2002) did not find any evidence of threatened or endangered wildlife.

A number of LUP policies, which regulate development in environmentally sensitive areas, serve as thresholds of significance. The Key Policy for environmentally sensitive habitat in the Carmel Area states that sensitive habitat "shall be protected, maintained and, where possible, enhanced and restored." Specific policies are listed below.

- "Development, including vegetation removal, excavation, grading, filling, and the construction of roads and structures, shall be avoided in critical and sensitive habitat areas,...sites of known rare and endangered species of plants and animals." (Policy 2.3.3.1)
- "Land uses adjacent to locations of environmentally sensitive habitats shall be compatible with the long-term maintenance of the resource. New lands uses shall be considered compatible only where they incorporate all site planning and design features needed to prevent habitat impacts." (Policy 2.3.3.2)
- "To protect environmentally sensitive habitats and the high wildlife values associated with large areas of undisturbed habitat, the County shall retain significant and where possible, contiguous areas of undisturbed land in open space use....On parcels adjacent to sensitive habitats or containing sensitive habitats as part of their acreage, development shall be clustered to avoid habitat impacts." (Policy 2.3.3.4)
- "Where development is permitted in or adjacent to environmentally sensitive habitats, the County, through the development review process, shall restrict the removal of indigenous vegetation and land disturbance (grading, excavation, paving, etc.) to that needed for the structural improvements themselves." (Policy 2.3.3.7)
- "The County shall require the use of appropriate native species in proposed landscaping." (Policy 2.3.3.8)

The proposed project is located on a property that contains sensitive maritime chaparral habitat over the entire site. Since any development will create potential conflicts with the policies and

the thresholds relative to this resource, the goal is to reduce impacts as much as possible and to restore degraded areas. The above policies call for avoiding development in sensitive areas, compatibility of the land use with the resource, clustering development and retaining contiguous undeveloped areas, limiting vegetation removal and land disturbance, and utilizing native landscaping. Some impact to chaparral is unavoidable in order to allow a reasonable use of the property. Mitigation and project design requires the minimum disturbance to chaparral habitat in order for the biological impacts to be considered less than significant.

Potential Impacts

The proposed location occurs in generally the same area as the approved project, approximately 70 feet in distance up the slope and closer to the existing road based on amended plans dated September 22, 2003. The site plan identifies both a building envelope and a larger development envelope. The building envelope includes the footprint of the structures, driveway, septic and leachfield area. The development envelope surrounds all development activities and marks the limit of construction activities. The new site is more level and requires less grading. Based on the biological report by Jud Vandevere for the original proposal, a biological update by Dale Hameister dated August 15, 2002 and application plans and materials, the project components and impacts are as follows:

- The building envelope remains approximately one acre, as agreed to in the settlement agreement with the California Coastal Commission. The impact to the maritime chaparral is roughly the same as the two areas are biologically comparable.
- Approximately one-quarter of an acre of Hooker's manzanita and 10 small-leaved lomatium will be directly lost for the previously proposed building envelope.
- Areas within the development envelope will be temporarily disturbed due to construction, but will be restored.
- Fire standards require selective clearance or thinning of dead or hazardous vegetation within 100 feet of the residence. Vegetation removal for fire safety is minimized through the use of non-combustible materials for structures and plumbing of the pool for fire access.
- Existing roads and disturbed areas are used where possible. Although the project driveway generally follows the existing ¼-mile long access road to minimize disturbance, there is disturbance to maritime chaparral from road widening, drainage improvements and road realignment.

The road components and impacts are described below and quantified in the Table 1.

- The proposed driveway is widened to 14 feet for the length of the road. The current road cut ranges in width from about 10 to 12 feet. Fire standards require a 12-foot road width.
- The road incorporates three turnouts and three turnarounds because of its length, line of site issues and for maintenance purposes.
- Drainage improvements include construction of drywells and absorption trenches.
- An approximately 200-foot section of the road near the beginning of the driveway is proposed for realignment because of easement issues.
- There is realignment of approximately 150 feet for the final driveway approach to the house, but this area is included within the building envelope area.

- An existing trail/road branches off from the existing road cut and provides access to the adjacent property owned by the Big Sur Land Trust. This trail/road will not be improved or restored.

Approximate impacts of the proposed project on maritime chaparral habitat are estimated below (Table 1) according to an analysis by Dale Hameister in a letter dated September 23, 2003. The estimates were calculated based on site plans that were superimposed onto GIS maps. It includes impacts from the proposed driveway improvements and realignment that were not previously considered as well as the development of the structures and septic and leach field areas.

Table 1. Estimated Project Impacts on Chaparral Habitat

Project Components	Chaparral Impacted (ft²)	Areas Identified for Restoraton (ft²)
Road Realignment	11,000	6,424 ft ² existing alignment
Road*, Widening, Grading, Turnouts	27,776	
House, Cabana, and Pool	62,700	7,500 ft ² existing road cuts
Pump House and Water Tank	10,000	
Leach Field and Drainage System	18,000	
Total	129,476	13,924

*21,224 ft² existing road not included as part of impact

Approval of the previous project for the residence and accessory structures limited disturbance to "approximately one acre" in order to cluster development and contain the impacts. The remaining 39 acres will be protected and put into conservation and scenic easement, contiguous except for the access road. Project plans submitted by the applicant and dated September 22, 2003 calculates the building envelope at 52,430 square feet or 1.2 acres, which is approximately one acre. Hameister estimates the impact to maritime chaparral habitat of the proposed residence and accessory structures is 72,700 square feet or 1.7 acres, which is substantially more than the 1.2 acres indicated on the project plans.

The total estimated disturbance of all the development amounts to 129,476 square feet. Utilization of the existing alignment would lower impacts to 118,476 square feet. If the realignment is necessary, restoration of the existing alignment and other identified road cuts totals 13,924 square feet, leaving approximately 115,552 square feet of chaparral habitat area to be restored elsewhere based on a 1:1 ratio. Because the parcel is largely undisturbed, equivalent on-site restoration is unlikely. Suitable areas for off-site restoration in the immediate vicinity may also not be available. However, establishment and expansion of non-native invasive plants threaten sensitive maritime chaparral throughout the area and abatement efforts could take place off-site at a 2:1 ratio to improve chaparral habitat. Additional measures such as limiting driveway width and reducing the building envelope would further reduce the area impacted.

The residential use is low-intensity and compatible with protection of the resource provided adequate measures are taken and biological recommendations are incorporated. Landscaping is required to utilize appropriate native vegetation. Weed control and restoration of disturbed areas will be implemented. Siting of the development takes into account visual as well as biological considerations to minimize visibility while also minimizing grading and new disturbance. Mitigation includes replacement of manzanita and lomatium, restoration of all bare and disturbed areas, limiting the driveway width to the minimum requirement of 12 feet, clustering development in the building envelope and ensuring it does not exceed 1.2 acres, equivalent restoration of maritime chaparral habitat, and abatement of invasive plants off-site at a 2:1 ratio to improve native habitat in the amount that is unavailable for 1:1 on-site restoration.

Conclusion:

4(a) and 4(b): Less than significant with mitigation. The impact of the project's new location on sensitive habitat and species is comparable to the approved location. As mitigated, the impacts from construction and development are limited to 1.2 acres. Additional habitat disturbance required for the road realignment and widening is limited to the minimum necessary and will only occur if an easement for the existing alignment cannot be obtained. Mitigation measures include a conservation easement for habitat and species protection, replacement of Hooker's manzanita and small-leafed lomatium, restoration of bare areas, landscaping with native plants, maximum 12-foot driveway width, protective fencing during construction, weed control, identification of the development envelope and restoration of maritime chaparral habitat a 1:1 basis. If equivalent restoration cannot occur on the subject property, reasonable effort will be made to restore an equal amount of degraded maritime chaparral habitat in similar nearby areas or to enhance chaparral habitat in nearby areas through the abatement of non-native invasive species at a higher ratio. The proposed project has less than significant impacts with mitigation.

4(c) and 4(d): No impact. The property contains no wetlands or riparian habitat. No migratory fish are present on the property. No trees are being removed. The potential exists that birds could visit the property, but approximately 39 acres will be put into scenic and conservation easement. The existing road will be improved but it services only the one single family residence with an easement to the adjacent property and does not significantly impact any native wildlife. The adjacent property is to be turned over to California State Parks, but at present there is no plan to use the applicant's property for general public access. The proposed project has no significant impacts

4(e) and 4(f): Less than significant with mitigation. Although no Habitat Conservation Plan exists, the adopted Land Use Plan incorporates habitat conservation measures as part of its resource protection policies. The project is designed and mitigated to minimize conflicts with the habitat protection and biological policies. Because sensitive maritime chaparral habitat encompasses the whole property, development can not completely avoid sensitive habitat. However, limitation of development, restoration of disturbed areas, appropriate landscaping and a conservation easement over the majority of the property ensure that the project meets the relevant policies. The project has less than significant impacts with mitigation.

Mitigation Measures:

Mitigation #6: In order to mitigate the loss of sensitive plants, Hooker's manzanita shall be used for native landscaping and within infill areas. A minimum of one-half acre of Hooker's manzanita shall be planted in bare or exposed areas outside the development area to replace at a 2:1 ratio the one-quarter-acre lost for the building envelope. Small-leaved lomatium and Monterey ceonothus (*Ceonothus cuneatus* var. *rigidus*) shall be incorporated in landscaping and within infill areas to replace lost plants at a 2:1 ratio, but not less than 30 plants each. These plantings shall allow for 50% loss or 15 plants of each. They shall be kept watered and weeded until established as determined by a qualified biologist. Other appropriate central maritime chaparral vegetation shall be included to assure adequate vegetation cover. Existing native trees and vegetation shall be retained and incorporated into the landscaping plan.

Monitoring Action 6A: *Prior to the issuance of building or grading permits, a landscaping/restoration plan (Mitigation #1) shall be submitted that incorporates the required Hooker's manzanitas, Small-leaved lomatium and Monterey ceonothus. The plan shall be prepared in consultation with a qualified biologist*

Monitoring Action 6B: *Prior to final or occupancy, the replacement planting shall occur according to the approved landscaping/restoration plan and documentation submitted to the Director of Planning and Building Inspection for approval.*

Monitoring Action 6C: *At the first, third and fifth years after final, the applicant shall submit a revegetation report prepared by a qualified biologist to the Director of Planning and Building Inspection for review and approval. The update shall evaluate the restoration and revegetation, establish success criteria and include any additional or ongoing measures necessary to establish the habitat. If after five years the habitat is not established, further restoration and monitoring may be required by the Director of Planning and Building Inspection.*

Mitigation #7: In order to minimize impacts to sensitive habitat and species, a weed control program shall be developed and implemented during and after construction. Appropriate native grasses and vegetation shall be planted on exposed or bare areas to prevent erosion. The program shall be prepared by a qualified biologist and be consistent with the landscaping plan and other mitigation measures.

Monitoring Action 7A: *Prior to the issuance of building or grading permits, the applicant shall submit a weed control program to be carried out during construction prepared by a qualified biologist to the Director of Planning and Building Inspection for approval.*

Monitoring Action 7B: *Prior to final or occupancy, the applicant shall submit an updated program by a qualified biologist to the Director of Planning and Building Inspection for review and approval. The updated program shall include a survey of weeds on the property, evaluation of previously treated areas, assessment of the effectiveness of the weed control program, and necessary adjustments to the program. The applicant shall document that that program has been implemented and that the weeds are abated.*

Monitoring Action 7C: *At the first, third and fifth years after final, the applicant shall submit an updated program for implementation by a qualified biologist to the Director of Planning and*

Building Inspection for review and approval. This update shall include a survey of weeds on the property, evaluation of previously treated areas, assessment of the effectiveness of the weed control program, and necessary adjustments to the program. The applicant shall submit documentation that the program has been implemented. After the fifth year if necessary, an ongoing program may be required by the Director of Planning and Building Inspection.

Mitigation #8: In order to protect sensitive maritime chaparral habitat and trees from inadvertent damage caused by construction activities, protective fencing shall be placed around sensitive vegetation and trees as determined by a qualified biologist. The building envelope area where construction, stockpiling and staging is approved shall be clearly delineated with staked orange fencing and maintained during construction. Stockpiling, grading and construction activities shall not occur outside of the fenced area. Native trees along the access road where grading will occur shall be protected from damage and protection zones around the trees shall be established. The protection zones marked by orange fencing shall include the entire dripline under the canopy of the tree or cluster of trees.

Monitoring Action 8: *Prior to the issuance of building or grading permits*, installation of protective fencing shall be demonstrated and subject to the approval of a qualified biologist and the Director of Planning and Building Inspection.

Mitigation #9: In order to limit the disturbed area and minimize biological impacts, construction activities and development shall be restricted to the development envelope to be shown on the site plan. A qualified biologist shall identify the minimum area of disturbance for a stock pile area and staging area for construction equipment within this envelope. Following construction, disturbed areas within the development envelope but outside the building envelope shall be restored and included in the restoration plan. These areas shall not count towards the equivalent restoration required for the development.

Monitoring Action 9: *Prior to the issuance of building or grading permits*, the applicant shall submit building plans identifying the location of the stock pile and staging areas with documentation from a qualified biologist to the Director of Planning and Building Inspection for review and approval.

Mitigation #10: In order to mitigate for the loss of maritime chaparral habitat and to maintain contiguous areas of existing habitat, all bare and disturbed areas and areas affected by road cuts on the Bliss property shall be restored, with the exception of the unimproved road that provides access to property owned by the Big Sur Land Trust and California Department of Parks and Recreation. Restoration shall occur on an equivalent 1:1 ratio based the square footage of the habitat permanently disturbed, approximately 100,000 to 120,000 square feet for the building envelope, leach field area and road development. This amount does not include areas that are impacted by development activities and that will also be restored, but which are not currently disturbed. If sufficient areas for restoration are not available on the subject property, reasonable effort shall be made to identify areas on adjacent parcels for restoration. If sufficient areas both on-site and off-site are unavailable to achieve 1:1 restoration, abatement of non-native, invasive plant species shall occur in areas off-site at a 2:1 ratio for the remaining amount.

Monitoring Action 10A: *Prior to issuance of building or grading permits*, a restoration and landscape plan consistent with other mitigation measures and approved by a qualified biologist shall be submitted to the Director of Planning and Building Inspection for review and approval. The plan shall quantify the total area to be restored and shall be equivalent to the total maritime chaparral habitat area disturbed by the development based on the final approved plans. If sufficient restoration areas are not available on the subject property (APN: 416-011-017-000), reasonable effort supported by appropriate documentation shall be made to identify areas on adjacent parcels where similar restoration can occur subject to the approval of the Director of Planning and Building Inspection. The plan shall also identify areas for off-site abatement of non-native invasive plants at a 2:1 ratio for any remaining amount and submit an abatement program prepared by a qualified biologist.

Monitoring Action 10B: *Prior to final or occupancy*, the applicant shall submit documentation that restoration of all areas and abatement of non-native invasive species has been completed according to the approved landscaping/restoration plans subject to the approval of the Director of Planning and Building Inspection. For areas of off-site restoration and invasive species abatement, the applicant may submit documentation of an agreement with the property owner and contract with a qualified party to conduct the restoration and abatement within one-year along with proof of payment based on the estimated work and subsequent proof of completion, subject to the approval of the Director of Planning and Building Inspection.

Monitoring Action 10C: *At the first, third and fifth years after final*, the applicant shall submit a restoration report prepared by a qualified biologist to the Director of Planning and Building Inspection for review and approval. The update shall address all areas included in restoration and abatement activities both on-site and off-site. It shall evaluate the restoration and revegetation, establish success criteria and include any additional or ongoing measures necessary to establish the habitat. If after five years the habitat is not established, further restoration and monitoring may be required by the Director of Planning and Building Inspection.

Mitigation #11: In order to minimize impacts and disturbance to maritime chaparral:

- a) Existing road alignment shall be utilized for the driveway access unless the applicant provides written evidence/documentation that an easement for access and improvements cannot be obtained from the adjoining property owner. If the realignment occurs, in addition to including the newly impacted area in the amount to be restored in mitigation #10, the applicant shall also restore the existing road cut on the adjacent property. If access for restoration is denied, then equivalent restoration shall occur in off-site areas according to mitigation #10.
- b) Any new driveway/road area shall be the minimum length and width (maximum 12 feet) necessary to provide access and to meet Fire requirements.
- c) Building envelope area for the residence, garage, cabana, pool, pumphouse, water tank and driveway alignment shall not exceed 1.2 acres.

Disturbed or bare areas, including the section of the existing alignment on the neighboring property, shall be restored and replanted with native vegetation in accordance with the approved landscaping plan and mitigation #9.

Monitoring Action 11a: *Prior to issuance of building or grading permits*, the applicant shall either:

- a) Submit a Final Site Plan illustrating use of the existing access road, maximum 12 feet wide, or provide appropriate documentation that the easement could not be obtained along with documentation allowing access to restore the existing road area.
- b) Submit a Final Site Plan and verification that the building envelope does not exceed 1.2 acres.

Said documents shall be subject to review and approval of the Director of Planning and Building Inspection.

Note: For additional mitigation measures related to biological impacts see Section VI.1 (Aesthetics), Mitigation Measure #1 for restoration and landscaping and Mitigation Measure #2 for the scenic and conservation easement deed

5. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 2, 9) 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: 1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: 1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1, 2, 9)	<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: 1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source: 1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

7. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2)	<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: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

8. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 1, 2, 9, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 1, 2, 9, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is not adjacent to any surface waters or wetland area. A majority of the parcel drains to the northeast and averages a slope of 10 percent. The driveway runs over this area with the proposed building site draining towards the southwest. Proposed development and improvements will increase the amount of structural and impervious surface coverage on the parcel and potentially increase runoff and erosion.

To address runoff and erosion, drainage recommendations from the Geotechnical and Geological Hazards Report have been incorporated. A standard condition of approval requires a drainage plan that disperses runoff at multiple points and includes measure to dissipate water at outlets in order to minimize runoff and sedimentation. Standard erosion control measures for construction are also incorporated.

The project proposes to pave the access road and improve it for drainage with drainage trenches, drywells, silt basins and curbs. Currently, runoff follows the road cut and spills off on the sides and there is evidence of erosion. The improvements will allow road runoff to be collected and dispersed in a controlled manner. The driveway generally follows the natural contours and does not interrupt any drainage areas. Biological and Visual mitigation measures (Sections VI.1 and VI.4) which require restoration of bare and exposed areas would further minimize potential erosion and runoff.

Conclusion:

8(a), 8(b), 8(g), 8(h), 8(i) and 8(j): No significant impact. Water and wastewater facilities are adequate for the proposed project. The geotechnical and geologic report identified no potential hazard related to drainage or hydrology. There is no potential significant impact and there is no change as a result of the proposed amendment

8(c) and 8(d): Less than significant with mitigation. The project does not significantly alter the drainage pattern of the site to substantially increase erosion or runoff. Approximately one acre on the 40 acre property will be developed and drainage patterns on the remaining 39 acres will not be altered. Biological mitigation to restore and re-vegetate exposed areas as well as improvements to the access road will help control runoff and reduce erosion. Mitigation requiring pervious materials in the motorcourt and patios further ensure that runoff and erosion are minimized by allowing runoff to permeate into the ground and reducing the amount of runoff flowing from the development. The proposed project has a less than significant impact with mitigation.

8(e) and 8(f): Less than significant impact. The project does not add substantial sources of polluted runoff or degrade water quality. The residence will be located on a 40 acre parcel that is heavily vegetated and otherwise undeveloped. Runoff from new development will be adequately controlled and dispersed and erosion minimized. The proposed project has a less than significant impact.

Mitigation Measures:

Mitigation #12: Only pervious materials shall be used in construction of the motor court, patios and access roads.

Monitoring Action 12A: *Prior to issuance of building or grading permits*, building and grading plans shall reflect the use of pervious materials.

Monitoring Action 12B: *Prior to final or occupancy*, the applicant shall demonstrate that the pervious materials were installed as approved to the Director of Planning and Building Inspection.

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

Discussion/Conclusion:

The project is for a single family residence and is consistent with the Carmel Areas Land Use Plan which designates parcel as appropriate for residential use. However, there are potential conflicts with policies protecting scenic and biological resources. The proposed project to re-design and change the location of a residence created new impacts beyond those for the approved residence.

As previously discussed in the aesthetic and biological analysis, the proposed project will impact the ridgeline silhouette and maritime chaparral. Therefore, the proposed project is inconsistent with policies in the adopted Land Use Plan. Mitigation measures that address aesthetic and biological issues will reduce the potential impact to a less than significant level.

Mitigation:

See Section VI.1 (Aesthetics) and Section VI.4 (Biological).

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: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

11. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2)	<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: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1,2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

12. POPULATION AND HOUSING

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

Discussion/Conclusion/Mitigation: See Sections II and IV.

13. PUBLIC SERVICES

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

Discussion/Conclusion/Mitigation: See Sections II and IV.

14. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and IV.

15. TRANSPORTATION/TRAFFIC

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

Discussion:

The proposed project will not increase permanent traffic, other than the normal number of single family residential trips. It is expected to generate approximately 335 construction-related trips because of the estimated 3,350 cubic yards of soil to be exported. The trucks will travel on Highway One and also pass through residential areas along Riley Ranch Road and Red Wolf Drive. Construction trucks using Red Wolf Drive, a narrow, steep road leading to the property, represents a potential hazard to other vehicles.

Conclusion:

15(a), (b) and (d): Less than significant with mitigation. Additional traffic resulting from the single family residential use is not a significant increase and is accounted for as part of the County's projected population and housing growth. The impact of 335 additional construction-related truck trips and the hazard they represent is less than significant with mitigation. County staff determined that the truck trips spread out over a period of several months during off-peak hours is not a significant increase and also a less than significant hazard to Red Wolf Drive because it is lightly used and only serves other residential properties.

15(c),(e),(f), and (g): No impact. The project does not change or affect air patterns, emergency access, parking capacity or alternative transportation. The proposed project has no impact.

Mitigation Measures:

Mitigation #13: In order to minimize the impacts of construction-related traffic and truck hauling operation on the local road system, the applicant shall prepare a construction management plan to be followed by the contractor. The plan shall include details on the truck hauling operation and indicate the timing and routing of trips which shall occur during non-peak hours and utilize routes that will not adversely impact congestion and include additional specifications.

Monitoring Action 13: *Prior to issuance of building or grading permits*, the applicant shall submit a construction management plan to the Department of Public Works and Planning and Building Inspection Department for review and approval.

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: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II and 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: 1, 2, 3, 6, 7, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source:) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: 1,2, 3,10, 11, 12)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 2, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

(a) The proposed project has a less than significant adverse impact on the environment as a result of the mitigation measures and project design. Although the project does impact sensitive maritime chaparral habitat and species, it does not significantly degrade the quality of the environment or significantly impact any species. Restoration using plants that are native to the maritime chaparral will reduce impacts to a level of insignificance. See also Section VI.4 (Biological).

(b) The proposed project has a less than significant cumulative impact on biological and aesthetic resources with mitigation. The project is for a single family dwelling in an area that allows and already contains residential uses. Although it will disturb maritime chaparral habitat which is a sensitive and impacted resource in the County, approximately 39 acres of the 40 acre parcel will be placed in conservation easement where no development may occur. In addition, restoration of all disturbed areas on the property and restoration of developed areas at a 1:1 ratio will occur along with other measures to ensure the cumulative impact to biological resources of this project is less than significant. Measures are also incorporated to mitigate for cumulative aesthetic and visual impacts by controlling structure height, utilizing vegetation for screening, minimizing light and glare, and minimizing visibility so that it does not contribute to the degradation of the public viewshed. See Sections II , IV, VI.1 (Aesthetics) and VI.4 (Biological).

(c) The project has no significant adverse impact. See Sections II and IV.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

For purposes of implementing Section 735.5 of Title 14, California Code of Regulations: If based on the record as a whole, the Planner determines that implementation of the project described herein, will result in changes to resources A-G listed below, then a **Fish and Game Document Filing Fee** must be assessed. Based upon analysis using the criteria A-G, and information contained in the record, state conclusions with evidence below.

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

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

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

Evidence: The project requires approximately 3,800 cubic yards of excavation, construction of a single family dwelling and accessory structures and improvements and expansion to the access road. The property is currently an undeveloped parcel and contains sensitive maritime chaparral habitat and species which will be disturbed pursuant to items B, C and E above.

IX. REFERENCES

1. Project Application and Plans for Monterey County File No. PLN030071

2. Carmel Area Land Use Plan
3. Coastal Implementation Plan, Part 4
4. Monterey County Zoning Ordinance (Title 20)
5. 2000 Air Quality Management Plan for the Monterey Bay Region
6. Biological Reports: Biological Report prepared by Jud Vandevere and Associates, Biological Consultants, dated June 22, 1998; Revised Biological Report prepared by Jud Vandevere and Associates, Biological Consultants, dated July 12, 1999.
7. Letter regarding new building location from Dale Hameister, Biological Consultant of Rana Creek Habitat Restoration, to Betsy Bliss, dated August 15, 2002; Letter regarding landscaping plan from Dale Hameister, Biological Consultant of Rana Creek Habitat Restoration, to Betsy Bliss, dated September 20, 2002. Letter regarding road impacts from Dale Hameister, Biological Consultant of Rana Creek Habitat Restoration, to Eric Lee, dated September 23, 2003.
8. Preliminary Archaeological Reconnaissance prepared by Mary Doane, B.A., and Trudy Haversat, SOPA, of Archaeological Consulting, dated April 29, 1998.
9. Geotechnical and Geological Hazards Report prepared by Grice Engineering and Geology Inc., dated August 14, 1998.
10. Site Visits by Project Planner on May 20, 2003 and June 4, 2003.
11. Application Plans and Materials for Monterey County Planning and Building Inspection Project File Number PLN980149.
12. Amendment to Monterey County Planning and Building Inspection Project File Number PLN980149 incorporating new and revised conditions, dated March 22, 2002.

X. ATTACHMENTS

1. Initial Study (Mitigated Negative Declaration) for previously approved project (PLN980149)
2. Project Plans
3. Vicinity Map

ADDENDUM - July 12, 2004

Bliss Initial Study/Mitigated Negative Declaration (PLN030071) – Project Changes

This addendum addresses project changes by the applicant regarding resiting of the location of the residence approximately 25 feet downhill from the proposed location and approximately 45 feet uphill from the previously approved location. During May 2004, the applicant restaked and reflagged this site. The new site results in deletion of Aesthetics Mitigation Measure #5. This addendum also identifies an off-site restoration area resulting in modifications to Biological Resources Mitigation Measure #10. Wording was also added to Biological Resources Mitigation Measure #11 to include investigating a lot line adjustment and prescriptive rights as options. However, these changes do not alter the analysis and conclusions of this initial study.

Section VI-1 Aesthetics Mitigation Measure #5 - DELETED

On May 7, 2004, a site visit was conducted by the applicant, County staff and Coastal Commission staff to view the staking and flagging. Information provided by the applicant and the contractor verify the height of the restaking for the main roof ridge at 279 feet and the garage wing ridge at 281 feet, reducing the ridge height by five (5) feet from the current proposal. This new location reduces the potential ridgeline impact addressed by Mitigation Measure #5 (Section VI-1, Aesthetics) to a less than significant level. The mitigation measure is therefore no longer necessary and is deleted by this addendum.

~~**Mitigation #5:** In order to avoid impacts of ridgeline development, proposed structures shall be redesigned and/or relocated as necessary to reduce the height of the residence so that no portion extends above the ridgeline as viewed from Point Lobos State Park. The residence shall be lowered a minimum of five to ten feet in height based on the proposed elevation 284 feet for the main roof ridge indicated on project plans dated September 22, 2003. Revised staking and flagging shall be installed and subject to a site visit and approval by the Director and Planning and Building Inspection.~~

~~**Monitoring Action 5A:** Prior to issuance of building or grading permits, the proposed residence shall be staked and flagged in accordance with this mitigation measure and viewed by the Director of Planning and Building Inspection for approval. Documentation that the staking and flagging has been verified and monumented by a licensed surveyor shall be submitted to the Director of Planning and Building Inspection. The approved, new location and elevation shall be reflected in the building plans and grading plans.~~

Section VI-4 Biological Resources Mitigation Measure #10 - REVISED

In addition, an off-site restoration area has been identified on property adjacent to the subject Bliss parcel. The adjacent property is owned by the Big Sur Land Trust (Assessor's Parcel Number 416-011-007-000) and disturbed areas include a driveway, homesite, and access road (see attached map). The disturbed areas constitute approximately 14,000 square feet, estimated from Monterey County GIS orthophoto information.

Mitigation Measure #10 requires off-site restoration to mitigate impacts to sensitive maritime chaparral if sufficient areas on-site are not available. This adjacent parcel contains habitat similar to the Bliss property for restoration. The restoration would address the erosion that occurs on the graded driveway and road and would also continue to allow trail access, to be determined by the owner. This restoration site also provides a potential additional benefit by serving as a receiver site for excavated soil from the Bliss property, thus reducing the number of truck trips over local County and State roads. If it is determined feasible and compatible, excavated soil could be used for the road restoration. The measure is revised by this addendum to read as follows, with the additional reference highlighted:

Mitigation #10: In order to mitigate for the loss of maritime chaparral habitat and to maintain contiguous areas of existing habitat, all bare and disturbed areas and areas affected by road cuts on the Bliss property shall be restored, with the exception of the unimproved road that provides access to property owned by the Big Sur Land Trust and California Department of Parks and Recreation. Restoration shall occur on an equivalent 1:1 ratio based the square footage of the habitat permanently disturbed, approximately 100,000 to 120,000 square feet for the building envelope, leach field area and road development. This amount does not include areas that are impacted by development activities and that will also be restored, but which are not currently disturbed. If sufficient areas for restoration are not available on the subject property, reasonable effort shall be made to identify areas on adjacent parcels for restoration, including the adjacent Big Sur Land Trust property (Assessor's Parcel Number: 416-011-007-000). If sufficient areas both on-site and off-site are unavailable to achieve 1:1 restoration, abatement of non-native, invasive plant species shall occur in areas off-site at a 2:1 ratio for the remaining amount.

Section VI-4 Biological Resources Mitigation Measure #11 - REVISED

Mitigation #11: In order to minimize impacts and disturbance to maritime chaparral:

- a) Existing road alignment shall be utilized for the driveway access unless the applicant provides written evidence/documentation to the satisfaction of the Director of Planning and Building Inspection that a lot line adjustment or an easement for access and improvements cannot be obtained from the adjoining property owner or that there are no prescriptive rights for such access. If the realignment occurs, in addition to including the newly impacted area in the amount to be restored in mitigation #10, the applicant shall also restore the existing road cut on the adjacent property. If access for restoration is denied, then equivalent restoration shall occur in off-site areas according to mitigation #10.
- b) Any new driveway/road area shall be the minimum length and width (maximum 12 feet) necessary to provide access and to meet Fire requirements.
- c) Building envelope area for the residence, garage, cabana, pool, pumphouse, water tank and driveway alignment shall not exceed 1.2 acres.

Disturbed or bare areas, including the section of the existing alignment on the neighboring property, shall be restored and replanted with native vegetation in accordance with the approved landscaping plan and mitigation #9.

EXHIBIT J
DESIGN APPROVAL MATERIAL SAMPLES

PLN070540- Murphy Residence

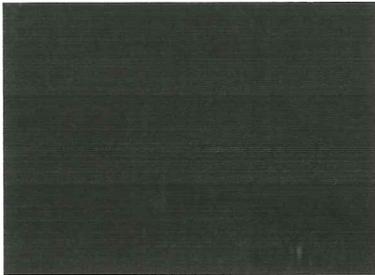
Planning Commission
May 14, 2008



EXTERIOR WALLS: GOLDEN GRANITE



EXTERIOR WALLS: CEDAR



GLAZING FRAMES: ANODIZED ALUMINUM



WOOD DOORS AND WINDOW IN STONE WALLS



ROOF: CORTEN STEEL

DRAWING TITLE EXTERIOR FINISHES	JOB NO. 0622	1
PROJECT MURPHY RESIDENCE	SCALE NTS	
ADDRESS 3600 RED WOLF ROAD, LOBOS RIDGE, CARMEL CA 93921	DATE 01-29-08	

Carver + Schicketanz

ARCHITECTS · PLANNERS · INTERIOR DESIGNERS

PO BOX 2684 · CARMEL CA 93921 · USA
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CARVERSCHICKETANZ.COM



LEGEND

- PERMITTED HOUSE (PLAN 00001)
- PROPOSED HOUSE
- 50% OR GREATER SCOPE
- EXCLUSION AREAS
- PROPOSED CHANGES TO PERMITTED PROJECT
- APPROVED FUEL REDUCTION LINE
- PROPOSED FUEL REDUCTION LINE
- LIMIT OF CONSTRUCTION ACTIVITY
- EXCLUSION AREAS

NOTES:

- PROPOSED UNDERGROUND GARAGE HOUSE
- MOTOR COURT TO BE DELETED
- ASBESTOS TRENCH
- 2 1/2" W/40" HEAD FIRE HYDRANT PER CHAPP ARCS.
- DAK TREE CLUSTER
- PROPOSED TANK AND WELL HOUSE EXCLUSION AREA 25.40
- 6" DIA. MAIN SUPPLY AND RISER
- 5'-0" HIGH PROPOSED TANK EXCLUSION WELL
- LOCAL BENCHMARK: 2.5'± TOP OF WELL BLAS. LOCAL ELEVATION 2. BENCHMARK SURVEYOR TO SET BRASS BENCHMARK.
- 10" WELL
- WELL HOUSE



30 JANUARY 2008
1/18"/1" =
DJD
1022

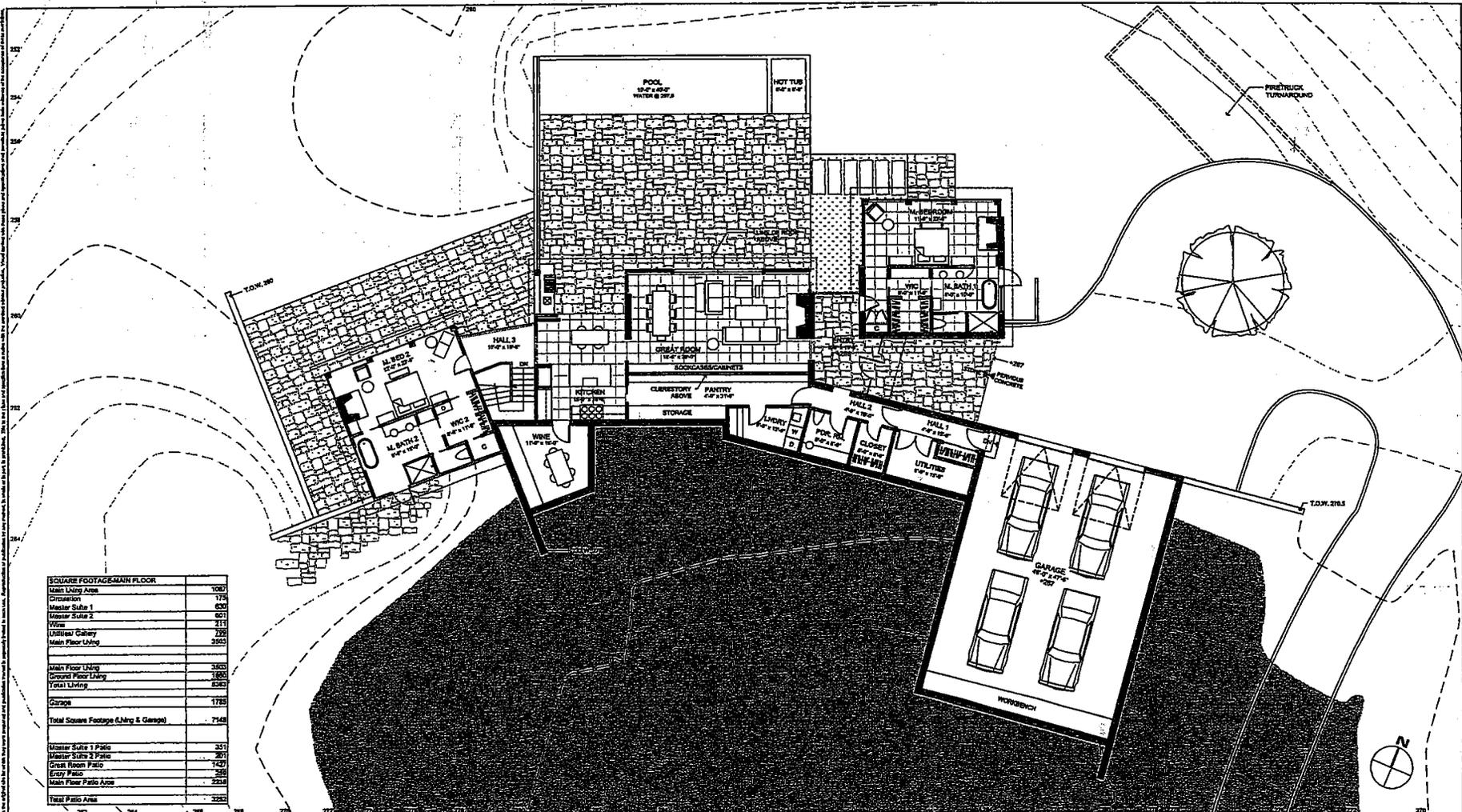
PARTIAL PLAN SHOWING PERMITTED AND PROPOSED DEVELOPMENT

MURPHY RESIDENCE
3600 RED WOLF ROAD • LOSOS RIDGE, CARMEL, CA 93921



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PHONE 888.624.2504 • FACSIMILE 888.2354
CARVER+SCHICKELENS.COM



SQUARE FOOTAGE-MAIN FLOOR	
Main Living Area	1087
Circulation	175
Master Suite 1	625
Master Suite 2	601
Wine	211
Utilities/Gallery	728
Main Floor Living	2523
Main Floor Living	3520
Ground Floor Living	1880
Total Living	5407
Garage	1783
Total Square Footage (Living & Garage)	7194
Master Suite 1 Patio	351
Master Suite 2 Patio	301
Great Room Patio	1429
Entry Patio	748
Main Floor Patio Area	2229
Total Patio Area	3227

30 JANUARY 2008
1/8"=1'-0"
D.S.D.
0622

MAIN FLOOR PLAN

MURPHY RESIDENCE

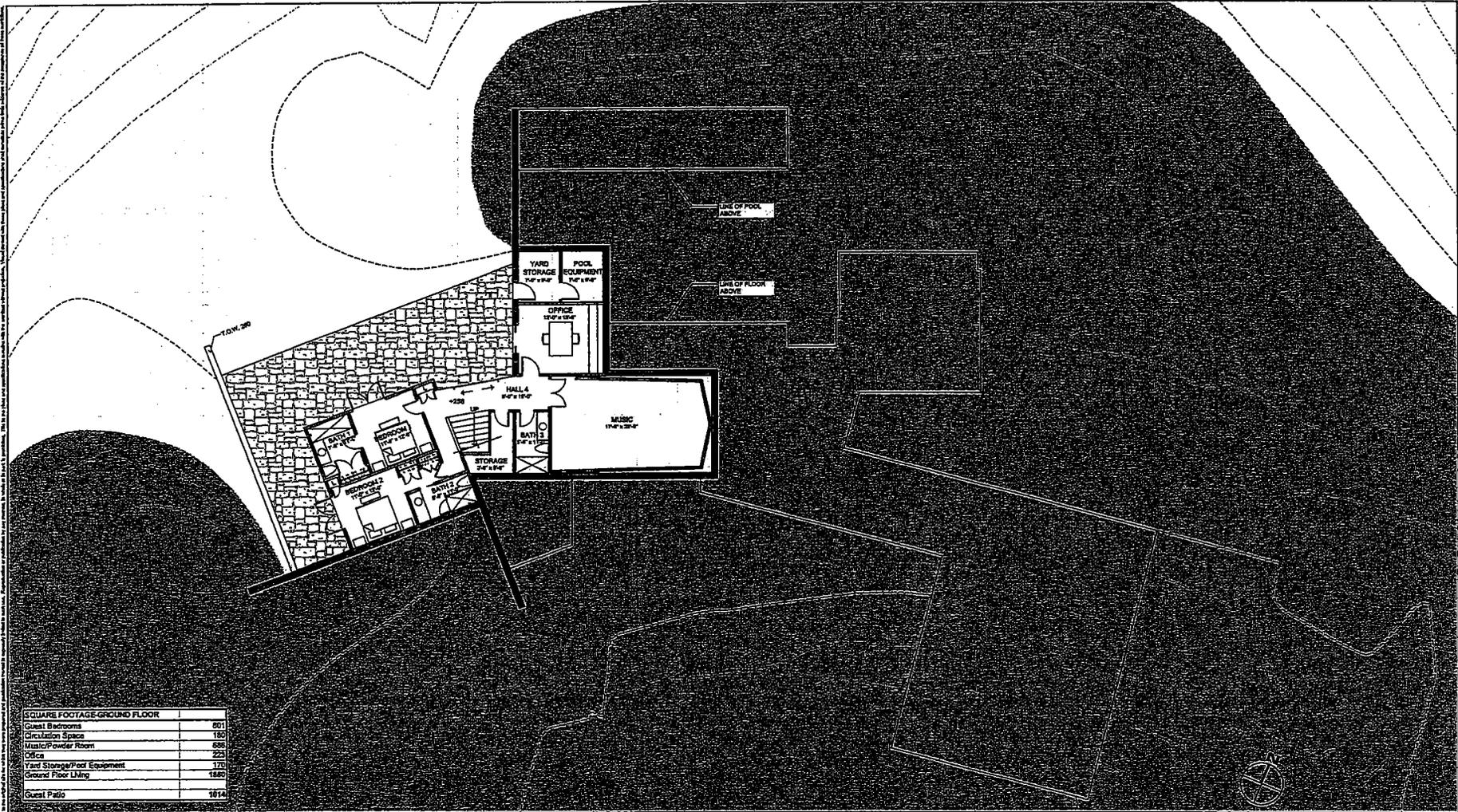
3000 RED WOLF ROAD • LOSOS RIDGE, CARRISLE, CA 92021



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SQUARE FOOTAGE-GROUND FLOOR	
Guest Bedrooms	801
Circulation Spaces	180
MUSIC/Powder Room	698
Office	223
Yard Storage/Pool Equipment	170
Ground Floor Living	1840
Guest Patio	1014

30 JANUARY 2008
1/8"=1'-0"
0.00
0.02

LOWER FLOOR PLAN

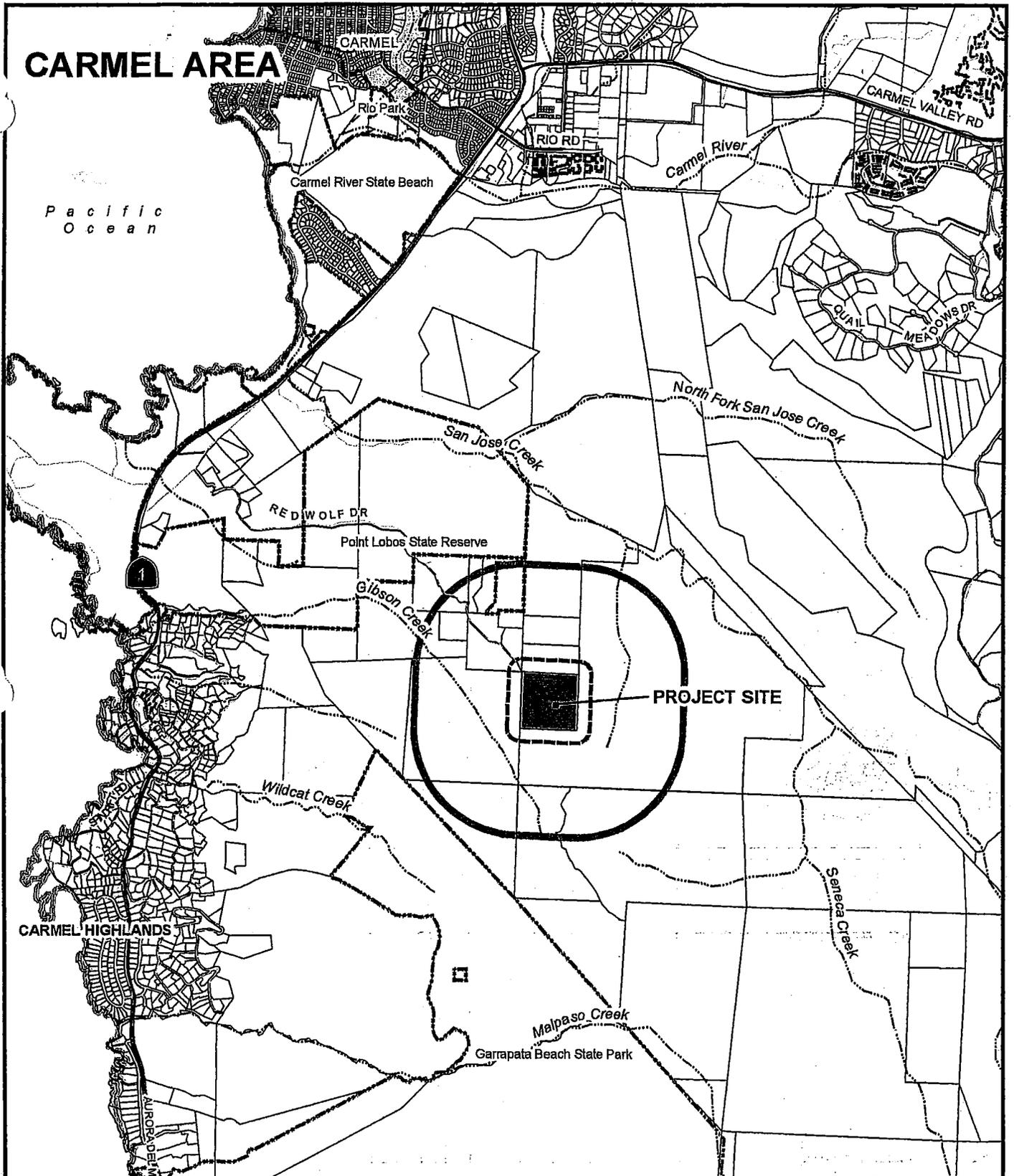
MURPHY RESIDENCE
 3600 RED WOLF ROAD • LOS OSOS BEACH, CARMEL, CA 95021



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 CARVER@SCHICKELENS.COM

CARMEL AREA



APPLICANT: MURPHY

APN: 416-011-017-000

FILE # PLN070540



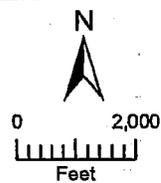
300' Limit



2500' Limit



City Limits



PLANNER: SIDOR