

Exhibit E

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Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Martinez Family Trust

Lead Agency: Monterey County

Contact Person: Ramon Montano

Mailing Address: 168 west Alisal 2nd Floor RMA-Planning

Phone: 831-755-5169

City: Salinas CA

Zip: 93901

County: Monterey County

Project Location: County: Monterey County City/Nearest Community: City of Monterey

Cross Streets: Midwood Lane & Sonado Road Zip Code: 93953

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 1.156

Assessor's Parcel No.: 008-201-013-000 Section: _____ Twp.: _____ Range: _____ Base: 16

Within 2 Miles: State Hwy #: Hwy 1 Waterways: no

Airports: Monterey Peninsula Airport Railways: No Schools: Carmel & DMF-RLS

Document Type:

- | | | | | | | |
|-------|---|--|-------|------------------------------------|--------|---|
| CEQA: | <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: | <input type="checkbox"/> NOI | Other: | <input type="checkbox"/> Joint Document |
| | <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | | <input type="checkbox"/> EA | | <input type="checkbox"/> Final Document |
| | <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | | <input type="checkbox"/> Draft EIS | | <input type="checkbox"/> Other: _____ |
| | <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | | <input type="checkbox"/> FONSI | | _____ |

Local Action Type:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input checked="" type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Other: <u>GHG</u> |

Present Land Use/Zoning/General Plan Designation:

Low Density residential 1 to 5 acres per unit with a Design Control Overlay (in the Coastal Zone) or LDR/1.5-D (CZ)

Project Description: *(please use a separate page if necessary)*

See attached Project Description

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

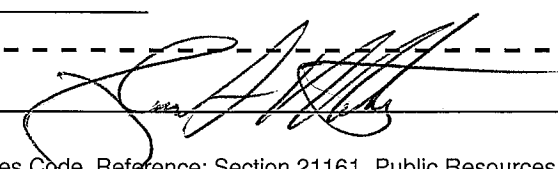
- | | |
|--|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input checked="" type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>U.S. Fish and Wild Life Service</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date February 27 2012 Ending Date March 27 2012

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 2/24/2012

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

County of Monterey
 State of California
MITIGATED NEGATIVE DECLARATION

FILED
FEB 24 2012
 STEPHEN L. VAGNINI
 MONTEREY COUNTY CLERK
 DEPUTY

Project Title:	Martinez Family Trust
File Number:	PLN110247
Owner:	Martinez Family Trust
Project Location:	1631 Sonado Road Pebble Beach
Primary APN:	Assessor's Parcel Number 008-201-013-000
Project Planner:	Ramon Montano
Permit Type:	Combined Development Permit
Project Description:	The project is a Combined Development Permit consisting of: 1) A Coastal Administrative Permit to allow the addition of 695.8 square feet to a first-story and a 422.6 second-story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three car garage; the reconfiguration of an existing driveway and court yard area reducing the nonconforming impervious coverage from 6,448.6 down to 1,389.1 square feet including the reconfiguration impervious driveway 5,059.5 square feet into pervious areas combined with existing areas equals 8,106.7 square feet; including a new 9 foot tall, 79.5 feet long court yard wall; and a 77 linear feet of new garden walls 4 feet tall; 28 square feet of new court yard steps with a new fountain and fire pit; 2) A Coastal Development Permit to convert an existing 567 square foot guest house into a attached accessory dwelling unit; 3) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence, new white plaster siding, dark brown stained wood trim doors and windows, steel guard rails and Carmel stone veneer; grading is estimated to less than 100 cubic yards of cut and fill. The property is located at 1631 Sonado Road, Pebble Beach (Assessor's Parcel Number 008-201-013-000), west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan, Coastal Zone.

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

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

Decision Making Body:	Monterey County Zoning Administrator
Responsible Agency:	County of Monterey
Review Period Begins:	February 27, 2012
Review Period Ends:	March 27, 2012

Further information, including a copy of the application and Initial Study are available at the Monterey County RMA Planning Department, 168 West Alisal St, 2nd Floor, Salinas, CA 93901 (831) 755-5025

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT
168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93901
(831) 755-5025 FAX: (831) 755-9516



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY ZONING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combine development permit (Martinez Family Trust, File Number PLN110247)) at location 1631 Sonado Road Pebble Beach (Assessor's Parcel Number 008-201-013-000) west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan Coastal Zone. (see description below). The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2nd Floor, Salinas, California, Prunedale Branch library, John Steinbeck Public Library, and Gabilan Public Library. The Standard Subdivision Committee will consider this proposal at a meeting on **March 29, 2012 at 1:30 p.m.** in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. The proposal will be referred to the Planning Commission at a date to be determined after September 24, 2009. All Written comments on this Negative Declaration will be accepted from **February 27, 2012 to March 27 2012.** Comments can also be made during the public hearing.

Project Description:

Application for a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441.6 square foot first story addition, a 254.2 square foot garage addition, and a 422.6 second story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three-car garage; the reconfiguration of an existing driveway and courtyard area reducing the non-conforming impervious coverage from 6,448.6 square feet to 1,389.1 square feet (create a new 5,059.5 square foot pervious driveway and a new 1,812.4 square foot pervious courtyard); a new 9 foot tall, 79.5 feet long courtyard wall; 77 linear feet of new garden walls 4 feet tall; 28 square feet of new courtyard steps with a new fountain and fire pit 2) a Coastal Development Permit to convert an existing 567 square foot guesthouse into a attached Caretaker's unit; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence (new white plaster siding dark brown, stained wood trim doors and windows, steel guard rails and Carmel stone veneer); grading is estimated to be less than 100 cubic yards of cut and fill. The property is located at 1631 Sonado Road, Pebble Beach (Assessor's Parcel Number 008-201-013-000), west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan, Coastal Zone.

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

County of Monterey
Resource Management Agency – Planning Department
Attn: Ramon A. Montano, Assistant Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901

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

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

COMMENTS: _____

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

CEQAcomments@co.monterey.ca.us.

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

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

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

DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
2. County Clerk's Office
3. Monterey Bay Unified Air Pollution Control District
4. Monterey County Water Resources Agency
5. Monterey County Public Works Department
6. Monterey County Parks Department
7. Monterey County Division of Environmental Health
8. Libraries (Prunedale Branch Library, John Steinbeck Public Library, Gabilan Public Library)
9. Martinez Family Trust, Owner
10. Claudio Ortiz Design Group Inc, Agent
11. California Department of Fish and Game (Central Region 4)
12. United States Fish and Wildlife Service
13. Open Monterey Project (Molly Erickson)
14. Monterey County Land Watch (Amy White)
15. Carpenters Union (nedv@nccrc.org and ehipolito@nccrc.org)
16. Monterey/Santa Cruz Counties Building & Construction Trades Council (office@mscbctc.com)
17. Property Owners within 300 feet (Notice of Intent only)

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

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

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Martinez Family Trust

File No.: PLN110247

Project Location: 1631 Sonado Road Pebble Beach

Name of Property Owner: Martinez Family Trust

Name of Applicant: Claudio Ortiz

Assessor's Parcel Number(s): 008-201-013-000

Area of Property: 50,355.36 square feet

General Plan Designation: Low Density residential 1 to 5 acres per unit

Zoning District: LDR/1.5-D (CZ)

Low Density residential 1 to 5 acres per unit with a Design Control Overlay (in the Coastal Zone)

Lead Agency: Monterey County

Prepared By: Ramon A. Montano

Date Prepared: February 9, 2012

Contact Person: Ramon A. Montano

Phone Number: (831) 755-5169

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project: The project is a Combined Development Permit consisting of: 1) A Coastal Administrative Permit to allow the addition of 695.8 square feet to a first-story and a 422.6 second-story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three car garage; the reconfiguration of an existing driveway and court yard area reducing the nonconforming impervious coverage from 6,448.6 down to 1,389.1 square feet including the reconfiguration impervious driveway 5,059.5 square feet into pervious areas combined with existing areas equals 8,106.7 square feet; including a new 9 foot tall, 79.5 feet long court yard wall; and a 77 linear feet of new garden walls 4 feet tall; 28 square feet of new court yard steps with a new fountain and fire pit; 2) A Coastal Development Permit to convert an existing 567 square foot guest house into a attached accessory dwelling unit; 3) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence, new white plaster siding, dark brown stained wood trim doors and windows, steel guard rails and Carmel stone veneer; grading is estimated to less than 100 cubic yards of cut and fill. The property is located at 1631 Sonado Road Pebble Beach (Assessor's Parcel Number 008-201-013-000) west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan Coastal Zone.

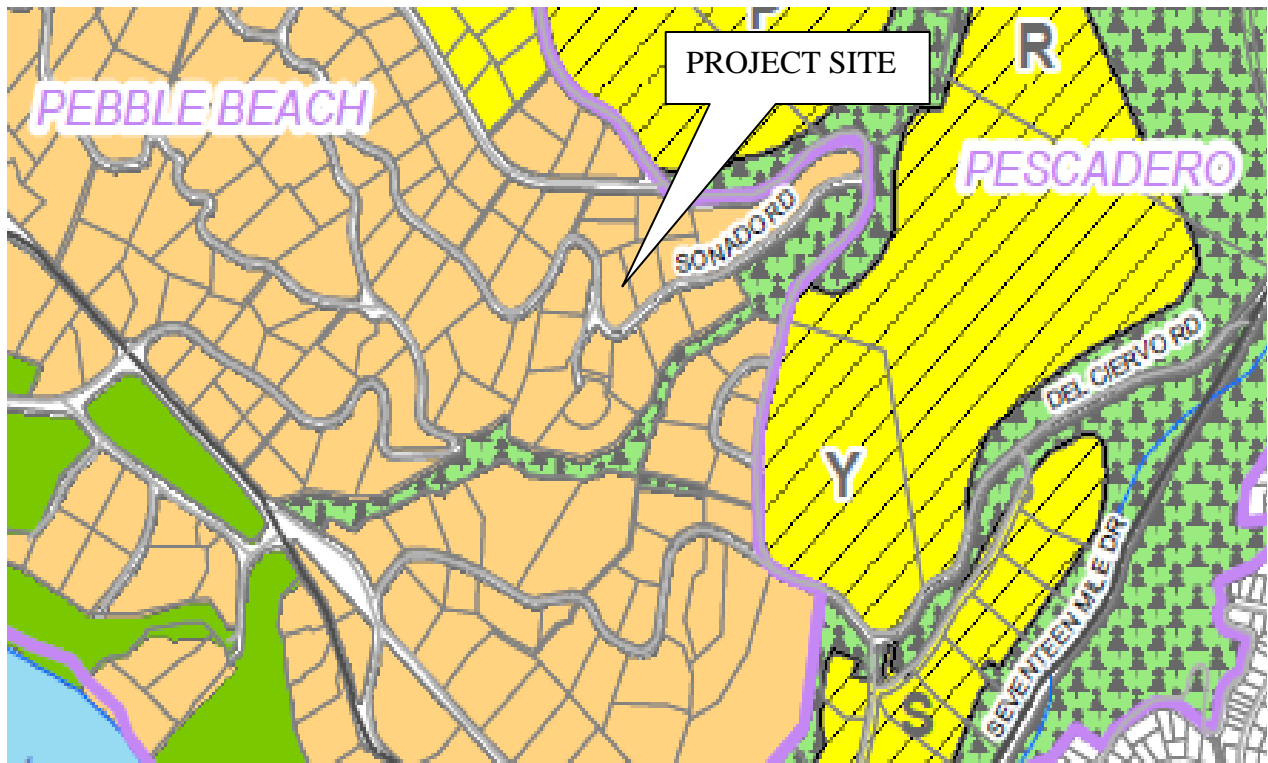
The purpose of this document is to analyze a single specific impact of the proposed development, which may affect sensitive habitat. The County under the LCP requires that a Coastal Development Permit be secured for such development that the impact be minimized or avoided in order to preserve environmentally sensitive habitat as prescribed in the policies of the Del Monte Forest Land Use Plan

The specific portion of the proposed development that will affect sensitive habitat is the proposed redirection of the existing driveway, and the potential for impact to the sensitive habitat identified near the existing driveway.

B. Surrounding Land Uses and Environmental Setting: The Martinez property is a 1.156 acre parcel or approximately 50,355.36 square feet. The lot is located on Sonado Road (Assessor's Parcel Number 008-201-013-000) west of the intersection of Sonado and Midwood Lane, within an area of Pebble Beach less densely populated by contiguous residential lots. Surrounding land use is residential with established single-family residences on neighboring lots. Currently the surrounding lots maintain residences; all the surrounding properties contain large Monterey pines and mature coast live oaks. The Martinez property contains an understory of herbaceous non-natives that have naturalized to the site. The topography of the site is sloped on the north and northwesterly portions of the property, which maintains a belt of vegetation in a horseshoe shape around the existing residence. The southerly portions of the property are more gently graduated slopes until they reach the perimeter of the property then sharply drop down to the road. Sensitive habitat Hooker's Manzanita and the majority of the Yadon's piperia were observed on the subject lot. Approximately 50 plants were identified on the property largely concentrated within a 5,500 square foot area, starting mid way on the northwesterly side of the property on to the rear. The Del Monte Forest Land Use Plan (LUP) requires a Coastal Development Permit for development within 100 feet of sensitive habitat; additionally such projects are subject to the policies requiring the protection, preservation of habitat from further impact resulting from the currently proposed development and for the long-term preservation of

the established habitat located on the property. The policies are directed more towards the preservation of sensitive habitat in open space. No direction is given specifically for developed lots of record with existing residences. However, the policies are clear in stating that all land uses public and private shall be subordinate to the protection of such areas. It is not certain of the value of the habitat identified on the Martinez property since there are no open space areas that connect to this property; however, the *Piperia* has established itself largely in an area not suitable for structures. Therefore, a reasonable mitigation, in conjunction with the avoidance of removal of a minor dislocated plant located along the driveway, would be to place the identified resource within a scenic conservation easement. This would effectively provide for the long term preservation of the identified resource and successfully insure the protection of the habitat from future impact.

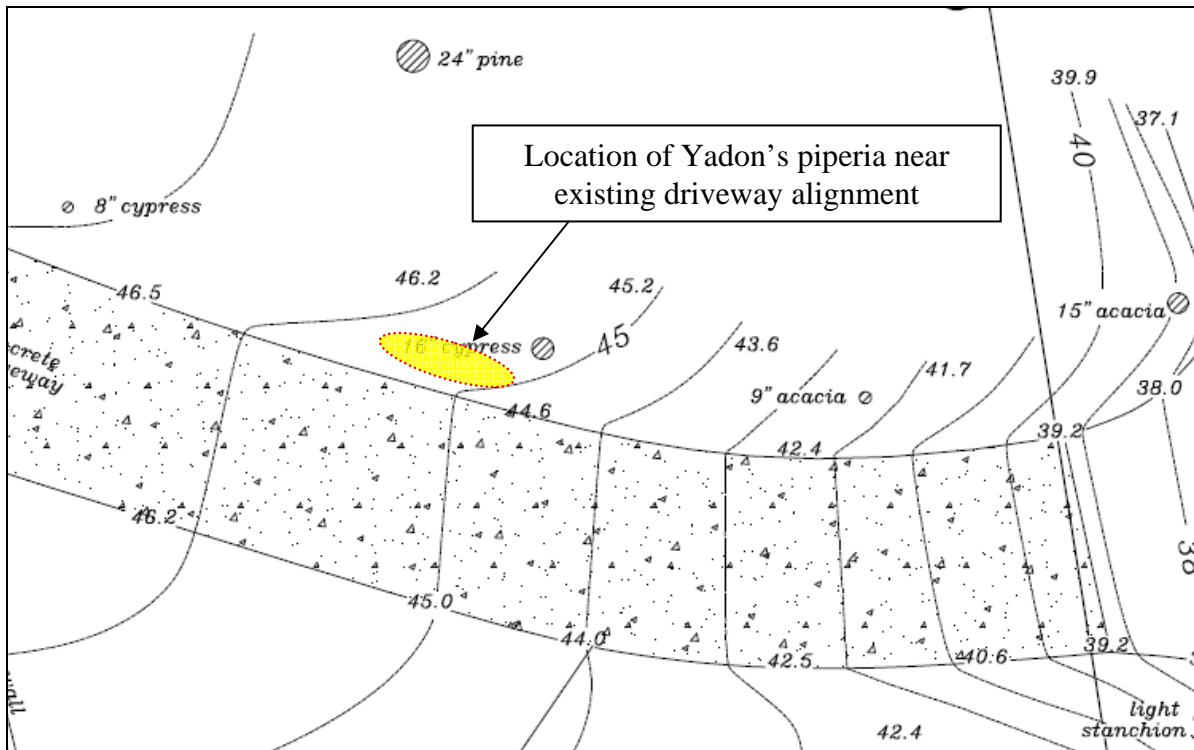
C. Other public agencies whose approval is required: Because no endangered species are being disturbed or removed, no “take” permits are required by the US Fish and Wildlife Service. The only other permits that are required are building permits from the Building Services Department.



Del Monte Forest Land Use Plan Map, (above) identifies the area that the Martinez property is located relative to other features in the Del Monte Forest.



The aerial shows the amount of vegetation surrounding the Martinez residence, the highlighted rectangle and oval identified by the directional arrows approximates the location of the sensitive resources identified in the Biological report. The highlighted area indicates the approximate location of Yadon's piperia along the existing driveway.



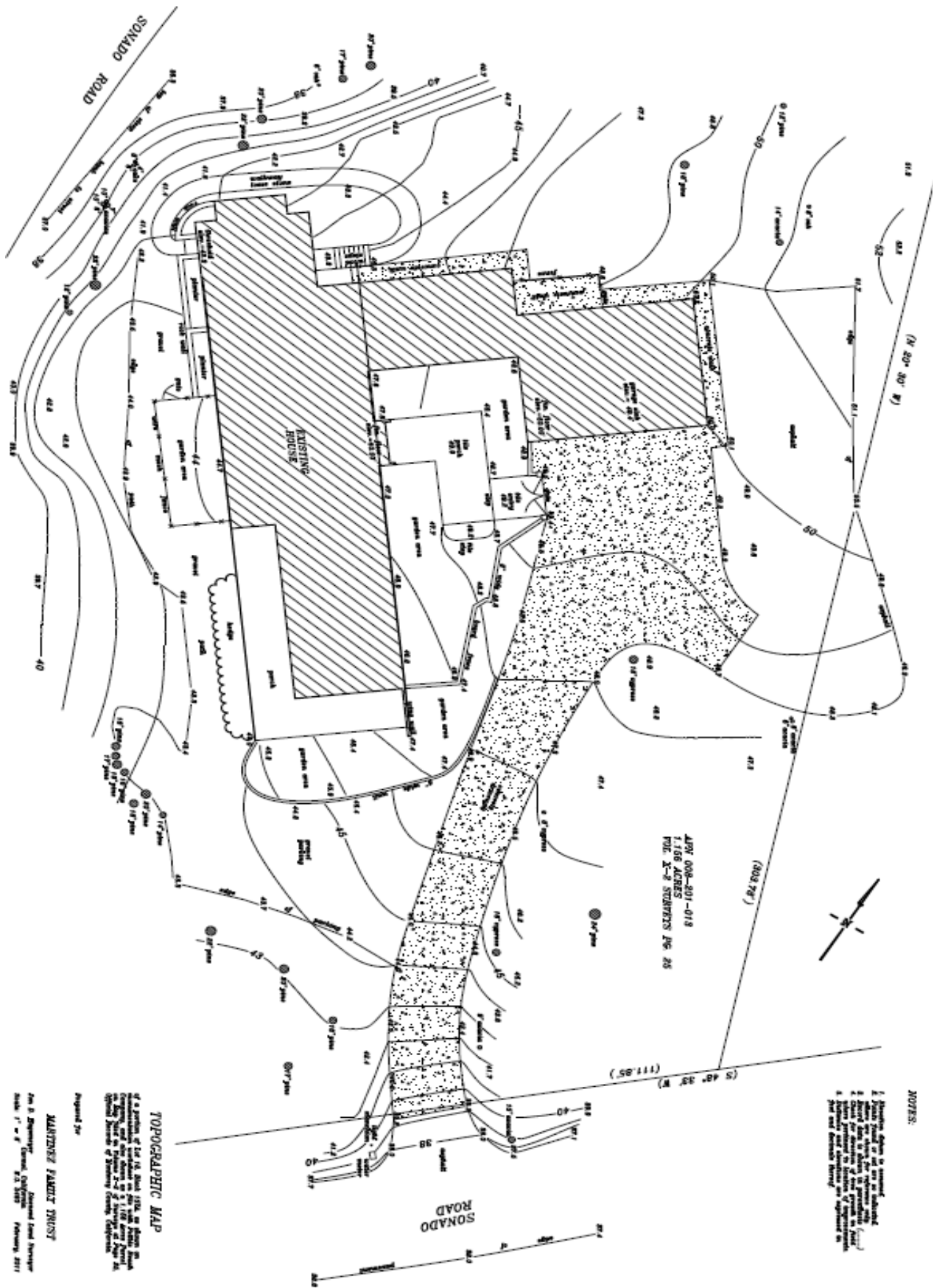


Fig. 1 Existing Site Plan

Martinez Family Trust

Interior & Exterior Remodel
 Pebble Beach, California

APN: 006-201-013-000
 LOT: 18, 19, 20, 21, 22
 1.566 ACRES

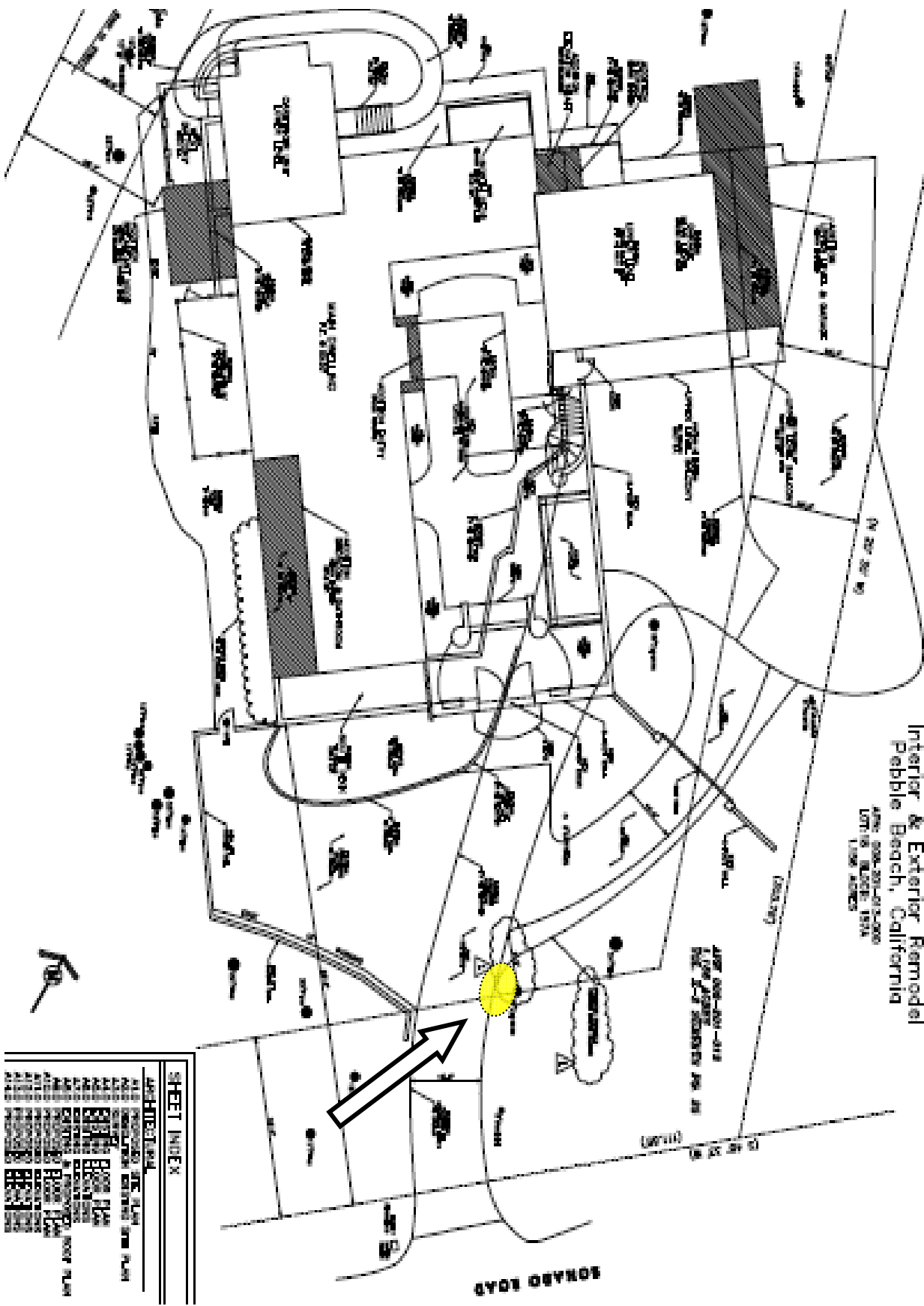


Fig. 2 Proposed Site Plan with revisions to driveway

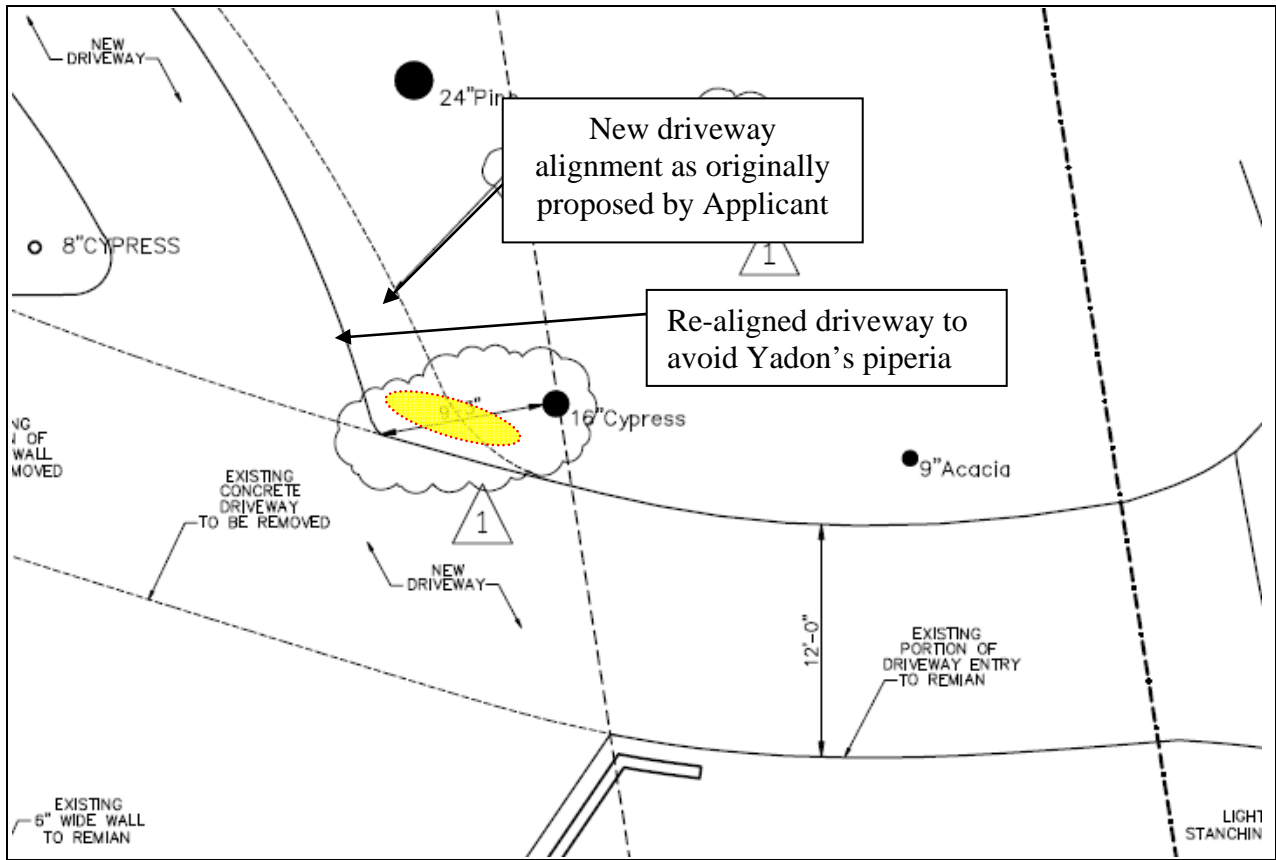


Fig. 3 Close up view of Proposed Site Plan with revisions to driveway

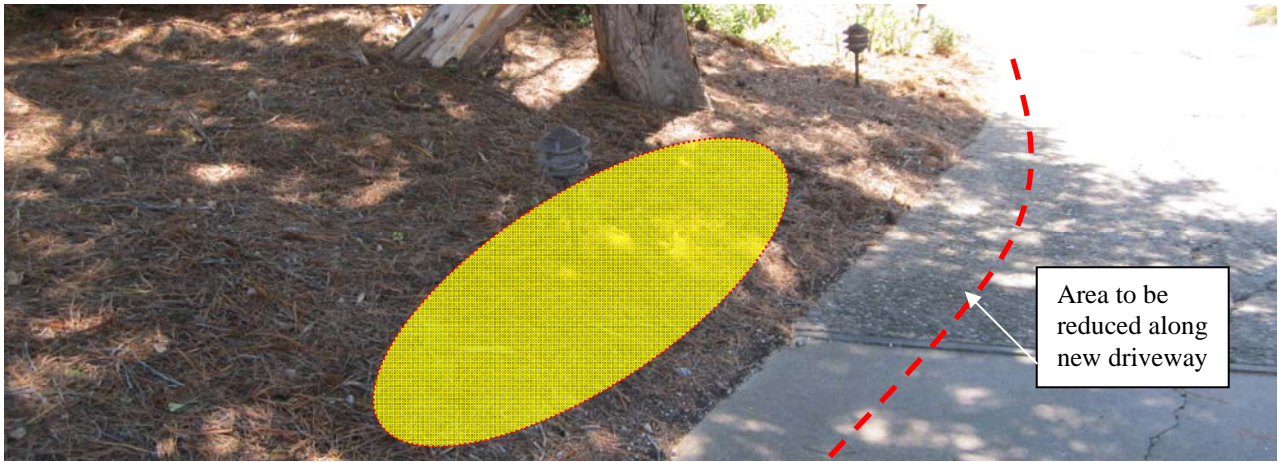


Figure 4 – Highlighted are Yadon's rein orchids, 3 plants identified.

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

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

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

General Plan / Local Coastal Program - LUP

The proposal was reviewed for consistency with the Del Monte Forest Land Use Plan (LUP) and the Coastal Implementation Parts 1 & 5. The property is located with the low-density residential Land use designation, which allows 1.5 acres per unit and is suitable for the proposed use. The only policy area in the General Plan that is not addressed by the LUP is the Noise Hazards. The project is consistent with the General Plan Polices, as explained below in Section IV. A.5. Potential Impacts were identified for Aesthetics due to the potential visibility from Point Lobos or Carmel State Beach; Greenhouse Gas Emissions due to minor construction related emissions; Biological Resources due to impacts from the proposed development to Yadon's piperia plants (IX. 8); Cultural Resources due to the project being located in a high archaeological sensitivity zone (IX. 3); and Land Use and Planning relative to compliance with the Local Coastal Program Policies. The project was found to be consistent with other development standards provided in the Local Coastal Program (LCP). The project will not conflict with any habitat conservation plan or natural community conservation plan, as none are applicable to the project site (Source: IX. 3, 7). **CONSISTENT**

Air Quality Management Plan

Consistency with the Air Quality Management Plan is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). It is not an indication of project-specific impacts, which are evaluated according to the Air District's adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact. Consistency of a residential project is determined by comparing the project population at the year of project completion with the population forecast for the appropriate five year increment that is listed in the AQMP. If the population increase resulting from the project would not cause the estimated cumulative population to exceed the relevant forecast, the project would be consistent with the population forecasts in the AQMP (Source: IX. 5).

The Association of Monterey Bay Area Governments (AMBAG), the 2008 Population, Housing Unit, and Employment Forecasts adopted by the AMBAG Board of Directors, are the forecasts used for this consistency determination. The proposed project includes additions to an existing single family dwelling. The proposed addition will not exceed the population forecasts of the 2008 AQMP and would not result in substantial population changes. Therefore, the project is consistent with the 2008 regional forecasts and the Air Quality Management Plan (Source: IX. 5). **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 and Forest Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials | <input 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 type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

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: Many of the above topics on the checklist do not apply. Less than significant or potentially significant impacts are identified for Biological, cultural resources, Air Quality, and land use planning. Mitigation measures are provided as warranted. The project will have no quantifiable adverse environmental effect on the categories not checked above, as follows:

2. Agricultural and Forest Resources. The project site is not designated as Prime, Unique or Farmland of Statewide or Local Importance and project construction would not result in conversion of prime agricultural lands to non-agricultural uses. The site is not under a Williamson Act Contract. The project site is located within a developed area

and is not located adjacent to agriculturally-designated lands. The site is several miles from the nearest agricultural area. No timber harvesting or rezoning or loss of forested area or conversion of forest land to a non-forest use will result from the proposed development which is located within a developed residential area of the Del Monte Forest. (Source: IX.1, 3, 4, & 6) *Therefore, the proposed project would not result in impacts to Agricultural and Forest Resources.*

3. Air Quality. The Monterey Bay Unified Air Pollution Control District (MBUAPCD) prepared the Air Quality Management Plan (AQMP) for the Monterey Bay Region. The AQMP addresses the attainment and maintenance of State and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB). Minor grading proposed for the installation of the proposed additions will not to exceed 100 cubic yards and no truck trips will be generated because no soil shall be removed from the site. Therefore, there will be no increase in emissions from construction vehicles and dust generation. Based on the AQMP the establishment of a single family dwelling will not create or produce objectionable odors or exposes sensitive receptors to substantial pollutant concentrations because most potentially significant air quality issues related to construction of single family homes involve the site grading activities. The CEQA Air Quality Guidelines outline a threshold for construction activities with potentially significant impacts for PM₁₀ to be 2.2 acres of disturbance a day. As less than 2.2 acres will be disturbed by the project, it has been judged not to constitute a significant impact. Generally, in the long-term, the primary source of air emissions is vehicular traffic. The development on the project site will not affect AMBAG population projections. Therefore, the proposed project will have no impact upon air quality. (Source: IX 1, 2, 5) *Therefore, the project will have no impact on implementation of the Air Quality Plan or expose people to substantial pollutants or objectionable odors.*

6. Geology & Soils.

The project site is located in an area identified in the Del Monte Forest Land Use Plan as a low seismic zone and is not within 660 feet of potentially active faults. As mapped in the Del Monte Forest Land Use Plan and the Monterey County Geographical Information System. Therefore, because the site is located within a low seismic hazard zone no geological report was required. Moreover the proposed additions to the existing residence shall be required to meet current code requirements regarding specific seismic standards for the site.

The site is not located within any Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act therefore having a low potential for surface rupture.. Since the site is relatively flat and not in close proximity to significant slopes, there is no potential for adverse impacts from landslides. Additionally the GIS indicated the site is located within an area of low liquefaction. In general the site was found to be acceptable for foundation purposes when the residence was constructed. However, the County may require soils report and geotechnical report. Recommendations in the report in compliance with the Uniform Building Code's current edition, seismic zones for foundation design and construction. Monterey County RMA-Building Services Department reviews all building permit applications for consistency with engineer specifications and compliance with the current building codes prior to issuance. Actual construction is than regularly inspected for compliance

with plans and building code during construction by Monterey County building inspectors and special contract inspectors where required.

The project will receive sewer service from the Pebble Beach Community Services District and Carmel Area Wastewater District so the adequacy of the soil for on-site sewage disposal is irrelevant. (Sources IX. 1, 3, 7) *Therefore, the project will not impact or expose people or structures to potentially substantial adverse effects due to fault rupture or seismic ground failure such as liquefaction or landslides.*

Some excavation work is proposed for the project (less than 100 cubic yards). No tree removal or any removal of vegetation is required within the project area. As a result, exposed soils from grading may create a potential for erosion, especially during the rainy season from October 15 – April 15. The Monterey County Building Services Department requires erosion control plans and measures to be in place during the grading process when a grading permit is required. Standard erosion control practices include the use of covering or vegetating exposed soils, using silt fences or straw bales to contain surface runoff, and, where possible, to complete soil disturbing activities out side of the rainy season from October 15 through April 15. (Source 1, 3, 7) *Therefore the project would have no impact to top soil erosion or the loss of top soil, be located on a geological 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 land slide, lateral spread, subsidence, liquefaction or collapse.*

The Monterey County RMA-Building Services Department reviews all requests for winter grading and must make an exception to allow grading during this time. Incorporating the soils report recommendations, conditions of approval from Water Resources Agency, and general policies of the RMA-Building Services Department throughout the project will reduce the impact of soil erosion. The Martinez residence is located in a low geological hazard area. The County requires soils reports and structural engineering for two story structures. Therefore, foundation systems designed for the proposed additions shall meet engineering standards and constructed in conformance with the current 2010 Building Code standards as required in the standard conditions of approval requiring a Geotechnical certification of the work. (Source: IX. 1, 3, 7). *Therefore, the proposed project will have no impact on geology and soils.*

8. Hazards/Hazardous Materials. The proposal involves residential development where there would be no use of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties.

The project will allow improvements to an existing single family dwelling which shall remain as a residential use of the land. No changes in land use will occur which would allow the property owner to use the residence as a holding or disposal area for hazardous materials. Therefore, no transportation on or to the site of hazardous material in quantities that would constitute a significant hazard or violate state or County health and safety regulations, or through a reasonably foreseeable accident allowing the release of hazardous materials into the environment will occur. The proposed residence would not involve stationary operations, create substantial hazardous emissions, or handle hazardous materials and, therefore, would not constitute a hazard to the public

health and safety to the closest school which is approximately 1.8 miles from the site. (Source: IX. 1, 2, 13).

The site location and scale of the project site will have no impact on emergency response or emergency evacuation and is not included on any list of hazardous materials sites. The property is not located within the vicinity of a public airport or private airstrip and would not constitute a hazard for people residing or working in the area. The Pebble Beach Community Services District reviewed the project application and recommended conditions of approval regarding fire safety, including fire retardant roof materials and posting of the address for emergency services, has been incorporated into the project because the structure already exists thereby no increase or new risk will result from the additions to the existing residence. (Source: IX. 1, 2, 13). *Therefore, the proposed project would not result in impacts related to hazards/hazardous materials fire safety.*

9. Hydrology/Water Quality. The proposed project will not violate any water quality standards or waste discharge requirements. The site is not located within the 100 year floodplain or near a levee or dam that would expose people or structures to significant loss or death if failure resulting in flooding were to occur. The project site is not located in an area subject to inundation by seiche, tsunami, or mudflows. The property is served by all public utilities, including public sewer (Carmel Area Wastewater District) and water by (California American Water Company) therefore it's not expected that the project will deplete ground water supplies or interfere with recharge or affect nearby wells. The biological report, prepared by Ed Mercurio, dated July 21, 2011 (Source: IX. 8), indicates that there are no wetlands or drainage ditches on the subject property. The Monterey County Water Resources Agency and Environmental Health Bureau have reviewed the project application and deemed that the project complies with applicable ordinances and regulations. Conditions have been recommended by the Water Resources Agency to prepare and provide engineered drainage plans to retain stormwater on site. Additionally, the proposed development conforms to the Pescadero Watershed requirements. (Source: IX. 1, 2, 3, 7). *Therefore, the proposed project would not result in any negative impacts related to hydrology/water quality or expose people or structures to significant risk or loss.*

11. Mineral Resources. The project will construct additions to an existing two story single-family home and convert an existing guest house into an attached residential unit within a residential area No mineral resources or resource recovery sites have been identified on the site or in the area (Source: IX. 1, 3, 6). *Therefore, the proposed project would not result in impacts to mineral resources.*

12. Noise. The project will construct additions to an existing two story single-family home and convert an existing guest house into an attached residential unit within a residential area and would not expose others to noise levels or ground-borne vibrations that exceed standards contained in the Monterey County General Plan and would not substantially increase ambient noise levels in the area. The project site is not located in the vicinity of an airport or private airstrip. There is no evidence that the persons residing or working near the project site would be significantly impacted by noise related to this project. Temporary construction activities must comply with the County's noise

requirements, as required in the County Code, Chapter 10.60 (Source: IX. 1, 2, 6, & 11). *Therefore, the proposed project would not result in impacts to noise.*

13. Population and Housing. The proposed project would not induce substantial population in the area; either directly as the project will construct additions to an existing two story single-family home and convert an existing guest house into an attached residential unit within a residential area or indirectly as no new infrastructure would be extended to the site. The project would not alter the location, distribution, or density of human population in the area in any significant way, or create a demand for additional housing. The project will actually provide one additional dwelling unit on the legal residential lot and no one will be displaced as a result of the project (Source: IX. 1, 3, 4, & 6). *Therefore, the proposed project would not result in impacts related to population and housing.*
14. Public Services. The proposed project consists of the construction of additions to an existing two story single-family home and conversion of an existing guest house into an attached residential unit within a residential area, which will be served by public services and utilities. The project would have no measurable effect on existing public services. The Monterey County Water Resources Agency, Monterey County Public Works Department, the Environmental Health Bureau, and the Pebble Beach Community Services District have reviewed the project. These agencies provided comments on the project, which are incorporated into the project as recommended conditions of approval. None of the County departments/service providers indicated that this project would result in potentially significant impacts or alter acceptable services ratios or performance objectives for the following services Fire, Police Schools Parks and services provided by the Pebble Beach Community Services District. (Source: IX. 1, 2, 3). *Therefore, the proposed project would not result in impacts related to public services.*
15. Recreation. The project would not result in a substantial increase in use of existing recreational facilities or physical deterioration of said facilities. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project. The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 10 of the Public Access Maps shown in Appendix B of the Del Monte Forest Area Land Use Plan. The project does not include recreational facilities nor will the project require the construction or expansion of recreational facilities in the area of the Del Monte Forest, which might have an adverse physical effect on the environment. (Source: IX. 1, 2, 3) *Therefore, the proposed project would not result in impacts related to recreation.*
16. Transportation/Traffic. The project will construct additions to an existing two story single-family home and convert an existing guest house into an attached residential unit within a residential area on an existing lot of record but will not generate a significant increase in traffic movements or create new traffic hazards which might result inadequate emergency access. The County Department of Public Works has reviewed the project and deemed the project complete with a condition requiring the owner to pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter

12.90. The project does not conflict with adopted public transit plans nor will it affect any or impact programs or performance and safety of pedestrian facilities.

The project is not located along a proposed trail as mapped in the County's Del Monte Forest Land Use Plan, Appendix B, and Figure 10. The proposed dwelling and accessory dwelling unit meet the parking requirements contained in the Zoning Ordinance Title 20. The project site is not located in the vicinity of an airport and would not result in a change in air traffic patterns substantially increase hazards because the project will not change land use or require additional design and improvements to the existing roads (Source IX. 1, 3, & 6). *Therefore, the proposed project would not result in impacts related to traffic transportation systems, pedestrian facilities or public or transit policies, plans or programs.*

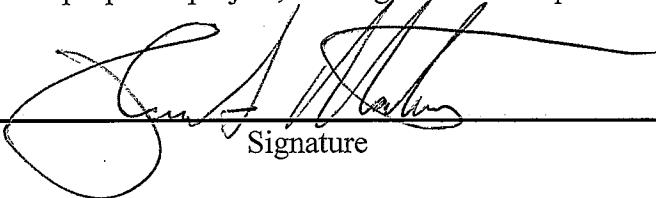
17. Utilities and Service Systems. The proposed project consists of additions and remodeling of an existing single family home and second attached unit shall continue to be served by public utilities and services. Water will be provided by California American Water Company, gas, and electric by Pacific Gas & Electric, and sewage disposal by Pebble Beach Community Services District and Carmel Area Wastewater District. The proposed additions will not cause a substantial increase nor exceed the capacity of these utilities and services or cause an increase exceeding the treatment requirements of the California Regional Water Quality Control Board's waste water treatment plan as monitored and controlled by the Carmel Area Wastewater District. The Monterey County Water Resources Agency has recommended a condition of approval that will require on-site retention of storm water which will avoid any potential impacts on storm water drainage facilities (Source: IX. 1) Development of existing lots within the forest have been accounted for by the service providers with the exception of water. The project will not require any additional water and the Water Resources Agency have incorporated a condition of approval requiring the property owner to provide them with a completed Monterey Peninsula Water Management District water release form. Solid waste from the project will be collected by the Carmel Marina Corporation (Waste Management, Inc.) and brought to the Monterey Regional Waste Management District's Landfill and Recycling Facility, located near the City of Marina. The landfill has the total capacity of 48 million tons, of which 40 million tons is remaining, which is expected to provide service through the year 2107. Therefore, the landfill is sufficient to accommodate the project's solid waste disposal needs and will have no impact, resulting in compliance with federal, state, and local statutes and regulations related to solid waste. (Source IX. 1, 3, & 12). *Therefore, the proposed project would not result in impacts related to utilities and service systems.*

B. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Ramon A. Montano

2-24-2012

Date

Assistant Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Aesthetics:

Figure 2C of the Del Monte Forest Land Use Plan (LUP) maps the project area as visually sensitive. The mapped area is part of a south-facing hillside of the Monterey Peninsula that can be viewed across Carmel Bay from Carmel State Beach and Point Lobos. The condition of that view is currently fractured with several large structures visible across the bay. The subject property, with the orange netting delineating the height and location of the proposed structures, is not readily visible from Point Lobos or Carmel State Beach due to the screening provided by trees between the two locations. What is visible from Point Lobos and Carmel State Beach consists of a Monterey pine covered, south facing hillside, highly fractured by structures and the golf course. The proposed additions will not add additional height substantial mass to the existing residence. No forest vegetation will be affected by the project therefore as a result of the project no impacts to the viewshed are anticipated. Because the project is not visible from scenic public viewing areas, those impacts are predominately site and neighborhood specific.

Conclusion:

Aesthetics 1 (a) – Less Than Significant

Continued build-out of the Del Monte Forest is evident when viewed from the scenic areas of Carmel State Beach and Point Lobos. Several large structures are visible in the fractures of the tree cover. There are several developed lots, with few remaining pine trees on the neighboring lots. Those neighboring improvements are not readily visible from these scenic vistas as are the larger dwellings and the commercial structures along the golf course. Tree protection, height verification, and exterior lighting standard conditions will be applied to the proposed development to protect trees screening the development from damage during construction, to ensure compliance with maximum height limits in the zoning district and to provide down lit, unobtrusive exterior lighting. The proposed colors and materials consisting of off white stucco with some stone veneer, natural wood shingle roofing, will be consistent with architectural character of the area and are consistent with the standards contained in the Del Monte Forest LUP and the Pebble Beach Architectural Review Board. Moving the proposed structures on the site, within the required setbacks, would not significantly reduce visual impacts due to the size of the proposed development in relation to the lot size. Staking and flagging have been erected at

the site using orange construction netting to aid in the assessment of visual impacts. Site visits to the site, surrounding area, and the designated scenic vista areas by staff helped formulate the determination that, with the proposed development and suggested conditions above the project minimizes visual impacts (Sources IX. 1, 3, & 6). *Therefore, there will be less than significant impacts on scenic vistas.*

Aesthetics 1 (b) – No Impact

The subject property is not visible from Highway 1 or any other state scenic highway. In addition, there are no known rock outcroppings or historic structures on or near the site (Source IX. 1 & 6). *Therefore, there are no impacts that would substantially degrade scenic resources within a state scenic highway.*

Aesthetics 1 (c) – Less Than Significant

Currently the Martinez property is a developed lot with substantial amount of vegetation. The proposed changes to the residence will not significantly affect the natural character of the lot, in fact, because of biological resources identified on the lot a portion of the lot will be placed into a scenic conservation easement. The creation of the easement will affectively protect all sensitive vegetation within that easement in perpetuity. The visual impacts of the proposed changes are not significant when put in the context of the size of the residentially-zoned lot and the surrounding character of the forest and neighborhood. Lots along Sonado Road have been developed on both sides with single-family residences in much the same manner as the proposed development. This has resulted in predominantly residential character, with improvements and landscaping surrounded by pine trees that were not removed for those improvements.

The project does not require any removal of Monterey Pine trees to accommodate the proposed project. The existing structure is sited in a manner utilizing the Monterey pine forest to enhance the natural aesthetic to the maximum extent. Overall, the project is consistent with the resource protection goals of the LUP. As sited, designed, and conditioned the proposed development will blend well with the character of the surroundings in the area (Sources IX. 1, 3, 6, 7). *Therefore, the proposed development will have a less than significant impact on the visual character of the site and surroundings.*

Aesthetics 1 (d) – Less Than Significant

As describe above, the Martinez property is located in an area mapped as visually sensitive in the Del Monte Forest Land Use Plan due to the visibility of the southern facing hillside from scenic areas to the south. Unregulated lighting around the proposed dwellings could affect nighttime views of the hillside from these scenic areas. To protect against substantial light related nuisances, a standard Monterey County condition of approval will be applied to require submittal of exterior lighting plans showing proposed wattage, location, and fixtures to be used. The lights are required to be down-lit to illuminate only the area intended and to fully control off site glare (Sources IX. 1 & 3). *Therefore, the proposed project will have a less than significant impact that would affect day or nighttime views.*

2. AGRICULTURAL AND FOREST 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: (See Sections IV. A.2)

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?	<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?	<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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: (See Sections IV. A.3)

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?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Biological Resources

The project is a Combined Development Permit to allow the addition of 695.8 square feet to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three car garage and the reconfiguration of an existing driveway and court yard area. The proposed development will occur within 100 feet of environmentally sensitive habitat. Consequently, three Yadon’s piperia were identified in close proximity to the proposed driveway changes as well as Shaggy-barked Manzanita near the changes to the court yard. The Yadon’s piperia was recommended for removal to allow for the driveway improvements. However, the County’s position to require the protection and avoid the removal of these resources is clear when viewed through the resource protection policies in the Del Monte Forest Land Use Plan. Therefore, the County and the applicant have agreed that the best course for the project would be to mitigate the potential for impact by redesigning the driveway in a manner that avoids removal and incorporates protection and monitoring measures to ensure that the resource is not damaged or destroyed during construction activities, (see mitigations and monitoring actions below). The alternative would be for the applicant to submit an application to the United States Fish and Wildlife Service to permit the removal of the three Yadon’s piperia.

The California Natural Diversity Database (CNDDDB) shows the area as potential habitat for Monterey pine forest, Yadon’s piperia, and Shaggy-barked Manzanita. Due to the potential for biological impacts, a report from a qualified biologist was required for the project pursuant to the Del Monte Forest Land Use Plan requirements (CIP 20.147.040.A.2). A report prepared by Ed Mercurio, dated July 21, 2011, was submitted. That report identified the potential for sensitive resources at the site. Three sensitive species, not previously identified, were discovered including many Yadon’s rein orchids (aka: Yadon’s piperia), and Hooker’s Manzanita which is a

component of maritime chaparral. These three sensitive plant species are in addition to the Monterey pines identified in the biological report.

Conclusion:

Biological Resources 4 (a) & (b) – Less than Significant with Mitigation Incorporated

According to the California Natural Diversity Data Base (CNDDDB) there are several rare or endangered plant and animal species known to occur in the area of the proposed project. To address potential impacts to these species, a biological report was required for the proposed development. Some of the species known to occur in the area required that seasonal-specific surveys be conducted because they are not identifiable during seasons in which they may be dormant.

Monterey Pines. Monterey Pines are listed by the CNPS as a species of concern. The Del Monte Forest Land Use Plan Forestry and Soils Resources Policy Guidance Statement indicates that preservation of Monterey Pine forest and general forest resources are of a paramount concern due to their association with the environment for wildlife habitat and aesthetic values. Much of the new development in the Del Monte Forest requires removal of pine trees as new structures are placed within the forest setting. On a large scale, permanent conservation areas within the forest have been implemented to protect significant stands of Monterey pines and forest resources. The other protections afforded include individual project design review for maximum protection of pines at privately-owned sites (Source: IX. 1, 3, 6, 8).

Hooker's Manzanita. Hooker's manzanita is listed by the CNPS as a species fairly endangered in California. The Del Monte Forest Land Use Plan policies require the environmentally-sensitive species be protected. Since Hooker's manzanita is of such high value to the County of Monterey and considered endangered by the California Native Plant Society, the County considers the sensitive resource protected under the authority of the LUP policies and that the recommended mitigation measure provide for the protection of the resource through avoidance. However, the biologist has recommended the plant be removed and that the mitigation to reduce the impact to the resource replanting should be required. The Shaggy-barked manzanita is not sensitive species but a component of maritime chaparral habitat. Consequently, the plant is not being recommended for removal only for trimming therefore no mitigation is required. (Source: IX. 1, 3, 6, 8)

Mitigation Measure #1 – In the event the removal of the Hooker's manzanita cannot be avoided, replacement of Hooker's Manzanita shall be completed within the Conservation and Scenic Easement area at a 3:1 ratio in order to enhance the existing habitat value within the Conservation and Scenic Easement.

Monitoring Action #1A

Monitoring inspections on the Martinez Family Trust Property shall be done by a qualified biologist once within two weeks of the transplantation of Hooker's or shaggy-bark manzanita and once within the three months following the recordation of the conservation and scenic easement, and once per year, in the spring season, for the following five years. Each year during the five year period, a qualified biologist will submit a report to the Director of Planning verifying the condition of the newly planted manzanita and shall submit a replanting plan and schedule with success criteria to replace any plants fail to survive the first year of the five year monitoring period.

Yadon's rein orchid. Of the approximately 50 Yadon's piperia plants identified, 3 are within the footprint of the proposed driveway for a total proposed removal of 3 plants. Figure 1 (Site Plan) and Figure 2 (Flagged Yadon's rein orchids) illustrate the distribution of identified locations of piperia at the site. The distribution is such that development as proposed cannot be provided without impacting some plants. As a legal lot of record zoned for residential use, some inherent right to reasonable development must be presumed however in this case the structure and driveway already exists, and the proposed driveway changes could be altered to avoid the removal of the federally-protected Yadon's piperia. The County requested that the Applicant redesign the driveway alignment in order to avoid the disturbance or removal ("take") of a federally-listed species. Figures 3 and 4 show the re-aligned driveway to avoid the Yadon's piperia. Therefore, the project is consistent with the LUP policies for the preservation and protection of environmentally sensitive habitat. The following mitigation will reduce the impact to less than significant:

Mitigation Measure #2 – Some Yadon's rein orchids, Hooker's manzanitas, and Shaggy-barked manzanitas are located outside of the footprints of the new home additions, new courtyard and new driveway, but are close to where development will take place and require protection from impacts. Therefore to minimize construction-related impacts to sensitive species at the site, the locations of Yadon's rein orchids (aka: Yadon's piperia), Hooker's Manzanita, and Shaggy-barked manzanitas shall remain flagged during the course of construction. Temporary orange construction fencing shall be placed around the plants in the construction areas to avoid construction-related impacts to trees and sensitive plants at the subject property. Prior to commencement of construction, all construction project manager and sub-contractors shall be instructed on the importance of the fencing and avoiding impacts to the sensitive plants on site. Storage and staging areas for construction shall be on already paved or cleared land and shall not be in or close to any areas of natural habitat, especially natural habitat marked by orange construction fencing.

All healthy native trees and shrubs on the property shall be protected from all impacts that may occur before, during and after construction. This includes protection from direct damage to the branches and roots of the plants, deposition, or removal of soil around the plants, and compaction of soil around the plants through vehicle use. Care shall be taken to make sure that the soil levels within driplines and especially around the trunks of native trees and shrubs are not altered and to make sure that drainage slopes away from trunks. These plants should be flagged, if necessary, during the installation of the home additions, new courtyard, and new driveway to make their locations obvious.

Monitoring Action #2A – Prior to the issuance of grading or building permits, the applicant shall submit evidence to the Resource Management Agency (RMA) – Planning Department for review and approval that the plant species locations are flagged and that temporary orange construction fencing has been installed that clearly identifies access, construction, staging, and building footprint areas.

Monitoring Action #2B – Prior to the issuance of grading or building permits, the applicant shall submit a statement to the RMA-Planning Department for review and approval from the appropriate construction project manager demonstrating that they have been informed of the purpose and trained on the importance of avoiding the sensitive plant species on site.

Monitoring Action #2C – Prior to final of the building permits, the applicant shall submit photos of the protective fencing on the property to the RMA – Planning Department for review and approval after construction to document that plant and tree protection has been successful or if follow-up remediation or additional permits are required.

Mitigation Measure #3 – To reduce long-term impacts of residentially-related uses within the sensitive habitat, landscaping at the site shall be minimized as much as possible. New landscaping adjacent to the home and driveway shall be compatible with the identified sensitive species and shall use only include native plants. Additionally, the landscaping plans shall include removal of invasive species at the site where possible without affecting the sensitive plants. Most of the property, other than the landscaped area around the home, shall remain in its current natural state. Restoration plantings shall be composed of native plants of local origin. It is recommended that other plantings on the property, including garden areas near the home, if desired, shall also be composed primarily of native plants of local origin. A native seed mix from stock of local origin shall be used to restore impacted native understory and ground cover as well as for erosion control. Many suitable plants for drought-tolerant landscaping in our local area are listed on pamphlets and websites available from the Monterey County Resource Management Agency, the Monterey Peninsula Water Management District and other agencies as well as native plant nurseries.

Less than one third of branches shall be removed from any native tree or shrub that may need to be trimmed. Less than one third of area under the dripline of any native tree or shrub should be paved. There should be no pavement closer than four feet from the trunks of trees unless permeable pavement is used in these areas and surface roots are deep enough to allow paving without their extensive removal.

Invasive exotic plants shall, as much as possible, be removed from the property. Invasive exotics observed to be on the property on my survey are: Acacia (*Acacia longifolia*.), silver wattle (*Acacia dealbata*), French broom (*Genista monspessulana*) and pampas grass (*Cortaderia jubata*) and related plants, Hottentot fig, sea fig or "ice plant" (*Carpobrotus* sp.), certain kinds of Eucalyptus such as blue gum (*Eucalyptus globulus*), certain kinds of Acacias, such as the wattles, and ground covers, such as periwinkle (*Vinca* sp.), and capeweed (*Arctotheca calendula*). These plants and others like them can quickly spread through local natural habitats and seriously degrade them.

Monitoring Action #3A – Prior to the issuance of grading or building permits, the applicant shall submit landscape plans to a qualified biologist for review and approval in order to verify that the plans coordinate with the recommendations made in the project's biological report. The applicant shall submit the landscape plans, the biologist's concurrence with the plan, and the contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Biological Survey and the tree replacement planting as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Monitoring Action #3B – Prior to issuance of Building Permits, the Owner/Applicant shall submit one (1) set landscape plans of approved by the RMA – Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “Residential Water Release Form and Water Permit Application” to the Monterey County Water Resources Agency for review and approval.

Monitoring Action #3C – Prior to issuance of Building Permits, the Owner/Applicant shall submit the RMA – Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “Residential Water Release Form and Water Permit Application” to the Monterey Peninsula Water Management District for review and approval. Prior to issuance of Building Permits, the Owner/Applicant shall submit an approved water permit from the MPWMD to the RMA – Building Permit

Monitoring Action #3D – Prior to Occupancy, the Owner/Applicant shall install the landscaping or submit a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate to the Monterey County RMA - Planning Department.

Monitoring Action #3E – On an on-going basis, the Owner/Applicant shall maintain all landscaped areas and fences in a litter-free, weed-free, healthy, growing condition.

Mitigation Measure #4 – The area of the property containing the vast majority of the Yadon's rein orchids (approximately 50 were observed), as well as many Hooker's manzanitas, Shaggy-barked manzanitas, Monterey pines and Coast live oaks, will be dedicated in a conservation and scenic easement in order to permanently protect the population of Yadon's rein orchids and other sensitive species, native species and their habitat on the property (see site plan Attachment No. 2). This 5,458.5 square foot area will serve as mitigation to offset previously-stated impacts. Therefore, a Conservation and Scenic Easement shall be conveyed to the Del Monte Forest Foundation over those portions of the property where habitats of rare endangered and sensitive native plants exist. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Foundation. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to the Director of the RMA - Planning Department for review and approval prior to issuance of grading and building permits.

Monitoring Action #4A – Prior to the issuance of grading or building permits, the applicant shall submit the Conservation and Scenic Easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the RMA - Planning Department for review and approval. The applicant shall also submit a signed and notarized Subordination Agreement, if applicable. The easement shall be submitted to the Board of Supervisors for acceptance and shall be recorded before the building permit is finalized.

As conditioned and mitigated the project will have a less than significant impact on sensitive species (Sources IX. 1, 3, 4, 6, 7, 8).

Biological Resources 4 (c) & (d) – No Impact

Staff inspection of the project site and conclusions from the Biological Report (Sources IX. 8) found no evidence of wetlands, drainage ditches, or other water courses that would meet the one parameter definition of a coastal wetland, as opposed to the Clean Water Act three-parameter definition, at the site. The site is 1.156 acres in size and contains mostly Monterey Pine trees on gradually sloped and steeply sloped areas. The vegetation, surrounded by residential development consists of naturalized non-native species but some native species were observed away from the landscaped and disturbed areas. Without wetlands, or the existence of suitable habitat, there will be no impact on fish or other related wetland habitat (Source IX. 1, 6, 8). *Therefore, there will be no impact to wetlands, or other water courses or related fish and wildlife species.*

Biological Resources 4 (e) – No Impact

There is no tree removal proposed or required for the proposed additions to the existing single family dwelling. There is no known Habitat Conservation Plans governing development on the parcel. The prevailing governing document is the Del Monte Forest Land Use Plan (LUP) which is an adopted part of the Monterey County Local Coastal Program. The site is zoned residential which allows new dwellings meeting the zoning density, as a principally permitted use. Biologically-related LUP Policies are applied to protect, maintain, enhance, and restore where possible sensitive habitats within the forest. (Source: IX. 1, 3, 6, 8) *Therefore, there will be no impact to local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.*

Biological Resources 4 (f) –Less Than Significant

LUP requires development shall be sited and designed to prevent impacts which would significantly degrade the protected habitat. Multiple sensitive plant species were identified at the site. The priority for the protection of each species is based on classification by state and federal agencies and as listed under the California Native Plant Society's list. Preference for the protection of the federally listed endangered, Yadon's rein orchid warrants the highest priority followed by protection of the individual Hooker's Manzanita, and Monterey pines. Based on the policies, the County does not distinguish the importance of one species over another. Therefore, the project as subject to the policies in the LUP provide the protection and impact that would significantly degrade the protected habitat. The mitigation recommended in this document shall reduce the impacts to a less than significant level. (Source: IX. 1, 3, 6, 8) *Therefore, there will be less than significant impact to local policies and ordinances protecting biological resources, such as environmental sensitive habitat site development standards as provided under Section 20.147.040 of the Coastal Implementation Plan Title 20.*

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

Discussion:

Cultural Resources

An archaeological survey is required for all development within the Del Monte Forest (CIP Policy 20.147.080.B.1). A Preliminary Cultural Resources Reconnaissance prepared by Lynne Mounday Archaeologist, dated June 22, 2011, was submitted for the subject property. No potentially significant resources were discovered or are believed to exist on the property and the project is not within 750 feet of any known archaeological resources; However, lack of surface evidence of archeological and paleontological resources does not preclude their subsurface existence.

Conclusion:

Cultural Resources 5 (a) – No Impact

The proposed project includes additions to an existing single family home and second unit on a 1.156 acre lot. The Martinez residential structure was constructed in 1974, less than 50 years ago, and will not be affected by the proposed development. The structure and site are not listed in any registrar of historic places and will have no impact on historical resources (Source IX. 1, 11, & 13).

Cultural Resources 5 (b), 5 (c), & 5 (d) – Less Than Significant

The archaeological report prepared for the subject property concluded that the project area does not contain surface evidence of potentially-significant archaeological or paleontological resources and the project should not be delayed for archaeological reasons; however a possibility exists that unidentified (e.g., buried) cultural resources could be found so a standard condition of approval was recommended that states:

“If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.”

Incorporating this condition of approval and requiring notation on the plans to this effect is standard practice of Monterey County Planning Department for negative archaeological reports and will reduce the potential for impacts to a less-than-significant level (Source IX. 11).

6. GEOLOGY AND SOILS			Less Than Significant		
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? 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Result in substantial soil erosion or the loss of topsoil?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Discussion/Conclusion/Mitigation: (See Sections IV. A.6)

7. GREENHOUSE GAS EMISSIONS	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Greenhouse gases (GHG) are emitted by natural processes and human activities such as electricity production, motor vehicle use, and agricultural uses. It has been found that elevation of GHGs has led to a trend of unnatural warming of the earth’s climate, otherwise known as the “greenhouse effect.” In order to reduce the statewide level of GHG emissions, the State Legislature adopted California Assembly Bill 32 (AB 32) California Global Warming Solutions Act of 2006. AB 32 established a comprehensive statewide program of regulatory and market mechanisms to achieve reductions in GHG emissions, thereby reducing the State’s vulnerability to global climate change (GCC). Pursuant to Senate Bill 97 (SB 97), the Governor’s Office of Planning and Research (OPR) issued interim guidance for addressing climate change through CEQA and recommends that each agency develop and approach to address GHG emissions based on the best available information. At this time, the County of Monterey and the Monterey Bay Unified Air Pollution Control District (agency responsible for regulating air quality in the region) have not identified a significance threshold for GHG emissions. There will be GHG emissions associated with the use and transport of construction materials to and from the project site. However, quantifying the emissions has a level of uncertainty. Therefore, in lieu of State guidance or locally adopted thresholds, a primarily qualitative approach will be used to evaluate possible impacts for the proposed project.

Conclusion:

7 (a) – Less than Significant.

Although the proposed project will create a temporary impact to air quality caused by construction activities, and construction equipment will not result in an increase to the baseline amount of GHGs emitted prior to the project to a level of significance. The temporary impacts of construction for the proposed additions will not permanently create a greater amount of vehicle trips nor will it cause an increase in the emission of carbon dioxide (CO₂) by fuel combustion. (Source 1, 2, 3, 5) *Therefore, the project will have not produce levels exceeding established thresholds for such development because the construction activates are temporary the project will have a less than significant impact on the environment.*

7 (b) – No Impact.

Monterey County does not have an adopted plan for green house gases. Preparation for such plan has begun, but not yet applicable. Instead, the project was considered in terms of the multiple state and federal laws passed regarding this subject. It is difficult to implement the goal of the various legislations on a small project level such as this project. A Climate Action Plan is being developed by the County. Consequently no action plan or thresholds significance have been

adopted by the County, but it is inferred from other agencies, including the California Air Resources Board (CARB) whose thresholds have been established that the County utilizes in the interim. The project will increase the living space of an existing single family dwelling and convert existing area within the structure into a second unit as allowed under state law. Ultimately GHG sources targeted in such plans generally involve rededications in vehicle miles traveled, waste diversion, and technologies such as electric vehicles, and renewable energy sources, not projects such as this. (Source 1, 2, 3, 5) *Therefore, the project will have no impact on an applicable plan, or regulations adopted for the purposes of reducing the emissions of green house gases.*

8. 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?	<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?	<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?	<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?	<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?	<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?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: (See Sections IV. A.8)

9. HYDROLOGY AND WATER QUALITY			Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:	Potentially Significant Impact				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<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)?	<input type="checkbox"/>	<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 <u>erosion</u> or <u>siltation</u> on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 <u>flooding</u> on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<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?	<input type="checkbox"/>	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: (See Sections IV. A.9)

10. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The main areas for potential conflict with policies are the potential for impact or removal of sensitive habitat. The Local Coastal Plan, including the Zoning Ordinance Title 20 and the Del Monte Forest Land Use Plan, are the main local regulatory documents governing development at the site. There are many policies within Del Monte Forest LUP that the proposed project complies with including Pescadero Watershed structural (5,000 square feet) and impervious (4,000 square feet) coverage limitations, site development standards, and design criteria. Land Use Plan policies relating to sensitive habitat are geared towards the long term maintenance of the habitat to the extent using appropriate site location and design and the continued preservation of the habitat through scenic conservation easements. Consequently, the applicant has agreed to redesign the project, specifically to make changes to the proposed driveway to avoid the removal of Yadon’s piperia, and to mitigate potential impact during the construction activities.

Conclusion:

10 (a) – No Impact

The proposed dwelling will be located on a legal lot of record, created by Minor Subdivision file number MS 73-47, within a residential neighborhood and surrounded by dwellings of a similar character. The subject property and surrounding properties are zoned Low Density Residential. There are no known Habitat or Natural Community Conservation Plans governing development on this parcel (Sources IX. 1, 3, 6, & 12). *Therefore, the construction of a new dwelling and an accessory dwelling unit on this legal lot will not divide the established community or conflict with established conservation plans at the site.*

10 (b) & (c) – Less Than Significant

Potential conflicts with the applicable Del Monte Forest land use Plan (LUP) policies were identified for biological resources. A biological report prepared for the project to identify sensitive resources (see attached report) on the subject property because the county GIS identified the area as a site with biological sensitive resources. The report located and identified sensitive habitat that would be affected by the proposed driveway. The following sensitive resources were identified on the Martinez property, two of which will be impacted by the proposed development: Yadon’s rein orchid and Hooker’s manzanita. The report stated that the Yadon’s piperia could be transplanted to a suitable location on the property. This was offered by the biologist as a suitable mitigation. The report also identified an area where Yadon’s piperia

has established itself to the count of 50 plants on the northwesterly portion of the property. Ideally, this is where the plants would be relocated; however, given that the success rate of transplantation, that action would not be supported by the LUP policy 8 and 12 and would constitute a violation of the Endangered Species Act. The mitigation suggested in this document will be to avoid removal and redesign the driveway in a manner that would not require the removal of the protected sensitive habitat. **In the event the removal of the Hooker's manzanita cannot be avoided, replacement of Hooker's Manzanita shall be completed within the Conservation and Scenic Easement area at a 3:1 ratio in order to enhance the existing habitat value within the Conservation and Scenic Easement.** Additionally this document during this course of review will be referred to the United States Fish & Wildlife Service and the California Department of Fish and Game for review, and comment to address any conservation plans associated with the federally-endangered species.

Forest Resource policies within the Del Monte Forest Land Use Plan (LUP) and Coastal Implementation Plan Part 5 (CIP) require review of project design and site location to minimize removal of trees or as in this case vegetative cover. No Yadon's piperia or Hooker's manzanita shall be removed for the construction of the proposed improvements. (Sources IX. 1, 3, 4, 9, & 15).

The proposed project for additions to a single family dwelling on a legal lot of record within a residential zoning, is consistent with the Land Use Plan. The project has been designed consistent with the zoning ordinance including the site development standards. The proposed project, as designed, conditioned, and mitigated, has not been found to require any amendments to the applicable plans or policies. *Therefore, the impact of the project with respect to conflicts with the applicable plans polices, or regulations are less than significant.*

11. 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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: (See Sections IV. A.11)

12. 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?	<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?	<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?	<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?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: (See Sections IV. A.12)

13. 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)?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: (See Sections IV. A.13)

14. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: (See Sections IV. A.14)

15. 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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: (See Sections IV. A.15)

16. TRANSPORTATION/TRAFFIC		Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:	Potentially Significant Impact			
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: (See Sections IV. A.16)

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

17. 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?	<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?	<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?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: (See Sections IV. A.17)

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Conclusion:

(a) Less Than Significant with Mitigation Incorporated

The project as proposed, conditioned, and mitigated will not have the potential to degrade the environment. Potential impacts to sensitive biological resources will result from construction of the proposed project. Mitigations are recommended to reduce potential impacts to these resources to a less-than-significant level using by redesigning the driveway to avoid removal of sensitive habitat, incorporate protection measure during the construction activities, retain biologist for monitoring, and require a conservation easement to insure the long-term maintenance of the resource (See Sections VI, Number 4, Biological Resources for further discussion and mitigation measures).

(b) Less Than Significant

The project includes the construction of additions and remodeling of an existing two story single family dwelling and attached guest house on an existing legal lot of record, created through a parcel map before 1964 under single ownership which under these prescribed circumstances recognizes as legal lots of record. Construction of the proposed improvements will not significantly increase population in the area, demand on utilities and services, increase in traffic and other cumulative subjects. The proposed project has been reviewed and found to be consistent with the Local Coastal Plan. Cumulative Air Quality impacts from grading and construction are accounted for in the Air Quality Management Plan. (Source: Sections VI above)

There is no foreseeable or observable cumulative impact to the environment for this residential infill project.

(c) No Impact

The project as proposed will add additional living areas to an existing residence. Impacts from the construction activities are not considered significant and are temporary. Therefore, no direct or indirect changes are anticipated as a result if the proposed additions affecting the environment in a substantial way which would affect human beings. The project is consistent with the current General Plan and the Del Monte Forest Land Use Plan requirements and County health and safety codes for development requirements in residential areas. (Sources IX. 1, 2, 3, 5, 6, 7, 11, 12, 13) *Therefore, the project as a whole will have no significant impacts on the environment which will cause substantial adverse effects on human beings, either directly or indirectly.*

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

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

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN110247 and the attached Initial Study.

IX. REFERENCES

1. Project Application/Plans contained in File Number PLN110247.
2. Monterey County General Plan, pages 84-89 regarding noise hazards.
3. Del Monte Forest Land Use Plan and Coastal Implementation Plan Part 5
4. Title 20 of the Monterey County Code (Zoning Ordinance)
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised June 2008. <http://www.mbuapcd.org/index.cfm/Cat/66.htm>
6. Site visits conducted by the project planner in September, and November of 2011.
7. Monterey County Planning Department GIS system and selected property report for Assessor's Parcel Number 008-201-013-000
8. Biological Report, prepared by Ed Mercurio, dated July 12, 2011.
9. Preliminary Archaeological Reconnaissance, prepared by Lynne Mounday Archaeologist, dated June 22, 2011.
10. Monterey County Assessor's Database.
11. Monterey County Codes Chapters 10.60., and 18.03, 18.16, 18.17
12. Monterey Regional Waste Management District website. <http://www.mrwmd.org/pdf/mrwmd%20annual%20report%202008%20.pdf>
13. Title 10 of the Monterey County Health and Safety Code

X. ATTACHMENTS

1. Biological Report, prepared by Ed Mercurio, dated July 21, 2011.
2. Site Plan

ATTACHMENT 1

Biological report prepared by Ed Mercurio Biological Consultant Salinas, CA
Dated July 12, 2011

ED MERCURIO, BIOLOGICAL CONSULTANT
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Monterey County Resource Management Agency
Planning Department
168 West Alisal Street, 2nd Floor
Salinas, California 93901

July 12, 2011

RE: Biological survey of the Martinez Family Trust Property, 1631 Sonado Road, Pebble Beach California. APN 008-201-013.

Dear Planners of Monterey County:

I surveyed the Martinez Family Trust Property on April 29, 2011. Architect, Claudio Ortiz of Design Group Inc., provided all relevant information for the property, including detailed site plans.

METHOD OF SURVEY

I surveyed the entire property on foot. I identified plant and wildlife species and looked for sensitive plant species, sensitive habitat and evidence for the presence of sensitive animal species. I paid special attention to the areas where the new additions to the existing home and the new driveway are proposed and whether these developments could potentially impact biological values.

THE PROPERTY AND PROJECT

The Martinez Family Trust Property is 1.156 acres in size and is roughly rectangular in shape with its long axis trending roughly north to south. The west side of the property fronts on Sonado Road. The property is generally an east to west slope. Elevations on the property are around 400 feet above sea level. The property is approximately .65 mile from the closest ocean shore.

The proposed project consists of the addition of 379.8 square feet of new building footprint to the existing 4434.5 square feet of building footprint on the property to give 4814.3 square feet of building footprint. The proposed new developments will bring the current 8.8 percent existing building footprint to 9.5 percent building footprint. The allowed building footprint is 5000 square feet or 9.9 percent. The proposed new developments include a new courtyard, walkways, porch, deck, two balconies and driveway.

The proposed project also consists of changes in the amount of impervious cover on the property from the existing 6448.6 square feet, which is 12.8 percent, to 1269.1 square feet, which is 2.5 percent. The allowed impervious cover is 4000 square feet which is 7.9 percent. At the same time, the total pervious cover will be increased from 1217.9 square feet to 8106.7 square feet.

ENVIRONMENTAL OVERVIEW

The dominant plant community on the property is Monterey pine forest. Mature Monterey pines are the dominant tree on the property and surrounding area and mature coast live oaks are also present. Like so many portions of the closed-cone pine forests of Monterey County, the Monterey pine forest on the Martinez Family Trust Property is rather senescent, with many of the trees old-aged and having lost large limbs.

Herbaceous understory plants on the property are largely naturalized, non-native species, but some native species were observed away from the landscaped and disturbed areas.

Native shrubs are present in expected diversity for this area, away from the landscaped areas on the property (see plant list).

Average annual rainfall in this area is around 19 inches, but the average annual fog drip under the trees in this area is equivalent to an additional approximately 15 inches. The soil is a fairly heavy sandy loam. The erosion hazard is moderate.

SENSITIVE HABITAT

Central maritime chaparral, which is classified as a sensitive habitat by the Monterey County Resource Management Agency, was observed on the Martinez Family Trust Property.

Environmentally sensitive habitat is abundant on the Monterey Peninsula. The most abundant sensitive habitat on the Monterey Peninsula and in Monterey County is central maritime chaparral. Central maritime chaparral, primarily composed of shaggy-barked manzanita (*Arctostaphylos tomentosa*) and Hooker's manzanita (*Arctostaphylos hookeri* ssp. *hookeri*), was observed on the property. Some nice contiguous stands that will not be impacted by the proposed development are present. It is apparent that there has been an ongoing effort to preserve natural habitat on this property.

A 5458.5 square foot area of the property containing most of the Hooker's manzanitas, many shaggy-barked manzanitas as well as the vast majority of the Yadon's rein orchids (approximately 50 were observed), will be dedicated as scenic easement in order to permanently protect these resources on the property (see map).

Wetland habitats are also classified as sensitive habitats by the Monterey County Resource Management Agency. Riparian communities are wetland communities present in and around drainages. Although drainages containing standing or flowing water at the time of my survey are present in the general area, none were observed on or near the Martinez Property.

Other sensitive habitats in the local area include the shoreline environment located approximately .65 mile from the property at its closest point, and coastal prairie located within two miles to the east of the project site.

100 feet is the minimum setback distance of developments from environmentally sensitive habitat recommended by the Monterey County Resource Management Agency.

SENSITIVE PLANT SPECIES

The Monterey Peninsula is known for its abundance of sensitive plant species. Some are state or federally listed and some are classified by various agencies as species of special concern, protected or sensitive species. Some of the latter are candidates for listing and many are simply uncommon and/or restricted in distribution.

The following three sensitive plant species were observed on the Martínez Family Trust Property:

- Monterey pine (*Pinus radiata*). This plant is not a state or federally listed species. It is on California Native Plant Society's List 1B.1, which includes plants seriously endangered in California and elsewhere. It is endemic to three localized coastal areas of central California and two Mexican islands.
- Yadon's rein orchid (*Piperia yadonii*). This plant is federally listed endangered and is also on California Native Plant Society's List 1B.1. It is endemic to a few coastal areas of Monterey County.
- Hooker's manzanita (*Arctostaphylos hookeri* ssp. *hookeri*). Hooker's manzanita is a component of the central maritime chaparral plant community. It is on California Native Plant Society's List 1B.2, which includes plants fairly endangered in California and elsewhere. It is only found in coastal Monterey County and a small part of coastal southern Santa Cruz County.

There are also several sensitive plant species not observed on the Martínez Family Trust Property but with occurrences near the property from California Department of Fish and Game Natural Diversity Data Base records for the Monterey Quadrangle and surrounding area. The closest records are the following:

- Hickman's onion (*Allium hickmanii*). This plant is also on California Native Plant Society's list 1B.2. The closest record to the Martínez Family Trust Property for this plant is approximately .1 mile to the north and there are numerous records to the north and east of the property.
- Fragrant fritillary (*Fritillaria liliacea*). This plant is a federal species of special concern and is also on California Native Plant Society's list 1B.2. The Martínez Family Trust Property is shown as being within the immediate local range for this species.
- Sandmat manzanita (*Arctostaphylos pumila*). This shrub is also on California Native Plant Society's list 1B.2. The closest record is approximately .6 mile to the north-northeast.
- Monterey clover (*Trifolium trichocalyx*). Monterey clover is federally listed endangered and state listed endangered and is also on California Native Plant Society's list 1B.1. The closest record is approximately .8 mile to the north.

- Pine rose (*Rosa pinetorum*). Pine Rose is also on California Native Plant Society's List 1B.2. The closest record for this uncommon species of rose bush is 1.4 miles to the north.
- Marsh microseris (*Microseris paludosa*). This dandelion-like annual is also on California Native Plant Society's List 1B.2. The closest record is approximately 1.3 miles to the north.
- Eastwood's goldenbush (*Ericameria fasciculata*). This Monterey County endemic shrub is on California Native Plant Society's List 1B.1. The closest record is approximately 1.4 miles to the north.
- Gowen's cypress (*Cupressus goveniana* ssp. *goveniana*). This Monterey-Carmel area endemic tree is federally listed as threatened and is also on California Native Plant Society's list 1B.2. The closest record is approximately 1.8 mile to the north.

All of these sensitive plant species were thoroughly searched for on the Martinez Family Trust Property and only Monterey pine, Hooker's manzanita and Yadon's rein orchid were found.

A5458.5 square foot area of the property containing the vast majority of the Yadon's rein orchids (approximately 50 were observed), as well as most of the Hooker's manzanitas, many shaggy-barked manzanitas, Monterey pines and coast live oaks, will be dedicated as scenic easement, in order to permanently protect these resources on the property.

SENSITIVE ANIMAL SPECIES

No sensitive animal species or evidence for their presence was found on the property on my survey.

There are no sensitive animal species known to occur on the Martinez Family Trust Property from California Department of Fish and Game Natural Diversity Data Base records for the Monterey Quadrangle and surrounding area. There are records for three sensitive species of animals on the Monterey Quadrangle and surrounding area that occur in the habitats present on the Martinez Family Trust Property. They are the California legless lizards, Smith's blue butterfly and monarch butterfly.

There are two subspecies of California legless lizards and both are likely to be present in the local area. They are the silvery legless lizard (*Anniella pulchra pulchra*) and the black legless lizard (*Anniella pulchra nigra*). The black legless lizard is usually only found on the Monterey Peninsula. Both subspecies are classified by the California Department of Fish and Game as California special concern species and by the USDA Forest Service as sensitive species. California legless lizards burrow in loose, sandy soils and are often present on the immediate coast. They are highly secretive and difficult to find but appear to be widespread in sandy soils throughout the County. The California Natural Diversity Data Base printout does not show any records of them on or near the Martinez Family Trust Property. No evidence of their presence was observed from surface observations and from overturning down wood and other objects on my survey. This was not a protocol level survey for these reptiles.

Smith's blue butterfly (*Euphilotes enoptes smithi*) is federally listed as endangered. None of these butterflies were observed on the property. Its presence in an area is often indicated by the presence of seacliff buckwheat (*Eriogonum parvifolium*) and coast buckwheat (*Eriogonum latifolium*), its host plants. Neither of these plants was found on the Martinez Family Trust Property on my survey. California Natural Diversity Data Base locations for Smith's blue butterfly are over two miles from the Martinez Family Trust Property.

Monarch butterfly (*Danaus plexippus*) is included in California Natural Diversity Data Base records, in part, due to its vulnerability during its winter roosting period in trees along the coast of central California. I know of no "butterfly trees" in the immediate local area and it is unlikely that trees on the Martinez Family Trust Property are winter roosting sites. California Natural Diversity Data Base locations for monarch butterfly are over 1.4 miles from the Martinez Family Trust Property.

There are three listed species of amphibians that have been found in and near wetland habitats in Monterey County. These species are the California red-legged frog (*Rana aurora draytonii*), the California tiger salamander (*Ambystoma tigrinum californiense*) and the Santa Cruz long-toed salamander (*Ambystoma macrodactylum croceum*).

The California red-legged frog is federally listed as threatened and is a state species of special concern, the California tiger salamander is federally listed as threatened and the Santa Cruz long-toed salamander is listed as endangered by both the state and federal governments. The California red-legged frog and California tiger salamander are much more likely to be present in suitable habitats in this area than the Santa Cruz long-toed salamander. Temporary as well as permanent water sources can serve as breeding areas for these amphibians. Breeding in California red-legged frogs has even been observed in roadside drainage ditches and cattle troughs.

There are no California Natural Diversity Data Base records for these species close to the Martinez Family Trust Property. The closest suitable habitat for breeding for these amphibians is in drainages containing ephemeral streams, the closest of which is approximately .2 mile to the south and approximately 100 feet lower in altitude. During the dry season, these amphibians may also be found in upland habitats up to around 1.5 miles away from wetlands. They commonly inhabit rodent burrows, especially California ground squirrel burrows, in their upland habitats. No California ground squirrel burrows were observed on the Martinez Family Trust Property.

No evidence for the presence of these amphibians was observed on my survey. My survey was not a protocol level survey for these amphibians.

There are several other significant animal species with ranges that include the local area that are classified by various agencies as species of special concern, protected or sensitive species. These species are the western pond turtle (*Clemmys marmorata*), California horned lizard (*Phrynosoma coronatum frontale*), two-striped garter snake (*Thamnophis hammondi*), white-tailed kite (*Elanus leucurus*), burrowing owl (*Athene cunicularia*), ornate shrew (*Sorex ornatus*), pallid bat (*Antrozous pallidus*), Monterey dusky-footed woodrat (*Neotoma fuscipes luciana*), and badger (*Taxidea taxus*).

No evidence for the presence of these animal species on the property was observed on my survey.

Monterey dusky-footed woodrats are abundant in local forests. Their characteristic nests of sticks were searched for on my survey and none were found. They are most likely to be present in coast live oak forest habitat and the areas with coast live oaks on the property were most carefully searched for the nests of these animals.

DISCUSSION OF POTENTIAL IMPACTS

The proposed project consists of the addition of 379.8 square feet of new building footprint to the existing 4434.5 square feet of building footprint on the property to give 4814.3 square feet of building footprint. The proposed new developments will bring the current 8.8 percent existing building footprint to 9.5 percent building footprint. The allowed building footprint is 5000 square feet or 9.9 percent. The proposed new developments include a new courtyard, walkways, porch, deck, two balconies and driveway.

The proposed project also consists of changes in the amount of impervious cover on the property from the existing 6448.6 square feet, which is 12.8 percent, to 1269.1 square feet, which is 2.5 percent. The allowed impervious cover is 4000 square feet which is 7.9 percent. At the same time, the total pervious cover will be increased from 1217.9 square feet to 8106.7 square feet.

The proposed additions will primarily occur in previously landscaped areas and cleared areas. The new courtyard and driveway are proposed for primarily areas of disturbed natural habitat adjacent to the existing home and landscaped areas, but they will also impact a small area of central maritime chaparral habitat and a small area where Yadon's piperia were observed to be growing (see map).

In the revised plan, 3 Yadon's rein orchids were observed to be very close to the footprint of the new driveway and will be removed, one Hooker's manzanita will likely be removed and a cluster of shaggy-barked manzanitas (not a sensitive species, but a component of central maritime chaparral habitat) will require some trimming and removal of peripheral burls due to partial coverage by walls for the proposed new garden area wall and new wall for a new garage entry gate.

Only very small proportions of the areas where central maritime chaparral habitat and Yadon's piperia were observed on the property will be impacted by the proposed new developments. The plans were conceived, and later modified with my input, to have the least possible impacts to sensitive plant species and sensitive habitat. With proper protection, biological values on the property outside of the areas of new development will not be impacted. Most of the Yadon's rein orchids and much of the best quality central maritime chaparral containing the highest proportion of Hooker's manzanita on the property will be preserved in a 5458.5 square foot area dedicated as scenic easement to serve as mitigation to offset previously stated impacts.

Numbers of Yadon's rein orchids are best assessed during the month of February, when most of the plants will put out their leaves. By the time April arrives, the leaves of many of the plants will usually be withered and dry and often browsed by deer and thus less able to be identified. I have observed that the plants in wetter, cooler conditions are more likely to retain their green leaves for longer times. The conditions on the Martinez Family Trust Property are conducive for the long-term survival of green leaves, in part due to the environment on the property and in part due to this weather year, which has been unusually cool and moist. This weather year has been remarkable

for its lateness of floral transitions. Because of this, I believe that I was able to observe a large proportion of the Yadon's rein orchids actually present on the property at the time of my survey in April. Most of the Yadon's rein orchids were observed in an area of the northwestern portion of the property which is proposed as conservation easement.

No trees are proposed for removal.

MITIGATIONS - CONDITIONS FOR APPROVAL

The development footprints for the additions to the existing home on the Martinez Family Trust Property have been configured so as to minimize the amount of central maritime chaparral habitat and the number of Yadon's rein orchids that could be impacted. The protection and preservation of these plants should be the first priority.

As mentioned previously, 3 Yadon's rein orchids were observed very close to the footprint of the new driveway and will be removed, one Hooker's manzanita will likely be removed and a cluster of shaggy-barked manzanitas (not a sensitive species, but a component of central maritime chaparral habitat) will require some trimming and removal of peripheral burls.

1. Mitigation planting will be 3:1. Three Hooker's manzanitas and three shaggy-barked manzanitas will be planted on the property as mitigations for the ones removed or trimmed. Transplantation of the three Yadon's rein orchids to be impacted by the construction of the new driveway will be attempted through moving of intact soil containing the underground bulbs. The observed success rate for transplantation of Yadon's rein orchids is not high.
2. The area of the property containing the vast majority of the Yadon's rein orchids (approximately 50 were observed), as well as many Hooker's manzanitas, shaggy-barked manzanitas, Monterey pines and coast live oaks, will be dedicated as scenic easement in order to permanently protect the population of Yadon's rein orchids and other sensitive species, native species and their habitat on the property (see map). This 5458.5 square foot area will serve as mitigation to offset previously stated impacts.
3. Some Yadon's rein orchids, Hooker's manzanitas and shaggy-barked manzanitas are located outside of the footprints of the new home additions, new courtyard and new driveway, but are close to where development will take place and require protection from impacts. Orange construction fencing will be placed around the boundaries of the areas of these plants close to the areas of development to protect them from impacts during the entire period of construction. Construction personnel will be informed of the importance of avoidance of impacts to these plants.
4. Storage and staging areas for construction shall be on already paved or cleared land and shall not be in or close to any areas of natural habitat, especially natural habitat marked by orange construction fencing.
5. Most of the property other than the landscaped area around the home, shall remain in its current natural state. Restoration plantings shall be composed of native plants of local origin. It is recommended that other plantings on the property, including garden areas near

the home, if desired, shall also be composed primarily of native plants of local origin. A native seed mix from stock of local origin shall be used to restore impacted native understory and ground cover as well as for erosion control.

6. Landscaping should emphasize native plants or drought tolerant plants with similar requirements to our native vegetation. Many suitable plants for drought-tolerant landscaping in our local area are listed on pamphlets and websites available from the Monterey County Resource Management Agency, the Monterey Peninsula Water Management District and other agencies as well as native plant nurseries
7. All healthy native trees and shrubs on the property shall be protected from all impacts that may occur before, during and after construction. This includes protection from direct damage to the branches and roots of the plants, deposition or removal of soil around the plants and compaction of soil around the plants through vehicle use. Care shall be taken to make sure that the soil levels within driplines and especially around the trunks of native trees and shrubs are not altered and to make sure that drainage slopes away from trunks. These plants should be flagged, if necessary, during the installation of the home additions, new courtyard and new driveway to make their locations obvious.
8. Less than one third of branches shall be removed from any native tree or shrub that may need to be trimmed. Less than one third of area under the dripline of any native tree or shrub should be paved. There should be no pavement closer than four feet from the trunks of trees unless permeable pavement is used in these areas and surface roots are deep enough to allow paving without their extensive removal.
9. Invasive exotic plants shall, as much as possible, be removed from the property. Invasive exotics observed to be on the property on my survey are: *Acacia* (*Acacia longifolia*), silver wattle (*Acacia dealbata*), French broom (*Genista monspessulana*) and pampas grass (*Cortaderia jubata*).

Invasive plants include such species as pampas grass (*Cortaderia jubata*), French broom (*Genista monspessulana*) and related plants, Hottentot fig, sea fig or "ice plant" (*Carpobrotus sp.*), certain kinds of Eucalyptus such as blue gum (*Eucalyptus globulus*), certain kinds of Acacias such as the wattles and ground covers such as periwinkle (*Vinca sp.*) and capeweed (*Arctotheca calendula*). These plants and others like them can quickly spread through local natural habitats and seriously degrade them.
10. Curbs, if present at the edges of roads, parking areas, or driveways, shall be rolled. They should be at a low angle, 40° to 50° or less and have S-shaped rounded contours, to allow amphibians, reptiles, invertebrates and other small animals to cross them easily.
11. Where feasible, permeable pavement shall be used.

I recommend Central Coast Wilds of Santa Cruz (831-459-0656, centralcoastwilds.com), Elkhorn Native Plant Nursery in Moss Landing (831-763-1207, elkhornnursery.com) and Rana Creek Habitat Restoration in Carmel Valley (831-659-3820, ranacreek.com) as sources for native plants of local origin including erosion control seed mixes and plantings and for recommendations on

planting and maintaining plants. Native grass mulches and hay bales are recommended and can also be obtained from these sources.

MONITORING AND ADDITIONAL WORK

Monitoring inspections on the Martinez Family Trust Property shall be done by a qualified biologist once within two weeks of the start of construction (preconstruction survey), once within the three months following completion of the development, and once per year, in the spring season, for the following five years. These inspections will monitor the quality of implementation of the mitigations - conditions for approval, such as the placement of the construction fencing, the protection and survival of the existing Yadon's rein orchids, Hooker's manzanitas and shaggy-barked manzanitas and the planting and survival of the planted Hooker's manzanitas and shaggy-barked manzanitas and the transplanted Yadon's rein orchids. The preconstruction survey will also check for breeding birds. A report on each inspection will be submitted to the Monterey County Resource Management Agency.

RECOMMENDATIONS ON THE PROJECT

With the successful implementation of the mitigations listed above, impacts to biological values on the Martinez Family Trust Property should be at a level of insignificance and in compliance with the regulations and standards of the Monterey County Resource Management Agency and state and federal agencies concerned with the maintenance of habitat quality and protection of biological resources.

Please call me if you have any questions.

Best regards,

Ed Mercurio,
Biological Consultant

PLANT AND WILDLIFE LISTS FOR THE MARTINEZ FAMILY TRUST PROPERTY

By Ed Mercurio, Biological Consultant. April 2011

NATIVE AND NATURALIZED VASCULAR PLANTS OF THE MARTINEZ FAMILY TRUST PROPERTY**

<u>Scientific Name</u>	<u>Common Name</u>
DIVISION PTEROPHYTA	FERNS
DENNSTAEDTIACEAE	BRACKEN FERN FAMILY
<i>Pteridium aquilinum</i> var. <i>pubescens</i>	Western Bracken Fern
PTERIDACEAE	BRAKE FAMILY
<i>Pentagramma triangularis</i>	Goldback Fern
DIVISION CONIFEROPHYTA	CONIFERS
CUPRESSACEAE	CYPRESS FAMILY
<i>Cupressus macrocarpa</i> *	Monterey Cypress
PINACEAE	PINE FAMILY
<i>Pinus radiata</i>	Monterey Pine
DIVISION ANTHOPHYTA	FLOWERING PLANTS
CLASS DICOTYLEDONEAE	DICOTS (Two seed-leaved flowering plants)
ANACARDIACEAE	SUMAC FAMILY
<i>Toxicodendron diversiloba</i>	Poison Oak
APIACEAE	CARROT FAMILY
<i>Lomatium parvifolium</i>	Small-Leaved Lomatium
<i>Sanicula crassicaulis</i>	Gambleweed
ASTERACEA	SUNFLOWER FAMILY
<i>Achillea millefolium</i>	Common Yarrow
<i>Agoseris</i> sp.	Agoseris
<i>Artemisia californica</i>	California Sagebrush
<i>Artemisia douglasiana</i>	California Mugwort
<i>Aster chilensis</i>	Common California Aster
<i>Aster radulinus</i>	Rough-Leaved Aster
<i>Baccharis pilularis</i>	Coyote Brush
<i>Conyza Canadensis</i>	Horseweed
<i>Erechtites glomerata</i> *	Cut-leaved Fireweed
<i>Eriophyllum confertiflorum</i>	Lizard Tail

Gnaphalium luteo-album
*Hypochaeris glabra**
*Hypochaeris radicata**
*Lactuca serriola**
*Picris echioides**
Senecio vulgaris
*Sonchus oleraceus**
*Taraxacum officinale**

Weedy Cudweed
 Smooth Cat's Ear
 Hairy Cat's Ear
 Prickly Lettuce
 Ox Tongue
 Common Groundsel
 Common Sow Thistle
 Common Dandelion

BRASSICACEAE

*Brassica nigra**
*Descurainia sophia**
*Raphanus sativus**

MUSTARD FAMILY

Black Mustard
 Tansy Mustard
 Wild Radish

CAPRIFOLIACEAE

Lonicera hispidula ssp. vacillans

HONEYSUCKLE FAMILY

Hairy Honeysuckle

CARYOPHYLLACEAE

*Cerastium arvense**
*Silene gallica**

PINK FAMILY

Field Chickweed
 Common Catchfly

CRASSULACEAE

Crassula connata
*Crassula multicava**

STONECROP FAMILY

Sandy Pygmy
 Crassula

ERICACEAE

Arctostaphylos hookeri
Arctostaphylos tomentosa

HEATH FAMILY

Hooker's Manzanita
 Shaggy-barked Manzanita

EUPHORBIACEAE

Chamaesyce ocellata
*Euphorbia peplus**

SPURGE FAMILY

Valley Spurge
 Petty Spurge

FABACEAE

*Acacia dealbata**
*Acacia longifolia**
*Genista monspessulana**
Lathyrus vestitus
Lotus formosissimus
Lotus purshianus
Lotus strigosus
Lupinus nanus
*Medicago polymorpha**
*Trifolium angustifolium**
*Trifolium dubium**
*Vicia sativa**

PEA FAMILY

Silver Wattle
 Acacia
 French Broom
 Bolander Pea
 Coast Lotus
 Spanish Clover
 Bishop's Lotus
 Sky Lupine
 Bur-Clover
 Narrow-Leaved Clover
 Shamrock
 Spring Vetch

FAGACEAE
Quercus agrifolia

GERANIACEAE
*Erodium botrys**
*Geranium dissectum**

LAMIACEAE
Satureja douglasii
Stachys bullata

MALVACEAE
*Malva parviflora**

OXALIDACEAE
Oxalis albicans ssp. *pilosa*
*Oxalis pes-caprae**

PLANTAGINACEAE
*Plantago coronopus**
*Plantago lanceolata**

POLEMONIACEAE
Navarretia hamata

POLYGONACEAE
*Polygonum argyrocoleon**
*Rumex acetosella**

PORTULACAEAE
Claytonia perfoliata

PRIMULACEAE
*Anagallis arvensis**
Dodecatheon clevelandii ssp. *sanctaurm*

ROSACEAE
Adenostema fasciculata
Fragaria chiloensis
Heteromeles arbutifolia
Rubus ursinus

RUBIACEAE
*Galium aparine**
Galium californicum

BEECH FAMILY
Coast Live Oak

GERANIUM FAMILY
Long-Beaked Filaree
Cut-Leaved Geranium

MINT FAMILY
Yerba Buena
Hedge Nettle

MALLOW FAMILY
Cheeseweed

OXALIS FAMILY
Hairy Wood Sorrel
Bermuda Buttercup

PLANTAIN FAMILY
Cut-leaved Plantain
Ribwort

PHLOX FAMILY
Hooked Navarretia

BUCKWHEAT FAMILY
Silersheath Knotweed
Sheep Sorrel

PURSLANE FAMILY
Miner's Lettuce

PRIMROSE FAMILY
Scarlet Pimpernel
Padre's Shooting Star

ROSE FAMILY
Chamise
Beach Strawberry
Toyon
California Blackberry

MADDER FAMILY
Goose Grass
California Bedstraw

SCROPHULARIACEAE

Mimulus aurantiacus
Pedicularis densiflorus
Scrophularia californica

FIGWORT FAMILY

Sticky Monkey Flower
 Indian Warrior
 Coast Figwort

CLASS MONOCOTYLEDONEAE

MONOCOTS (one seed-leaved flowering plants)

CYPERACEAE

Cyperus sp.
Cyperus tumulicola

SEDGE FAMILY

Sedge
 Foothill Sedge

IRIDACEAE

Sisyrinchium bellum
Iris douglasiana

IRIS FAMILY

Blue-eyed Grass
 Douglas' Iris

JUNICACEAE

Juncus bufonius
Juncus effusus
Juncus patens

RUSH FAMILY

Common Toad Rush
 Common Rush
 Spreading Rush

LILACEAE

Zigadenus fremontii

LILY FAMILY

Star Lily

ORCHIDACEAE

Piperia yadonii

ORCHID FAMILY

Yadon's Rein-Orchid

POACEAE

Agrostis pallens
*Aira caryophyllea**
*Avena fatua**
*Briza maxima**
Bromus carinatus
*Bromus hordaceus**
*Bromus rigidis**
*Cortaderia jubata**
*Cynodon dactylon**
Elymus glaucus
Hordeum leporinum
*Lolium multiflorum**
Melica sp.
Phalaris canariensis
*Vulpia bromoides**

GRASS FAMILY

Leafy Bent-Grass
 Silvery Hair-Grass
 Wild Oat
 Rattlesnake Grass
 California Brome
 Soft Chess Grass
 Ripgut Grass
 Pampas Grass
 Bermuda Grass
 Western Ryegrass
 Barnyard Foxtail
 Italian Rye Grass
 Melica
 Canary Grass
 Six-Week Fescue

* naturalized species not native to the Martinez Family Trust Property

**Based on field studies done by Ed Mercurio in April of 2011

WILDLIFE LIST FOR THE MARTINEZ FAMILY TRUST PROPERTY
More common Birds Observed or Likely to Occur on the Property**

HAWKS, FALCONS, VULTURES (ORDER FALCONIFORMES)

Turkey Vulture
 Black-shouldered Kite
 Sharp-shinned Hawk^w
 Cooper's Hawk^w
 Red-tailed Hawk
 Red-shouldered Hawk
 Golden Eagle
 Northern Harrier (Marsh Hawk)^w
 American Kestrel (Sparrow Hawk)

QUAILS, PHEASANTS, GROUSE (ORDER GALLIFORMES)

California Quail

SHOREBIRDS (ORDER CHARADRIIFORMES)

Killdeer

PIGEONS, DOVES (ORDER COLUMBIFORMES)

Band-tailed Pigeon
 Rock Dove
 Mourning Dove

OWLS (ORDER STRIGIFORMES)

Barn Owl
 Western Screech Owl
 Great Horned Owl

NIGHTJARS (ORDER CAPRIMULGIFORMES)

Common Poorwill

SWIFTS, HUMMINGBIRDS (ORDER APODIFORMES)

Anna's Humminbird
 Rufous Humminbird
 Allen's Hummingbird^s

WOODPECKERS (ORDER PICIFORMES)

Common Flicker (Red Shafted)
 Acorn Woodpecker
 Red-breasted Sapsucker^w
 Hairy Woodpecker
 Downy Woodpecker
 Nuttall's Woodpecker

PERCHING BIRDS (ORDER PASSERIFORMES)

TYRANT FLYCATCHERS (FAMILY TYRANNIDAE)

Olive-sided Flycatcher^s
 Western Wood Pewee^s
 Black Phoebe
 Western Flycatcher^s

SWALLOWS (FAMILY HIRUNDINIDAE)

Violet-green Swallow
 Barn Swallow^s
 Cliff Swallow^s

JAYS, CROWS, MAGPIES (FAMILY CORVIDAE)

Scrub Jay
 American Crow

CHICKADEES, BUSHTITS (FAMILY PARIDAE)

Chestnut-backed Chickadee
 Plain Titmouse
 Bushtit

WRENS (FAMILY TROGLODYTIDAE)

House Wren^s
 Bewick's Wren

KINGLETS, ETC. (SUBFAMILY SYLVIINAE)

Ruby-crowned Kinglet^w

THRUSHES (SUBFAMILY TURDIDAE)

American Robin
 Varied Thrush^w
 Hermit Thrush^w

BABBLERS (SUBFAMILY TIMALIINAE)

Wrentit

MOCKINGBIRDS, THRASHERS (FAMILY MIMIDAE)

Northern Mockingbird
 California Thrasher

WAXWINGS (FAMILY BOMBYCILLIDAE)

Cedar Waxwing^w

SHRIKES (FAMILY LANIIDAE)

Loggerhead Shrike^w

STARLINGS (FAMILY STURNIDAE)

European Starling*

VIREOS (FAMILY VIRIONIDAE)

Hutton's Vireo

Warbling Vireo^s

WOOD WARBLERS (SUBFAMILY PARULINAE)

Orange-crowned Warbler

Yellow Warbler^sYellow-rumped Warbler (Myrtle & Audubon's Warblers)^wTownsend's Warbler^w

Common Yellowthroat

Wilson's Warbler^s

SPARROWS (SUBFAMILY EINBERIZINAE)

Rufous-sided Towhee

Brown Towhee

Savannah Sparrow

Junco (Oregon)

Dark-eyed Sparrow

White-crowned Sparrow^wGolden-crowned Sparrow^wFox Sparrow^w

Song Sparrow

Lincoln's Sparrow^w

GROSBEAKS, BUNTINGS (SUBFAMILY CARDINALINAE)

Black-headed Grosbeak^sLazuli Bunting^s

BLACKBIRDS, ORIOLES (FAMILY ICTERINAE)

Northern Oriole^s

Brewer's Blackbird

Brown-headed Cowbird

FINCHES (FAMILY FRINGILLIDAE)

Purple Finch

House Finch

Pine Siskin^w

Lesser Goldfinch

Lawrence's Goldfinch^s

WEAVERS (FAMILY PASSERIDAE)

House Sparrow*

* = naturalized species not native to the Martinez Family Trust Property

** = Based on National Audubon Society data base printout for the greater local area;
and field studies done by Ed Mercurio in April 2011

w = likely to be present only in winter

s = likely to be present only in summer

**More common Amphibians, Reptiles and Mammals
Observed or Likely to Occur on the Martinez Property****

<u>Common Name</u>	<u>Scientific Name</u>
AMPHIBIANS	CLASS AMPHIBIA
SALAMANDERS	ORDER CAUDATA
NEWT FAMILY Coast range newt	SALAMANDRIDAE <i>Taricha torosa torosa</i>
LUNGLESS SALAMANDER FAMILY Monterey salamander Arboreal salamander Pacific slender salamander	PLETHODONTIDAE <i>Ensatina eschscholtzii eschscholtzii</i> <i>Aneides lugubris</i> <i>Batrachoseps pacificus</i>
FROGS AND TOADS	ORDER SALIENTIA
TRUE TOAD FAMILY California toad	BUFONIDAE <i>Bufo boreas halophilus</i>
TREEFROG FAMILY Pacific treefrog	HYLIDAE <i>Hyla regilla</i>
REPTILES	CLASS REPTILIA
LIZARDS AND SNAKES	ORDER SQUAMATA
IGUANID FAMILY Northwestern fence lizard Coast horned lizard	IGUANIDAE <i>Sceloporus occidentalis occidentalis</i> <i>Phrynosoma coronatum</i>
SKINK FAMILY Skilton skink	SCINCIDAE <i>Eumeces skiltonianus skiltonianus</i>
ALLIGATOR LIZARD FAMILY California alligator lizard San Francisco alligator lizard	ANGUIDAE <i>Gerrhonotus multicarinatus multicarinatus</i> <i>Gerrhonotus coeruleus coeruleus</i>

CALIFORNIA LEGLESS LIZARD FAMILY
 Silvery legless lizard

BOA FAMILY
 Pacific rubber boa

COLUBRID FAMILY
 Monterey ringneck snake
 Sharp-tailed snake
 Western yellow-bellied racer
 Alameda whipsnake
 Pacific gopher snake
 California kingsnake
 Coast garter snake

VIPER FAMILY
 Northern Pacific rattlesnake

MAMMALS

POUCHED MAMMALS

OPOSSUM FAMILY
 Opossum*

INSECT EATERS

SHREW FAMILY
 Trowbridge shrew
 Ornate shrew

MOLE FAMILY
 Shrew-mole
 Broad-handed mole (California mole)

BATS

EVENING BAT & PLAINNOSE BAT FAMILY
 Little brown myotis
 Yuma myotis
 Long-eared myotis (hairy-winged myotis)
 California myotis
 Small-footed myotis
 Western pipistrel
 Big brown bat
 Red bat
 Hoary bat

ANNIELLIDAE
Anniella pulchra pulchra

BOIDAE
Charina bottae bottae

COLUBRIDAE
Diadophis punctatus vandeburghi
Contia tenuis
Coluber constrictor mormon
Masticophis lateralis lateralis
Pituotphis melanoleucus catenifer
Lampropeltis getulus californiae
Thamnophis elegans terrestris

VIPERIDAE
Crotalus viridis oreganus

CLASS MAMMALIA

ORDER MARSUPIALIA

DIDELPHIDAE
Didelphis virginiana

ORDER INSECTIVORA

SORICIDAE
Sorex trowbridgei
Sorex ornatus

TALPIDAE
Neurotrichus gibbsi
Scapanus latimanus

ORDER CHIROPTERA

VESPERTILIONIDAE
Myotis lucifugus
Myotis yumanensis
Myotis volans
Myotis californicus
Myotis leibii
Pipistrellus hesperus
Eptesicus fuscus
Lasiurus borealis
Lasiurus cinereus

Western big-eared bat (Lump-nosed bat)
Pallid bat

Plecotus townsendi
Antrozous pallidus

FREETAIL BAT FAMILY
Brazilian freetail bat (Mexican freetail bat)

MOLOSSIDAE
Tadarida brasiliensis

FLESHEATERS

ORDER CARNIVORA

RACCOON FAMILY
Raccoon

PROCYONIDAE
Procyon lotor

RINGTAIL FAMILY
Ringtail

BASSARISCIDAE
Bassariscus astutus

WEASEL AND SKUNK FAMILY
Longtail weasel
Badger
Spotted skunk
Striped skunk

MUSTELIDAE
Mustela frenata
Taxidea taxus
Spilogale putorius
Mephitis mephitis

DOG, WOLF AND FOX FAMILY
Coyote
Red fox*
Gray fox

CANIDAE
Canis latrans
Vulpes fulva
Urocyon cinereoargenteus

CAT FAMILY
Mountain lion
Bobcat

FELIDAE
Felis concolor
Lynx rufus

GNAWING ANIMALS

ORDER RODENTIA

SQUIRREL FAMILY
California ground squirrel
Western gray squirrel
Eastern gray squirrel*
Fox squirrel*

SCIURIDAE
Spermophilus beecheyi
Sciurus griseus
Sciurus carolinensis
Sciurus niger

POCKET GOPHER FAMILY
Valley pocket gopher

GEOMYIDAE
Thomomys bottae

POCKET MOUSE AND KANGAROO RAT FAMILY
California pocket mouse
Heermann kangaroo rat

HETEROMYIDAE
Perognathus californicus
Dipodomys heermanni

RAT AND MOUSE FAMILY
Western harvest mouse
California mouse

CRICETIDAE
Reithrodontomys megalotis
Peromyscus californicus

Deer mouse
 Piñon mouse
 Dusky-footed woodrat
 California meadow mouse (California vole)

Peromyscus maniculatus
Peromyscus truei
Neotoma fuscipes
Microtus californicus

OLD WORLD RAT AND MOUSE FAMILY

House mouse*
 Norway rat*
 Black rat*

MURIDAE
Mus musculus
Rattus norvegicus
Rattus rattus

HARES AND RABBITS

HARE AND RABBIT FAMILY

Blacktail jackrabbit
 Audubon cottontail (Desert Cottontail)
 Brush rabbit

ORDER LAGOMORPHA

LEPORIDAE

Lepus californicus
Sylvilagus audubonii
Sylvilagus bachmani

EVEN-TOED UNGULATES

DEER FAMILY

Mule deer (Blacktail deer)

ORDER ARTIODACTYLA

CERVIDAE

Odocoileus hemionus

*Naturalized species not native to the Martinez Family Trust Property

**Based on Checklist of the Amphibians, Reptiles and Mammals of Elkhorn Slough National Estuarine Sanctuary and Vicinity, 1986, Erica Schafer; and field studies done by Ed Mercurio in April of 2011

ATTACHMENT 2

Site Plan prepared by Ed Mercurio Biological Consultant Salinas, CA

CONSERVATION EASEMENT
SHOWN HATCHED

5,137.0 sq. ft.

DWELLING

