

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

Building Services / Environmental Services / Planning Services / Public Works & Facilities
168 W. Alisal Street, 2nd Floor
Salinas, California 93901
(831)755-4800
www.co.monterey.ca.us/rma



MEMORANDUM

Date: August 26, 2016

To: Planning Commissioners

From: Elizabeth Gonzales
Associate Planner

A handwritten signature in cursive script, appearing to read 'eag', is written over the printed name 'Elizabeth Gonzales'.

Subject: Revised Addendum for Panattoni PLN150500

cc: Aengus Jeffers, applicant

An Addendum was included in your packet for the PC Hearing on August 31, 2016; however, the addendum you received was inadvertently left off the public website.

The Addendum has been revised to include a sentence in RED LETTER for the revised project. This Addendum will be attached to the staff report on the public website.

:eag

EXHIBIT F

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

Panattoni Planning File No. PLN150500 Combined Development Permit

1. Introduction

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines because some changes or additions are necessary to make minor technical changes to the Mitigated Negative Declaration, adopted on November 13, 2008, by the Zoning Administrator in Resolution No. 070607. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

A Mitigated Negative Declaration (MND) was prepared for PLN070607 and circulated between October 9, and November 9, 2008. The project was a Combined Development Permit consisting of:

- 1) Coastal Administrative Permit to allow the demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling including an attached garage and a 936 square foot basement with approximately 550 cubic yards cut and 420 cubic yards fill;
- 2) a Coastal Development Permit to allow the removal of one 48-inch oak tree;
- 3) a Coastal Development permit to allow development within 750 feet of a known archaeological resource;
- 4) a Variance to exceed the 4,000 square foot impervious coverage limitation in the Pescadero watershed area by 4,424 square feet, for a total impervious surface area of 8,424 square feet (reduced by 1,781 square feet from 10,205 square feet of existing impervious surfaces); and
- 5) Design Approval.

The current owners of the property are proposing a lot line adjustment to merge three legal parcels resulting in two parcels; the demolition of a 5,370 square foot one-story single family dwelling; the construction of a 10,254 square foot two-story single family dwelling with attached 490 square foot garage within the same general footprint as the existing home; and the construction of a 3,704 square foot single family dwelling with attached 599 square foot garage on Assessor's Parcel Number 008-455-008-000.

2. Scope and Purpose of this Addendum

The purpose of this addendum is to identify minor technical changes and provide clarification on the site-specific conditions for the proposed residential development. No substantial changes are proposed in the project which will require major revisions of the previous mitigated negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The MND adopted for the previous project identified potential impacts to aesthetics, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality and land use/planning. The proposed project will have the same or fewer impacts than the previous project:

- The proposed project is in the same general footprint as the previous project.
- The previous project included a mitigation measure for the loss of a landmark oak tree. The proposed project requires no tree removal (see LIB160062).
- The previous project identified a known archaeological site that extends onto APNs 008-455-007-000 (“-007”) and 008-411-017-000 (“-017”). No archaeological resources have been identified on APN 008-455-008-000 (“-008”). The updated archaeological reports (LIB160063) do not recommend archaeological monitoring for the proposed project.
- The previous project identified potential impacts from asbestos and lead-based paint. The proposed project will have no impacts on the environment with regard to asbestos or lead-based paint.
- The proposed project includes a drainage interceptor to collect and percolate surface run-off and prevent it from entering the Carmel Bay.
- The proposed single family dwelling on APN -008-455-008-000 will have no impacts to the resources identified in the previous Mitigated Negative Declaration.
- Due to existing vegetative screening and the topographic drop from Seventeen Mile Drive, none of the Project’s development will be visible from Seventeen Mile Drive, except where view corridors have been created.
- The proposed project creates public views along the south side through tree and vegetation trimming; open fence/gate design, and shifting development on the north side of the property. The north gate is changed to an open design.
- Both proposed residences are over 100 feet from the edge of the coastal bluff.
- The development on the APN-007 currently enjoys a legal non-conforming variance which approved 12,234 square feet of impervious building and site coverage. The proposed project seeks to reduce impervious building and site coverage on the parcel to 10,197 square feet. This is a reduction of 2,037 square feet or 16.6% of the currently approved impervious coverage. Moreover, to assure the property’s net compliance with the Pescadero Watershed Coverage limitation, a Deed Restriction will be applied to both adjusted parcels to limit total impervious site coverage on both parcels to a total of 16,000 square feet. This is 2,000 square feet (or 12.5%) less than the total 18,000 square feet of coverage allowed for both parcels. .

Mitigation Measures #2 (tree and root protection), #3 (nesting birds), and #4 (native landscaping) will continue to apply to the proposed project. Mitigation Measures #1 (tree

replacement), #5 (archaeological monitor), #6 (asbestos abatement), and #7 (lead paint disposal) are no longer applicable to the proposed project.

The previous IS/MND did not address impacts from the project on Greenhouse Gas Emissions. The proposed development would generate greenhouse gas emissions through the use of construction equipment, vehicle trips, and stationary operations within the proposed dwellings including furnaces, fireplaces, and hot water heaters. Use of construction equipment is anticipated to be intermittent and limited to site preparation and some construction activities. Pollutant emissions resulting from heavy equipment used during construction are not anticipated to exceed any significance thresholds or significantly contribute to greenhouse gas effects on the environment. The same applies to the minor addition of vehicle traffic associated with construction of a new single family dwelling.

Monterey County has not adopted either a climate action plan or thresholds of significance. It can be inferred from other agencies, including the California Air Resources Board (CARB) whose thresholds have been established well in excess of a single family dwelling project and the current environmental practices that the development of a new single family dwelling and demolition and reconstruction of a single family dwelling would not substantially conflict with greenhouse gas (GHG) reduction planning. GHG sources targeted in such plans generally involve vehicle miles traveled reductions, waste diversions, and technologies such as electric vehicles, and renewable energy sources, not single residential projects. Therefore, the project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

3. Conclusion

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 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 PLN070607, PLN090231, and PLN090369 and associated technical reports, plans, site visits, and applications submitted for the permit amendments. 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.

Attachment: Mitigated Negative Declaration for PB Cypress LLC, PLN070607