

EXHIBIT A DISCUSSION

The parcel is located above the Carmel Highlands at 164 Corona Road, east of Point Lobos State Park. The site contains over 84 acres between Gibson Creek to the north and Wildcat Creek to the south. The site is steep and densely covered with chaparral and can only be accessed from Highway 1 through the Carmel Highlands on either Corona Road or Mount Devon Road. Both roads become decomposed granite surface that meander through the rough terrain with sharp switch-backs. The existing building envelope at the site is located just south of Corona Road and is approximately 0.61 acres in size. The new building envelope is proposed just north of Corona Road and would contain approximately 0.76 acres in size. Vegetation within the proposed building envelope includes a mixture of small pine trees and dense chaparral. Adjacent to the proposed building envelope is a stand of redwood trees.

The project involves the relocation of an approved building envelope on the site from its existing location that was approved as part of a lot line adjustment. The proposed building envelope is located to the north of the approved envelope, farther away from Corona Road. There is an existing conservation easement on those portions of the site outside of the approved building envelope.

Staking and flagging of the proposed building location and height could not be seen with unaided vision from Highway 1 or Point Lobos due to topography, vegetation, and distance. The staking and flagging were located in the area of the proposed new building envelope location. The new building envelope is set back slightly further from the west-facing crest of the ridge top than the original building envelope location, lending to a lesser degree of visibility than if the building envelope were not changed. The proposed structure will not be visible from Highway 1, Point Lobos, or other scenic vista areas.

The proposed dwelling will require removal of 20 small Monterey pine trees (less than 12 inches in diameter) and approximately 12,000 square feet of Coastal Scrub habitat which will change the appearance of the site at the developed location, but not create a visibility issue. The remainder of the parcel outside the proposed building envelope would continue to be protected through a conservation easement that will include the area where the building envelope was originally located. Trees will be retained and protected near the developed area minimizing the visual impact of the development when viewed from both on and off-site.

The proposed building envelope would remove less vegetation compared to the existing envelope. Although the impacts are mitigated through the conservation easement, the proposed development will require removal of seven Hooker's Manzanita shrubs. To ensure no net loss of Hooker's Manzanita, a mitigation measure would require the applicant/owner to consult with a qualified biologist to ensure that cuttings sufficient to ensure that at least seven locally genetic Hooker's Manzanita plants will be regenerated at the site.

Staff supports the request to revise the existing building envelope because it moves the envelope outside of the viewshed, reduces tree removal, and reduces removal of environmentally sensitive habitat. The revision also eliminates development on slopes in excess of 30%. Therefore, staff recommends the request for a new building envelope and amendment to the existing Conservation and Scenic Easement Deed as it better meets the policies of the Carmel Area Land Use Plan and Coastal Implementation, Part 4.