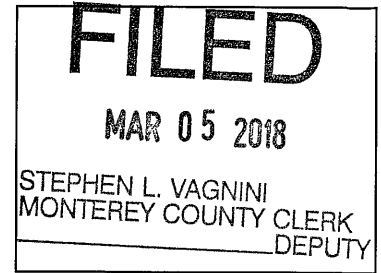


# Attachment F

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County of Monterey  
State of California

**MITIGATED NEGATIVE DECLARATION**



<b>Project Title:</b>	Bailey
<b>File Number:</b>	PLN160608
<b>Owner:</b>	Bailey Caroline Coleman TR
<b>Project Location:</b>	3257 17-Mile Drive, Pebble Beach
<b>Primary APN:</b>	008-461-010-000
<b>Project Planner:</b>	Maira Blanco
<b>Permit Type:</b>	Combined Development Permit
<b>Project Description:</b>	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for 2,717 square feet of single story additions with an attached 3-car garage; and 2) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area (Monterey Cypress habitat).

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.

<b>Decision Making Body:</b>	Planning Commission
<b>Responsible Agency:</b>	County of Monterey
<b>Review Period Begins:</b>	March 6, 2018
<b>Review Period Ends:</b>	March 26, 2018

**Further information, including a copy of the application and Initial Study are available at the Monterey County RMA Planning, 1441 Schilling Place South, 2<sup>nd</sup> Floor, Salinas, CA 93901/(831) 755-5025**

# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

1441 SCHILLING PLACE, SOUTH 2<sup>nd</sup> FLOOR, SALINAS, CA 93901

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



## *INITIAL STUDY*

### *I. BACKGROUND INFORMATION*

**Project Title:** Bailey

**File No.:** PLN160608

**Project Location:** 3257 17-Mile Drive, Pebble Beach, CA 93953

**Name of Property Owner:** Caroline Bailey

**Name of Applicant:** John Moore- Moore Design

**Assessor's Parcel Number(s):** 008-461-010-000

**Acreage of Property:** 54,014 square feet

**General Plan Designation:** Low Density Residential

**Zoning District:** LDR/2.5-D(CZ)

**Lead Agency:** Monterey County RMA-Planning Department

**Prepared By:** Maira Blanco, Assistant Planner

**Date Prepared:** March 4, 2018

**Contact Person:** Maira Blanco, Assistant Planner

**Phone Number:** (831) 755-5052

## ***II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING***

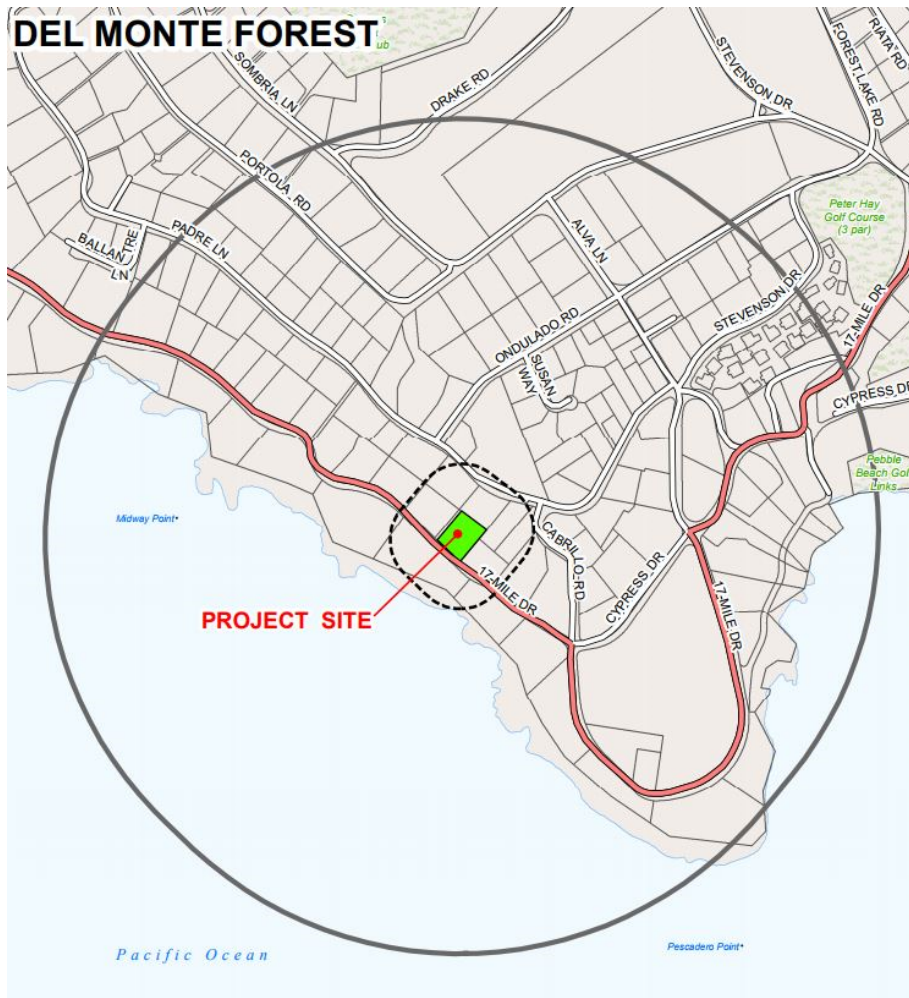
### **A. Project Description:**

The proposed project would modify an existing 1,903 square foot hybrid Spanish Revival/Monterey Colonial style, single family dwelling located at 3257 17-Mile Drive in Pebble Beach (**Figure 1**). The property is shown to be located within the viewshed of Point Lobos per the Visual Resources Maps (**Figure 2**). The Bailey residence is set within a closed-cone conifer forest composed of Coast Live Oak, Monterey Pine, and Monterey Cypress trees. The remodel and additions consist of: 2,717 square feet of single story additions, an attached 1,135 square foot 3-car garage, demolition and replacement of paved areas, and a new driveway gate within 100 feet of environmentally sensitive habitat area (ESHA). The lot is subject to land use regulations and policies under the Del Monte Forest Land Use Plan. No landmark or protected trees are slated for removal. Nonetheless, site improvements have been determined to have potential impacts on the environment. The following section will include discussion about the project description.

### **B. Surrounding Land Uses and Environmental Setting:**

The subject parcel (1.24 acres) is situated to the east of 17-Mile Drive, south of Cypress Point, in a developed residential neighborhood. A portion of the parcel falls within the area of the Del Monte Forest delineated as indigenous Monterey Cypress habitat, while the rest of the site falls outside of this mapped boundary per the Del Monte Forest Land Use Plan (“Monterey Cypress Forest, Figure 2a”). The proposed new development falls fully outside the area marked as Cypress habitat on Figure 2a; however, per the Del Monte Forest Land Use Plan (DMF LUP), specifically policy numbers 8, 11, 12, development of parcels immediately adjacent to environmentally sensitive habitat areas shall be planned to keep development intensity as low as possible. Given the proximity to the known area of indigenous Monterey Cypress habitat, staff looked to DMF LUP Policy 20 for further guidance on protecting the surrounding habitat. DMF LUP Policy 20 states that all improvements shall be carefully sited and designed to avoid potential damage or degradation of Monterey Cypress habitat, including the microhabitat of individual cypress trees, and must be located within existing hardscaped areas and outside of the dripline of individual cypress trees. While the approximate boundary delineated in Figure 2a cannot be wholly relied upon, it is consistent with the determination made in the Biotic Report (Source 12). Importantly, if the combined analysis is to be applied to this project, the proposed additions would be located away from environmentally sensitive habitat (northeast of the boundary, see **Figure 4**). The subject parcel is not subject to the Pescadero Watershed coverage limitations because it is outside of the watershed boundary (**Figure 5**).

**FIGURE 1 – Vicinity Map**

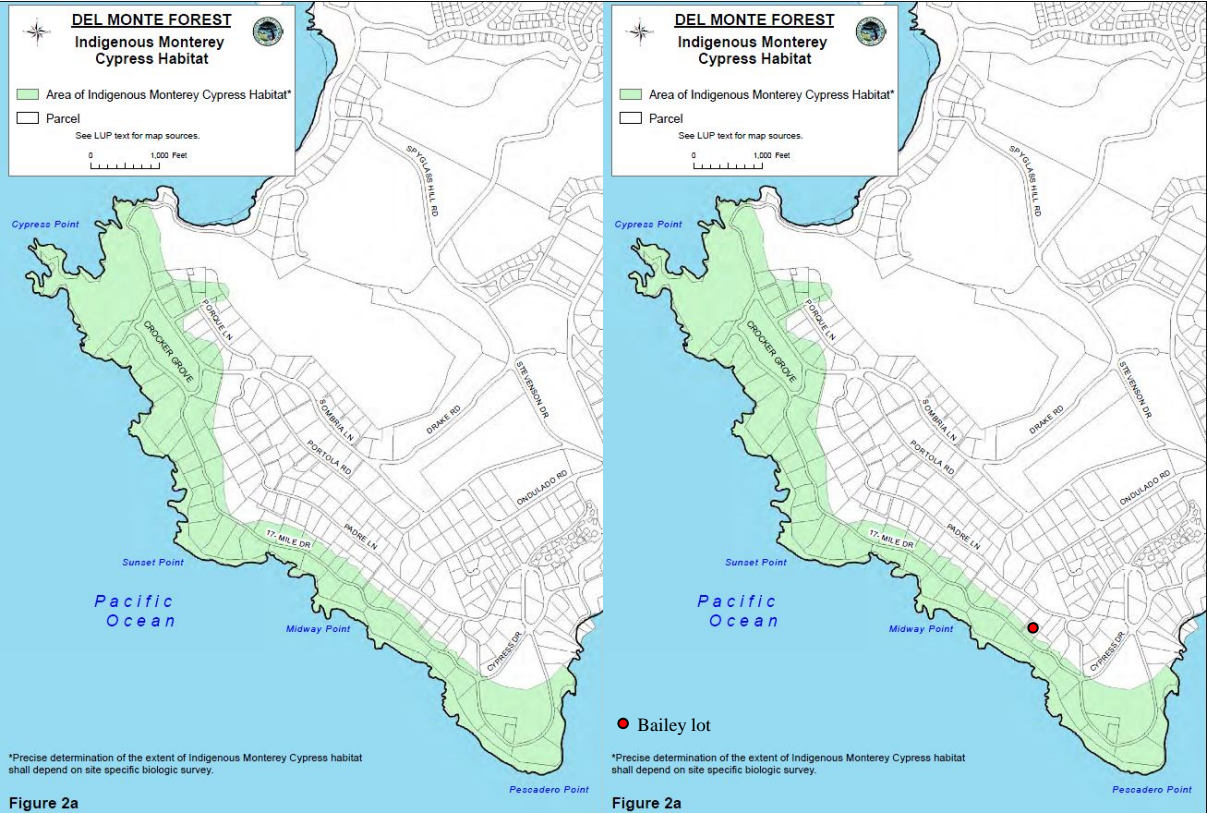


**FIGURE 2 – Visual Resources Map**



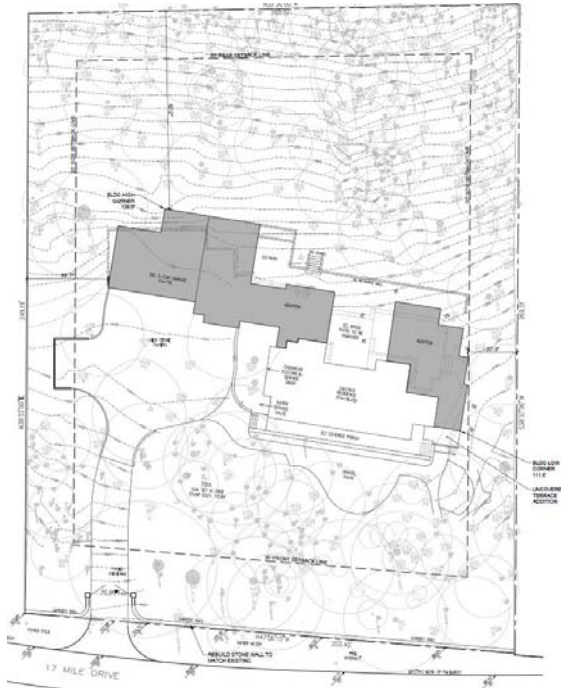
Per the Del Monte Forest Land Use Plan, (“Visual Resources, Figure 3”), the subject parcel has visual sensitivity (sensitive). In the DMF-LUP, 17-Mile Drive is also designated a “scenic corridor” and allows for development that does not block significant public views. All of the proposed development for this project will be away from scenic 17-Mile Drive, sloped upward from the road. Staff conducted a site visit on September 8, 2017 and did find the proposed development to pose an adverse visual impact. The property is screened by Monterey Cypress trees and the main structure itself maintains a substantial front setback.

**Figure 2a – Del Monte Forest, Indigenous Monterey Cypress Habitat**





**FIGURE 3 – Proposed Site Plan**

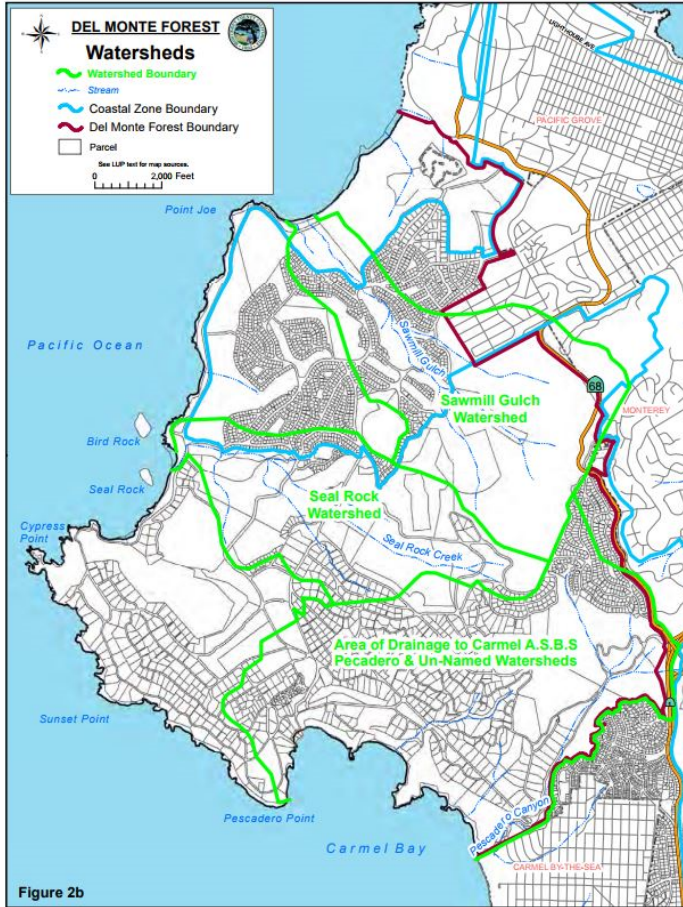


**FIGURE 4 – Site Plan showing new areas of disturbance (see shaded area)**



Open space (owned by the Pebble Beach Company) north of the lot approximately 15 feet wide (**Figure 4**) and indigenous Monterey Cypress to the west, further restrict the developable land. New additions, except for a portion of the new 3-car garage, are within the previously disturbed areas (and/or original building footprint) of the lot and are positioned behind the main structure which effectively screens it from public view (see **Figure 4**). The new 3-car garage will have minimal visual impact given its 100-foot setback and the upward slope of the driveway (from the road). The line cutting across the parcel in Figure 4 is an enhanced line of the approximate delineation of indigenous Monterey Cypress habitat illustrated in Figure 2a.

**FIGURE 5 – Del Monte Forest Watersheds**



**FIGURE 6 – Existing Residence (Colors and Materials)**

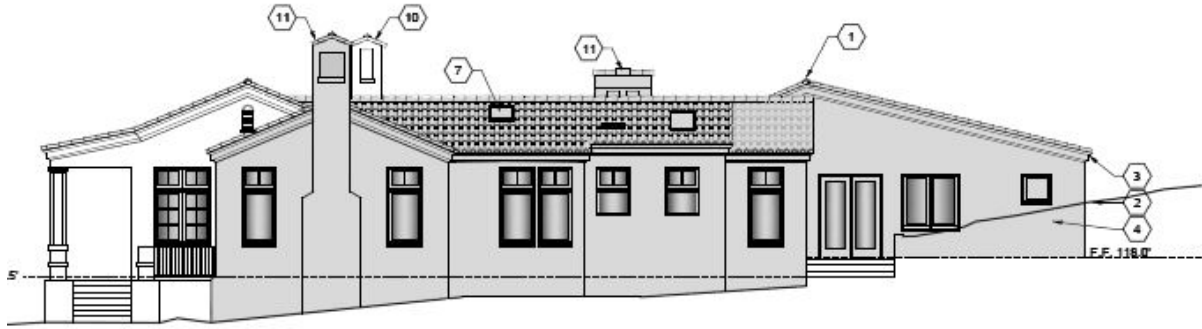


The proposed exterior colors and materials will match the existing structure: off-white body with dark trim; gable and shed roofs finished with clay barrel tiles. The additions are designed to complement the context of the site and surrounding area.

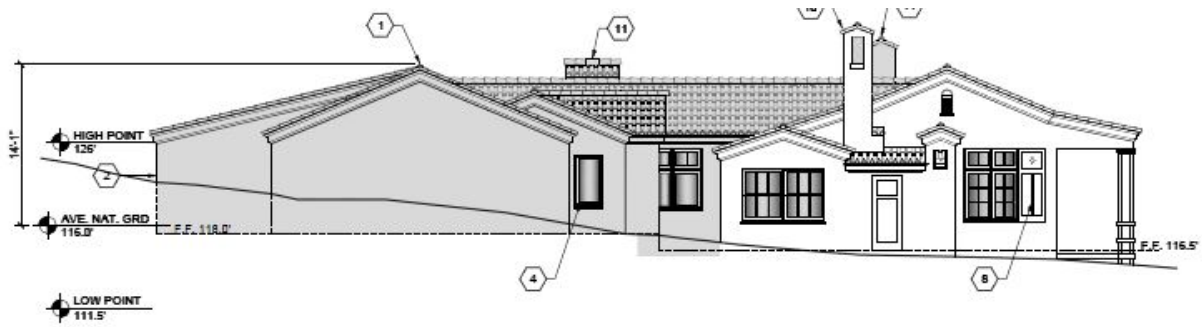
The Bailey residence was constructed in 1924 and follows a Spanish Revival theme reflective of the dominant architectural style of the time in Pebble Beach. Although the retained historian could not locate original drawings nor identify the architect, it is his expert opinion that the Bailey property is a clear representation of Mediterranean-or Spanish Revival styles expressed during 1919-1945 when the Del Monte Properties Company imposed strict design controls. The single-family dwelling has had some alterations and because of these, there was concern regarding the remaining historic integrity. Although it was found not to be eligible for the National or California Registers due to former modifications made to the building, it was eligible under the local Monterey County Historic Register Criterion B1 and B3 (Source 10). Based upon review of this application by the Historic Resources Review Board (HRRB) and independent review by PAST Consultants and the incorporation of recommendations made by the Chair of the HRRB prior to project submittal, the materials and design are consistent with the SOI Standards for Rehabilitation. The additions to the house do not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject parcel. Furthermore, additions on the right-side elevation will be modified; however, this is not an original feature of the building. Additions to the rear of the building are on a non-primary elevation; deteriorated wood features and the shutters on the west elevation, will be repaired, rather than replaced (Source 10).

**FIGURE 7 – Exterior Elevations**





8 SOUTH ELEVATION  
1/8" = 1'-0"



6 NORTH ELEVATION  
1/8" = 1'-0"

The overall height of the building, including roof appurtenances, will not go past 20 feet from the average natural grade. The designated LDR/2.5-D zoning allows main structures to have a maximum height of 30 feet.

**FIGURE 8 – Project Staking**



Most improvements are proposed on the eastern part of the lot, away from indigenous Monterey Cypress Habitat delineated in Figure 2a.

According to the Del Monte Forest Coastal Implementation Plan (Part 5), the presence/absence of ESHA shall be determined prior to initiating the application review process with the intent to design sites in a manner avoiding ESHA to the greatest extent feasible. The determination of

whether ESHA is actually present in the Del Monte Forest in any particular situation must be based on an evaluation of both the resources on the ground and knowledge about the sensitivity of the habitat at the time of development consideration. There is no question that the proposed project would be within 100 feet of ESHA (indigenous Monterey Cypress). Two different reports (Source 12, 13) prepared by qualified biologists determined that ESHA was present on the front portion of the lot (in general agreement with Figure 2a). On-the-ground tree surveys, a site visit and available data (e.g. Figure 2a) also corroborate the findings. Per the Del Monte Forest Land Use Plan, Policy No. 14, near environmentally sensitive habitat areas, native vegetation removal and land disturbance shall be restricted to the minimum amount necessary to accommodate reasonable development. Development shall be sited and designed to prevent impacts that would significantly degrade those nearby areas, and shall be compatible with the continuance of those habitat areas. On the upper half of the lot (east), an existing retaining wall comes within the dripline of a single Cypress tree (#277). **Figure 8** shows the proposed location of a new garage; orange netting represents the edge of the new garage which comes within the dripline of a single Cypress tree (#277).

**FIGURE 9** – Impact of new development



**FIGURE 10** – Impact of new development



In addition to #277, two other trees may be potentially impacted by the proposed improvements. These individual Cypress trees are outside of the Figure 2a boundary and are within the existing hardscape.

**FIGURE 11** – Impact of new development (north)



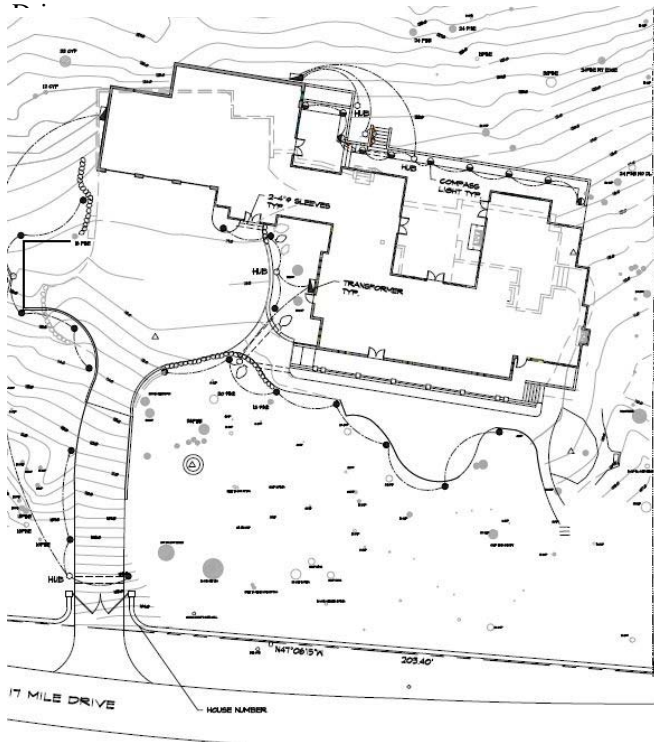
Trees 224 and 223 are also identified as impacted trees; however, they are already within a disturbed area.

**FIGURE 12 – Existing Driveway (facing 17-Mile Drive)**



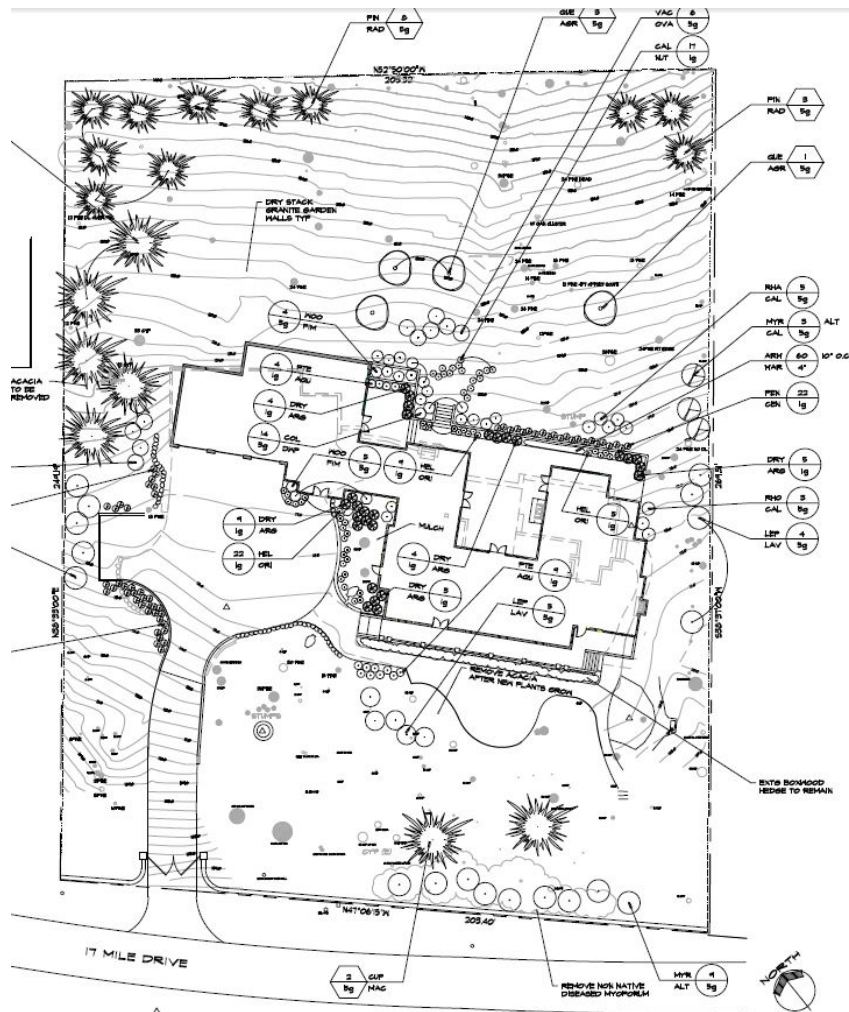
The existing 5,422 square foot driveway will be re-paved with a new 4,270 square foot driveway. Other flatwork improvements include the demolition and replacement of an existing patio/walkway (from 1,104 square feet to 1,658 square feet).

**FIGURE 13 – Proposed**



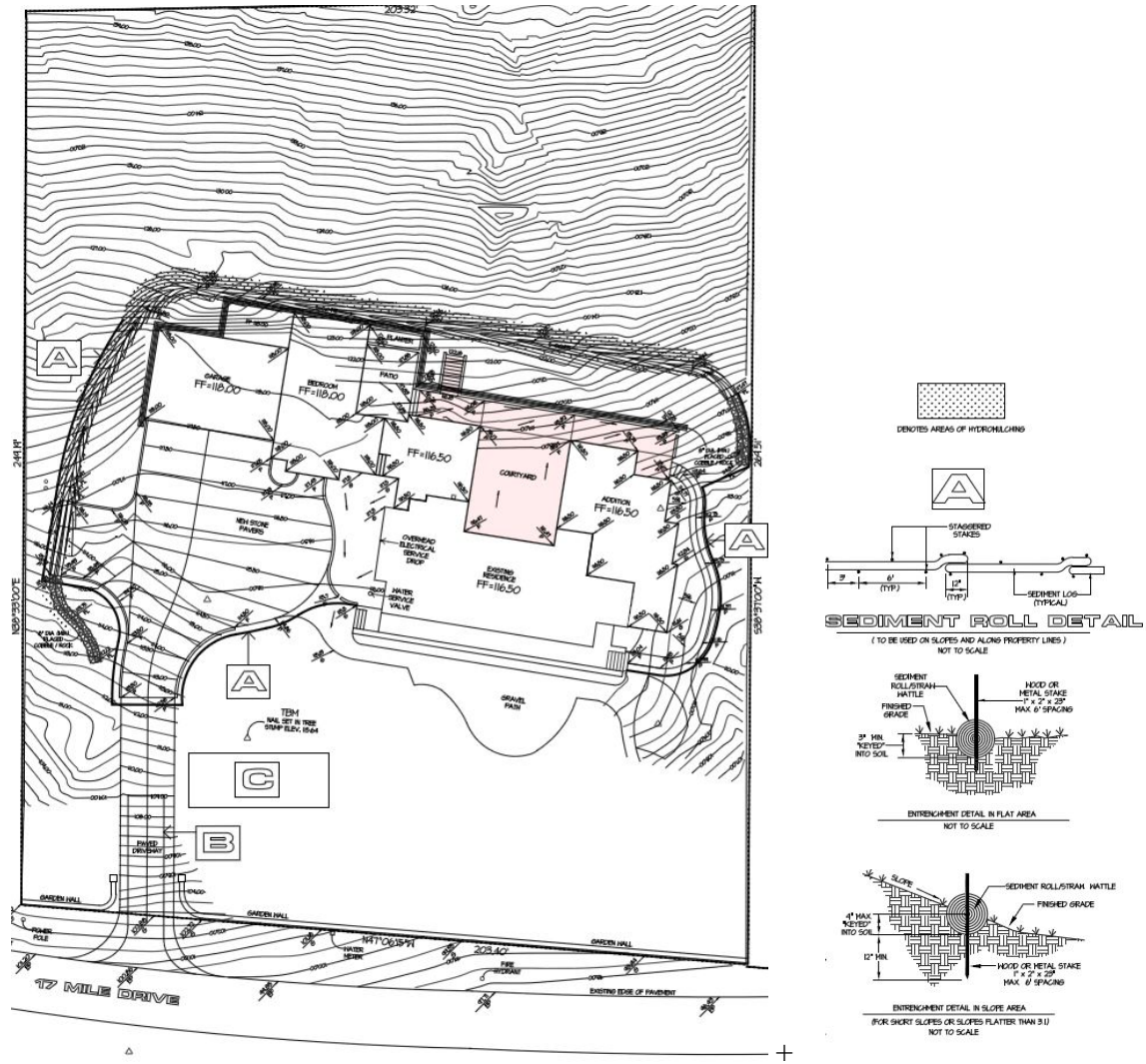


**FIGURE 14 – Preliminary Landscape Plan**



A preliminary Landscape Plan (**Figure 14**) has been incorporated into the project application and addresses planting zones from the house to the outermost property areas. Zone 1 is located closest to the structure and is the only area that utilizes ornamental plants which will be controlled in enclosed raised planters. The remaining area in Zone 1 will utilize native plants drawn from California flora. Zone 2 serves as a transition area between the formal landscape in Zone 1 and the natural area of Zone 3 where enhancement and restoration will occur. Tree replanting will occur per the Tree Assessment Report (Source 11)- these include: 11 five-gallon pine trees to be placed on the upper zone (Zone 3); 1 five gallon *quercus agrifolia*; and 2 five-gallon Cypress trees. Overall, the landscape plan avoids new planting and irrigation within Cypress habitat area. To further protect trees adjacent to construction areas, a Tree and Root Protection condition (Condition No. 4) requires the applicant to protect trees by the use of temporary fencing and through wrapping of trunks with protective materials.

**FIGURE 15 – Preliminary Sediment Control Plan**



**EROSION CONTROL**

1. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN OPERATION THROUGHOUT CONSTRUCTION PHASE. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED, REPAIRED AND LOGGED AT THE END OF EACH WORKING DAY.
2. GRAVEL BAGS & PCC BLOCKS SHALL BE PLACED AROUND EACH CATCH BASIN UNTIL ALL TRIBUTARY UPSTREAM AND DOWNSTREAM AREAS HAVE BEEN STABILIZED AND MAY BE REMOVED ONLY WITH THE APPROVAL OF THE MONTEREY COUNTY ENGINEER.
3. CONTRACTOR SHALL CORRECT VEHICLES, ETC. TO THE AREAS UNDER CONSTRUCTION AND SHALL NOT PERMIT DAMAGE TO THE EXISTING VEGETATION OR NATURAL GRASS IN PRIME DEVELOPMENT AREAS. ANY DAMAGE SHALL BE IMMEDIATELY REPAIRED. DAMAGED AREA TO BE ADDED TO THE SHEET.
4. TRAPPED SEDIMENT IS TO BE REMOVED AS REQUESTED TO MAINTAIN TRAP EFFICIENCY. CONTRACTOR SHALL EXAMINE GRAVEL BAGS AND PEER ROLLS WEEKLY AND BEFORE AND AFTER EACH RAIN. FOLLOWING ANY PERIODS OF RAIN, REMOVE ANY SILT DEPOSITS AND REPLACE ANY DAMAGED GRAVEL BAGS. TRAPPED SEDIMENT IS TO BE DISPOSED AT A SITE APPROVED BY THE PROJECT ENGINEER.
5. THE CONTRACTOR SHALL CONSTRUCT, AT HIS ONLY ACCESS POINT, AN APPROVED CONSTRUCTION ENTRANCE CONSISTING OF A 6' WIDE BY 50' LONG TRANSITION DRU WITH A MINIMUM 6" THICK FRACTURED STONE AGGREGATE MATERIAL PLACED OVER FILTER FABRIC/MAT.
6. GRAVEL BAGS AND PEER ROLLS MAY BE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED AND ONLY WITH APPROVAL OF THE MONTEREY COUNTY ENGINEER.

1. HYDROSEEDING: SEEDING SHALL BE PERFORMED BY A MECHANICAL HYDROSEEDER. THE HYDRO MULCH IS PREPARED BY MIXING PEER, SOIL STABILIZER, SEED AND WATER IN PORTIONS SPECIFIED IN THE PLANS OR HEREIN. MIXING TIME SHALL NOT EXCEED 45 MINUTES FROM THE TIME THE SEED CONTACTS THE WATER UNTIL THE ENTIRE BATCH IS DISCHARGED ONTO THE PREPARED SOIL.

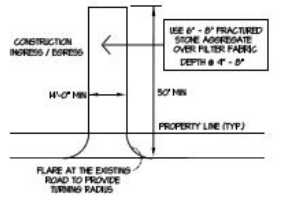
HYDROSEEDING SEED MIX FOR THE PARTIAL HYDROSEEDING AREA

SCIENTIFIC NAME	COMMON NAME	APPLICATION RATE (lb/acre)
ACRILIDA MULLIFOLIA	COMMON YARROW	1
PAPELLA PULGORA	PEPPY NEEDELRASS	15
LEPIS TRICHOIDES	GREYFERN FIERGRASS	3.5
LEPIS HANS	KEY LINE	2
ECOLOGEDIA CALIFORNICA	CALIFORNIA POPPY	0.5
LEPIS SCYPHARIS	DEERWEED	2
ERCHIS CARINATE	CALIFORNIA BROCK	15
LEPIS BLANDS	BLUE HILD-YITE	10

NON-SEED PRODUCTS

PRODUCT NAME	APPLICATION RATE (lb/acre)
BONDED PEER MATRIX MULCH	3000
SEED HYDROGEL (25 spp/acre)	10

8. MONTEREY COUNTY ENGINEER RESERVES THE RIGHT TO REQUIRE THE INSTALLATION OF STRAIN MATTINGS IN AREAS WHERE EROSION CONTROL/SEEDING HAS NOT BEEN ESTABLISHED.
9. CONTRACTOR & ALL SUBCONTRACTORS SHALL RETAIN A COPY OF THE NOT & SHEET FILED WITH THE BAGGAGE ON SITE, OR HAVE ACCESS TO A CENTRALLY LOCATED COPY ON SITE. ALL CONTRACTORS & SUBCONTRACTORS SHALL AGREE TO ABIDE BY THE SHEET IN MATTERS.
10. CONTRACTOR SHALL PROVIDE A CONCRETE WASHOUT LOCATION ON SITE. THE LOCATION SHALL BE APPROVED BY THE MONTEREY COUNTY ENGINEER. PRIOR TO ANY WASTE DISPOSAL.



**DUST CONTROL**

AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK, TO THE SATISFACTION OF THE PROJECT ENGINEER AND APPLICABLE AUTHORITIES. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY THE DUST FROM HIS OR HIS SUBCONTRACTORS' ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT.

**NOTES:**

GRAVEL BAGS SHALL BE USED AT ALL ON-SITE DRAINAGE INLETS, TOP OPENINGS AND SIDE OPENINGS.

GRAVEL BAGS SHALL BE USED ON ALL DRAINAGE INLETS IN MONTEREY COUNTY RIGHT-OF-WAY IMPACTED BY THE PROJECT (DOWN STREAM INLETS AND FIRST INLET UP STREAM).

PLACE TYPE I BARRICADE OVER DRAINAGE INLET INLET FILTER FABRIC & GRAVEL. SACS ARE UTILIZED.

INSPECT (AND DOCUMENT EACH INSPECTION) ALL INLET PROTECTION DEVICES BEFORE AND AFTER RAINFALL EVENTS, AND WEEKLY THROUGHOUT RAINY SEASON. DURING EXTENDED RAINFALL EVENTS, INSPECT INLET PROTECTION DEVICES AT LEAST ONCE EVERY TWENTY-FOUR (24) HOURS.

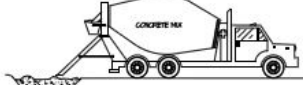
REMOVE ALL INLET PROTECTION DEVICES WITHIN THIRTY (30) DAYS AFTER THE SITE IS STABILIZED, OR WHEN INLET PROTECTION IS NO LONGER REQUIRED, BY COUNTY ENGINEER.

PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH THREE (3) INCH TO FOUR (4) INCHES MAX DEEP ALONG THE PROPOSED INSTALLATION ROUTE.

SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UP-HILL OR UP-FLUSH SIDE OF THE ROLL TO PREVENT WATER FROM UNDER CUTTING THE ROLL.

PLACE SEDIMENT ROLL INTO KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL TO WITHIN SIX FEET (6') OF EACH END AND THEN EVERY SIX FEET (6') WITH 1" x 2" x 28" HOOK OR METAL STAKES.

STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE SEDIMENT ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED TWELVE INCHES (12") MIN TO PROVIDE A TIGHT JOIN, NOT ADJUSTED TO ONE ANCHOR.



**DESCRIPTION**

PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

**APPROACH**

THE FOLLOWING STEPS WILL HELP REDUCE STORM WATER POLLUTION FROM CONCRETE WASTES: STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR GEMENT ON-SITE. PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINAGE, OPEN DITCHES, STREAMS, OR STREAMS. DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS FOR ON-SITE WASHOUT.

LOCATE WASHOUT AREA AT LEAST FIFTY FEET (50') FROM STORM DRAINAGE, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.

WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER TO A BERMED OR LEVEL AREA.

DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCK PILE, OR DISPOSE IN THE TRASH.

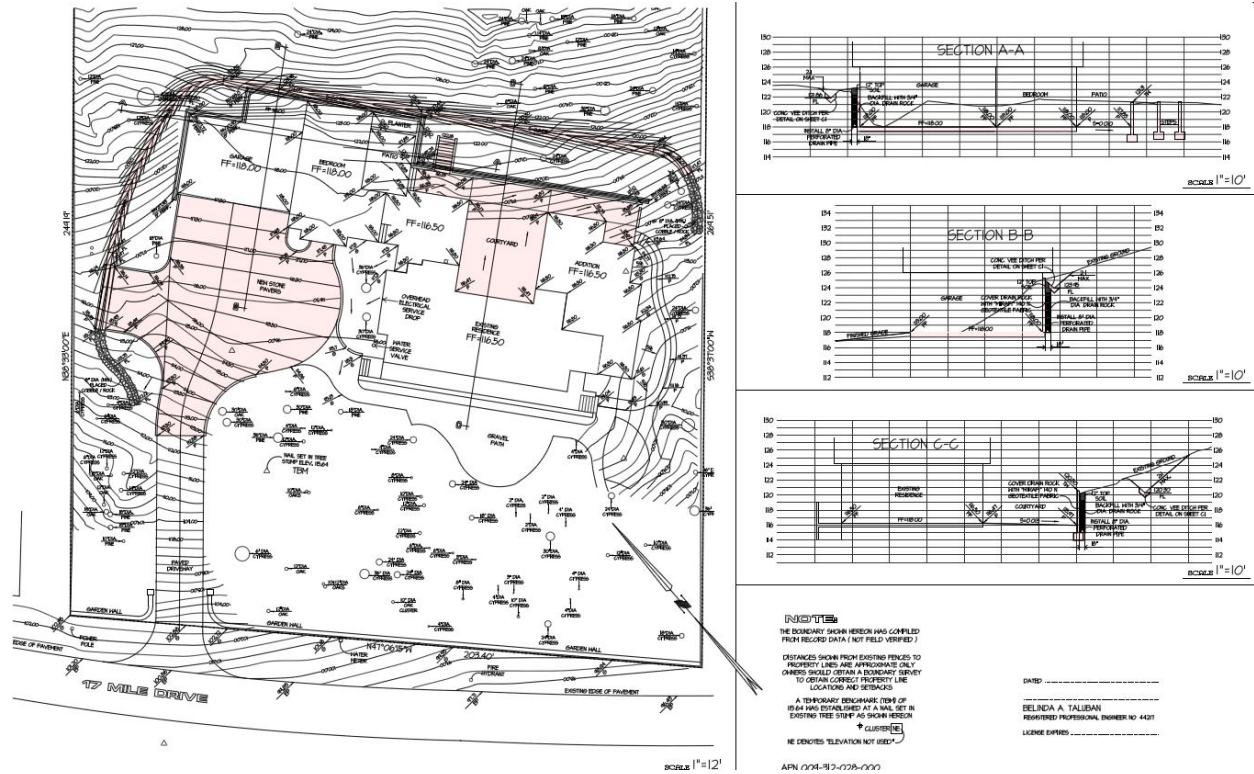


DATED \_\_\_\_\_  
 \_\_\_\_\_  
 BELINDA A TALLEBAN  
 REGISTERED PROFESSIONAL ENGINEER NO. 44217  
 LICENSE EXPIRES 6-30-2017

Some excavation work is proposed for the project (less than 550 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 RMA Building Services and RMA Environmental Services Departments require 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 outside of the rainy season from October 15 through April 15. The sediment control measures to be applied for the subject project as outlined in the preliminary Sediment Control Plan (Figure 15) are adequate and will be

reviewed and vetted by the RMA Environmental Services Department prior to site disturbance in conformance with Condition No. 9 (Erosion Control Plan).

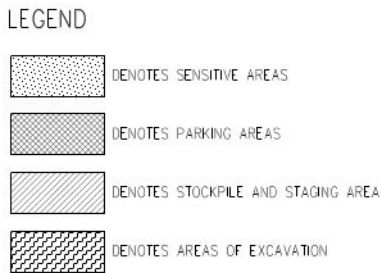
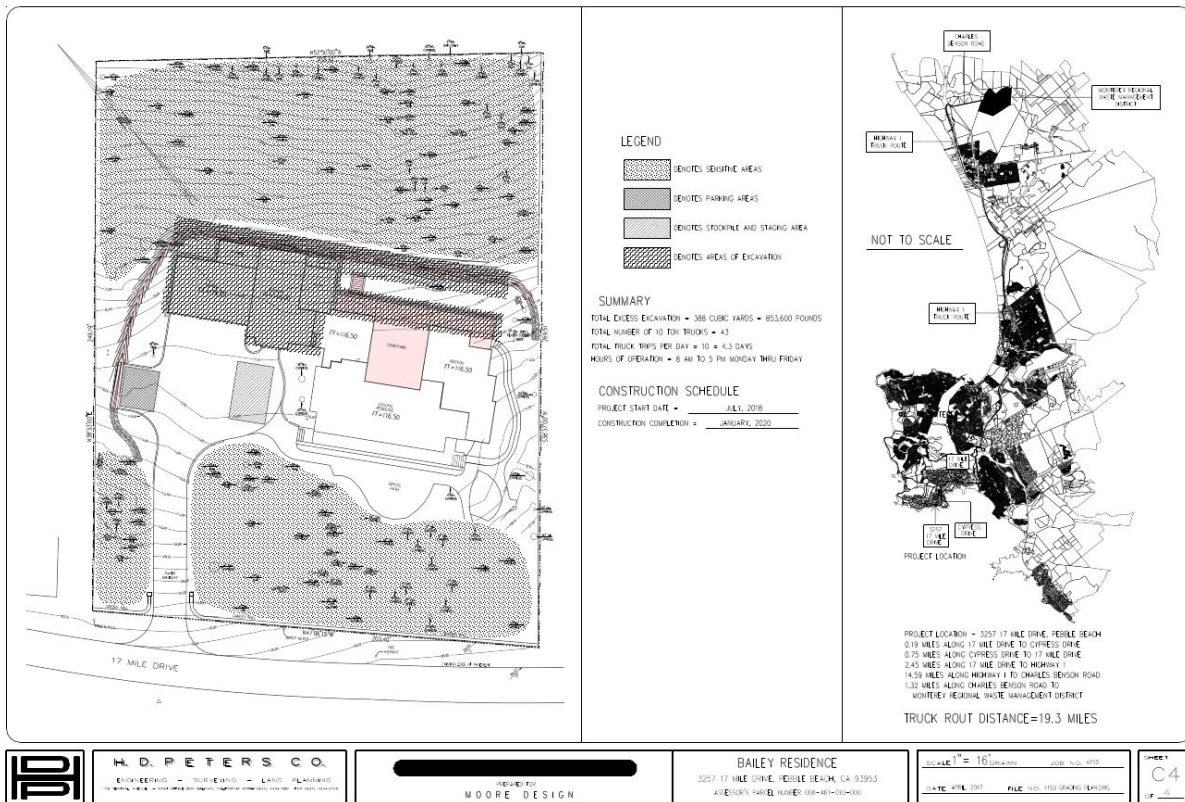
**FIGURE 16 – Preliminary Grading Plan**



The project includes grading involving 531 cubic yards of cut and 143 cubic yards of fill (388 cubic yards of excess excavation).

The Geologic Report and Soil Engineering Investigation (Source 13) concluded that the site is suitable from a geologic and soil engineering standpoint for the proposed residential additions. The site soils and earth material are erodible. Stringent erosion control measures are to be implemented to provide surficial stability of the site soils- a condition placed by Environmental Services (Condition No. 11) requires a Grading Plan incorporating the recommendations from the project Geologic Report and Soil Engineering Investigation prepared by Landset Engineers, Inc.

**FIGURE 17 – Construction Management Plan**



**SUMMARY**

TOTAL EXCESS EXCAVATION = 388 CUBIC YARDS = 853,600 POUNDS  
 TOTAL NUMBER OF 10 TON TRUCKS = 43  
 TOTAL TRUCK TRIPS PER DAY = 10 = 4.3 DAYS  
 HOURS OF OPERATION = 8 AM TO 5 PM MONDAY THRU FRIDAY

**CONSTRUCTION SCHEDULE**

PROJECT START DATE = JULY, 2018  
 CONSTRUCTION COMPLETION = JANUARY, 2020

**FIGURE 18 – Proposed Truck Route**



PROJECT LOCATION - 3257 17 MILE DRIVE, PEBBLE BEACH  
0.19 MILES ALONG 17 MILE DRIVE TO CYPRESS DRIVE  
0.75 MILES ALONG CYPRESS DRIVE TO 17 MILE DRIVE  
2.45 MILES ALONG 17 MILE DRIVE TO HIGHWAY 1  
14.59 MILES ALONG HIGHWAY 1 TO CHARLES BENSON ROAD  
1.32 MILES ALONG CHARLES BENSON ROAD TO  
MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT

TRUCK ROUT DISTANCE=19,3 MILES

**FIGURE 19 – Aerial Photo**



**FIGURE 20 – Overhead View of Subject Property**



**C. Other public agencies whose approval is required:**

The proposed project would not require approval from any outside agencies.

County approval of the proposed permit is subject to appeal by the California Coastal Commission. In addition, obtaining ministerial building and grading permits would be required through the Monterey County RMA Building Division, where review and approval by the Pebble Beach Services District (fire protection), Water Resources Agency, and Resource management Agency-Environmental Services Division would also occur. In adherence with DMF LUP Policy No. 13, environmentally sensitive habitat areas shall be protected through deed restrictions or permanent open space conservation and scenic easements granted to the Del Monte Forest

Conservancy. The applicant shall work with the Conservancy to assure the intent of the policy is met.

**D. Project Impacts:**

The subject property is not located within Prime or Unique Farmlands, forest land, an area that poses a threat cause by flooding, or on a mineral resource recovery site. The result of the project will not require large amounts of water, create large amounts of wastewater, induce or reduce the population or availability of housing, or cause reduction of the existing level of services for fire, police, public schools, or parks. Therefore, the project would have no impact on agricultural and forest resources, mineral resources, population and housing, public services, recreation, or utilities and service systems.

Less than significant impacts have been identified for aesthetics, air quality, geology/soils, greenhouse gas emissions, noise, and transportation/traffic (see Section VI, Environmental Checklist of the Initial Study). Implementation of the project would incorporate conditions of approval to assure compliance with County requirements to the extent that they mitigate the identified potential impacts. Therefore, mitigation measures were not necessary for the project to have a less than significant impact on these resources.

Potential impacts to biological resources, cultural resources, land use/planning and tribal cultural resources caused by construction of the project have been identified and mitigations/conditions have been recommended to reduce the impact to a less than significant level (see Section VI, Environmental Checklist, of the Initial Study).

**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 checked="" type="checkbox"/>	Local Coastal Program-LUP	<input checked="" type="checkbox"/>

General Plan/Local Coastal Program LUP

The proposed project was reviewed for consistency with the 1982 Monterey County General Plan, Del Monte Forest Land Use Plan (DMF LUP) and the Monterey County Coastal Implementation Plan, Parts 1 (Title 20) and 5 (Chapter 20.147). Chapter 6 of the DMF LUP outlines three basic tests for demonstrating a project conforms with the plan: 1) The project must be in conformance with the type and intensity of uses permitted within the specific geographical area concerned; 2) The project must conform to the policies of the LUP. Particularly, the proposal must satisfy the natural resource protection policies and fully meet the objectives,



policies and standards for natural resource protection<sup>1</sup>; and 3) the project must fully meet any specific zoning provisions adopted to implement the plan. As discussed in Section VI.4 of this Initial Study, the proposed project, as mitigated, is consistent with biological resource policies of the DMF LUP intended for resource protection. **CONSISTENT**

#### Water Quality Control Plan.

The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board (CCRWCB). Water quality objectives specified in the Water Quality Control Plan for the Central Coast Basin are meant to protect existing high quality waters of the State. Water quality objectives are considered necessary to protect those present and probable future beneficial uses enumerated in Chapter Two of this plan to protect existing high quality waters of the State. These objectives will be achieved primarily through the establishment of waste discharge requirements and through implementation of the water quality control plan, which regulates sources of water quality related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality through implementation of the State's Water Quality Control Plan. In this case, beneficial uses would include groundwater recharge from stormwater captured onsite. The proposed project includes land disturbance and construction of permanent structures in a currently vacant parcel. This has the potential to introduce new sources of pollution or significantly increase on-site impervious surfaces. In accordance with Chapter 16.12 of the Monterey County Code, the proposed project has been conditioned by the Water Resources Agency and RMA-Environmental Services requiring the applicant to submit a drainage and erosion control plan. For additional discussion on hydrology and water quality, please refer to Section VI.9 of this Initial Study. **CONSISTENT**

#### Air Quality Management Plan (AQMP)

Consistency with the Air Quality Management Plan (AQMP) is an indication of a project's cumulative adverse impact on regional air quality (ozone levels), and 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 significant cumulative air quality impact. The Monterey Bay Air Resources District (MBARD) prepared the AQMP for the Monterey Bay Region. The AQMP addresses attainment and maintenance of State and Federal ambient air quality standards with the North Central Coast Air Basin. The project proposes to add square footage to an existing single family dwelling on a lot zoned for residential development. Therefore, any population increase as a result from the operational component of the project has already been accounted for in the AQMP. It was determined that the proposed project would not conflict with or obstruct implementation of the AQMP. There would be no stationary emissions as a result of the proposed project. The MBARD CEQA Air Quality Guidelines defines construction activities with potentially significant impacts for PM<sub>10</sub> if they include 2.2 acres of disturbance per day. The project will involve less than 1.24 acres of disturbance per day and therefore, would not result in a significant impact and would be consistent with the AQMP. Additional discussion can be found in Section IV.A of this Initial Study. **CONSISTENT**

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<sup>1</sup> If land use and natural resource protection policies conflict, natural resource protection policies shall prevail

#### ***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 checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources      | <input checked="" type="checkbox"/> Cultural Resources          | <input checked="" type="checkbox"/> Geology/Soils                      |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions  | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality            |
| <input checked="" type="checkbox"/> Land Use/Planning         | <input type="checkbox"/> Mineral Resources                      | <input checked="" type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing                   | <input type="checkbox"/> Public Services                        | <input type="checkbox"/> Recreation                                    |
| <input checked="" type="checkbox"/> Transportation/Traffic    | <input type="checkbox"/> Utilities/Service Systems              | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Tribal Cultural Resources |   |  |

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:**

Section VI.2 - Agricultural and Forest Resources: The subject property is located within an urbanized area within an established neighborhood. There are no agricultural uses within the vicinity of the property. Furthermore, the Monterey County Geographical Information Systems (GIS) indicates that the subject property is not located within any area classified as Prime Farmland or Farmland of Statewide Importance. Therefore, the project would have no impact on agricultural resources. Although the biological report indicates that there is Monterey Cypress forest habitat onsite, it is not considered a forest or timber resource inventoried as “Demonstration State Forest” (Source 12), *No Impact*.

Section VI.13 - Mineral Resources: The subject property is not located in an area where there is a known mineral resource. Therefore, the project would not result in the loss of availability of a known mineral resource that is of value to the region and the residents of the state nor would it result in the loss of availability of a locally-important mineral resource recovery site as delineated in the Monterey County General Plan (Source 2). Therefore, the project will have no impact to mineral resources, *No Impact*.

Section VI.13 – Population/Housing: Implementation of the proposed project would improve an existing single family dwelling on a residentially zoned parcel. No additional dwelling units are proposed. Therefore, the project would not substantially induce population growth in the area, either directly or indirectly, as no new infrastructure would be extended to the site (Source 1), *No Impact*.

Section VI.14 - Public Services: The proposed project includes the remodel and additions to an existing single family dwelling. The increased square footage will have no impact to the existing public services such as fire, police, schools, parks, or any other public facilities (Source 1), *No Impact*.

Section VI.15 – Recreation: Implementation of the proposed project would not result in an increase in the use of existing neighborhood or regional parks or other recreational facilities which would cause substantial physical deterioration. The proposed project does not include or require construction or expansion of recreation facilities. The project would not create significant recreational demands. Therefore, it does not necessitate review by the Monterey County Parks Department for recreational purposes. No in lieu fees or dedication of land for regional parks would be required (Source 1, 2, 3 and 4), *No Impact*.

Section VI.17 – Utilities and Service Systems: The proposed project includes the remodel and additions to an existing single family dwelling. There will be no substantial increase in wastewater from the project that will cause the Pebble Beach Community Services District (PBCSD) to expand its existing service or cause PBCSD to exceed wastewater treatment requirements of the California Regional Water Quality Control Board. Similarly, there will be no increase in water usage which will cause the California American Water Company to expand its facility.

Any excess construction materials would be hauled to the landfill operated by the Monterey Regional Waste Management District. The project will also comply with federal, state, and local statutes and regulations related to solid waste. Therefore, the project would have no impact on utilities or service systems (Source 1).

**B. DETERMINATION**

On the basis of this initial evaluation:

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



Signature

Maira Blanco

3/5/2018

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 appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

## VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Have a substantial adverse effect on a scenic vista? (Source 1, 3, 4, 8)	<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? (Source 1, 3, 4, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source 1, 3, 4, 8)	<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? (Source 1, 3, 4, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion/Conclusion/Mitigation:

The scenic qualities of the Pebble Beach area are considered unique and significant and the protection of the area's visual resources is important as stated in the Del Monte Forest Land Use Plan. The Visual Resources Map, Figure 3 of the Del Monte Forest Land Use Plan indicates that the subject property is located within the viewshed area as seen from Point Lobos and vista points from 17-Mile Drive. Key policies of the DMF LUP calling for the protection of scenic resources include strict development restriction in the project area, between 17-Mile Drive and the ocean (see below).



○ Approximate location of subject project

**1(a), (b), (c), and (d). Conclusion: Less Than Significant Impact.** A site visit was conducted on September 8, 2017 to observe staking and flagging and it was determined that the proposed additions would not cause a significant impact to the visual resources of the Del Monte Forest. The subject property is located directly east of 17-Mile Drive (inland side of 17-Mile Drive). Although the parcel is encompassed in the Visual Resources Map (viewshed from 17-Mile Drive and vista points), due to existing vegetation and fencing, the increased mass of the dwelling would be a less than significant impact. No trees are proposed for removal and mitigation measures for tree protection are included to protect them as they are considered biological resources on the site. Although the project proposes additions that would increase the overall building mass, all new development is sited to be over 100 feet from the centerline of 17-Mile Drive. Colors, materials and textures, such as off-white with dark trim, gable and shed



roofs with finished clay barrel tiles will match the existing structure (see below **Figure 21**). Moreover, the additions were designed with considerations for its historic eligibility- a hybrid Spanish Revival/Monterey Colonial Style. The proposed additions conform to the Secretary of the Interior's Standards for the treatment of historic properties.

The existing stone wall will be repaired and in some places replaced (**Figure 22**) with the same material. A new gate -infill metal design- within the gate panels- will replace the wrought iron gate with see-through openings (see below). The applicant will submit photos or samples of the materials to be used to assure that the proposed gate does not include reflective materials that would impact the public viewshed. The proposed gate behind the existing stone wall will be excluded from this project because it would impact aesthetics in a manner that is more than less than significant. In addition, the Del Monte Forest Coastal Implementation Plan, states that fences shall be designed with see-through materials or spaced in a manner to protect views of the natural habitat from 17-Mile Drive (Source 4). The applicant shall submit revised plans to be in conformance with site development standards for the Del Monte Forest.

The County of Monterey requires that all exterior lighting for the proposed project be unobtrusive and harmonious with the local area. Based on this policy, a condition of approval (Condition No. 5) shall be included to require the applicant to submit an exterior lighting plan prior to the issuance of building permits for review and approval by the RMA-Planning Department to ensure that only the intended areas are illuminated and off-site glare is fully controlled. The applicant has submitted a preliminary Landscape Lighting Plan (**Figure 23**) showing all lighting to be downcast or hooded. The proposed additions will not significantly change the existing aesthetic condition when viewed from 17-Mile Drive. With the above mentioned revisions, the project as conditioned, will have a less than significant impact on the aesthetics of the Del Monte Forest.

**FIGURE 21** – Colors and Materials to match existing structure



Source 10: PAST Consultants (2017), Phase II Historical Assessment

**Figure 22** – Proposed Gate and Fencing

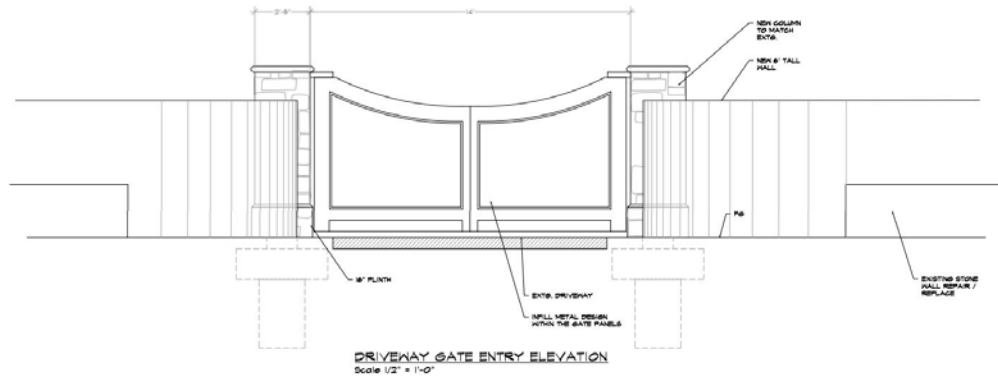


Figure 23 – Preliminary Landscape Lighting Plan



SITE PLAN  
Scale 1/16" = 1'-0"

LIGHTING LEGEND:		
Symbol	Description	Product
●	PATH LIGHTS	Auralight LPL 12-5 Sahara / alt. LPL45 Laguna BLP Finish LED Warm White 2900K / 25 watts
◐	WALL LIGHT	Auralight Meridian LSW5 LED (HOOD DOWN CAST) Alt. SWS5 Sentinel 1.25 watt BLP Finish
◻	LIGHT MOUNTING	GROUND LIGHTS shall be mounted on ZEROS-WS Auralight Docking Posts.
◻	TRANSFORMER	Multi-tap 350-500 watt stainless
○	WIRING HUB	Unique Galaxy Hub / Alt. Unex 5 Hub
○	WIRING LOOP	Tie back to House Lighting System shall be coordinated Bldg. Electricians & Programmers
⊕	GFU OUTLET	Refer to Architectural Plans / installed by Bldg Electricians
⊕	SWITCHING LOCATION	Coordinate with Building Project Electricians
NOTE		
<ul style="list-style-type: none"> <li>• ALL LIGHTING SPECIFIED IS LED &amp; DIMABLE</li> <li>• ALL FIXTURES ARE HOODED OR DOWN CASTING</li> <li>• ANY CHANGE IN TYPE OR MANUFACTURER SHALL BE REVIEWED WITH LANDSCAPE ARCH.</li> <li>• ALL FINISH IS TO BE BRONZE PATINA / CALL OUT Auralight BLP</li> <li>• FIXTURE WATTS 1.25 - 2 WATTS</li> </ul>		
<ul style="list-style-type: none"> <li>• ALL LANDSCAPE LIGHTING WIRE INSTALL WITH SCHEDULE 40 / 3/4" PIPE THROUGHOUT ALL LOCATIONS</li> </ul>		

● PATH ● GROUND LIGHT Auralight Compass LDMS-180-2TD-L-C, BLP Finish  
LED Warm White 2700K / 5 - Watts

**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.

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (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))? (Source 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source 1, 3)	<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? (Source 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

### 3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion/Conclusion/Mitigation:

In order to provide protection and enhancement of Monterey County’s air quality, the Monterey County 1982 General Plan (General Plan, Source 2) Policy No. 20.1.1 requires development decisions to be consistent with the natural limitation of the County’s air basins. Additionally, Policy 20.2.4 of the General Plan requires the County to operate in accordance with current regional, state, and federal air quality standards while Policy 20.2.5 encourages the use of the “best available control technology” defined the current rules of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California and has established 14 air basins statewide. The project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The MBUAPCD is responsible for enforcing standards and regulating stationary sources through the 2008 *Air Quality Management Plan for the Monterey Bay Region (AQMP)* and 2009-2011 Triennial Plan Revision (“Revision”) to evaluate a project’s potential for cumulative adverse impact on regional air quality (ozone levels).

#### 3 (a) and (f). Conclusion: No Impact.

The AQMP and Revision addresses state air quality standards. Population-generating projects that are within the AQMP population forecasts are considered consistent with the plan. The proposed project consists of interior remodeling and additions to an existing single family dwelling and therefore it will not generate any increase in population. Because there is no potential for increased population, the proposed project is consistent with the AQMP and will have no impact.

The proposed construction activities will not create objectionable odors affecting a substantial number of people due to the scale of the proposed construction. Therefore, no impacts related to generation of odors are expected to occur.

**3 (b), (c), (d) and (e). Conclusion: Less Than Significant Impact.**

At present, Monterey County is in attainment for all federal air quality standards and state standards for Carbon monoxide (CO), Nitrogen dioxide (NO<sub>2</sub>), and fine particulate matter (PM<sub>2.5</sub>). However, Monterey County is designated as “non-attainment-transitional” for respirable particulates (PM<sub>10</sub>) for the state 2-hour ozone standard. Although the project would include grading and construction-related activities (and similar projects occur within the vicinity of the subject property), the potential air emissions meet the standard for pollutants and the project would not create a situation where it adds a considerable cumulative net increase of any criteria pollutant. Therefore, as noted by CEQA, air emissions would be less than significant for PM<sub>10</sub> due to the non-attainment designation.

The proposed construction would be contained within half an acre of the subject property. Therefore, construction and grading activities would operate below the 2.2 acres per day threshold established by the CEQA Air Quality Guidelines “Criteria for Determining Construction Impacts.” Furthermore, construction-related air quality impacts would be controlled by implementing Monterey County RMA standard conditions for erosion control that require watering, erosion control, and dust control. These impacts are considered less than significant based on the foregoing measures and best management practices incorporated into the project design and which reduce the air quality impacts below the threshold of significance.

Because the subject property is located within an established residential neighborhood, residents within the immediate vicinity of the project site are considered to be the sensitive receptors. Impacts caused by construction will be temporary and a preliminary construction management plan which has been submitted with the application will inform the County of the following: hours of operation, the amount of anticipated truck trips, and the proposed truck route. The proposed truck route utilizes larger arterial roads in order to access Highway 1 which will cause a less than significant impact on the neighborhood. Therefore, the project’s temporary nature and required conditions will cause a less than significant impact to construction-related air quality and sensitive receptors.

<b>4. BIOLOGICAL RESOURCES</b>			Less Than Significant		
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source 1, 3, 4, 7, 11, 12, 13)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source 1, 3, 4, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source 1, 3, 4, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source 1, 3, 4, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 3, 4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Discussion/Conclusion/Mitigation:**

This section describes the existing biological conditions of the site, resources identified as environmentally sensitive habitat areas (ESHA) and portions of the site in which they are found, as well as potential impacts resulting from project implementation. In those cases, mitigation measures have been identified that would reduce those impacts to a less than significant level. ESHA have been found to play an important role in nature and in the ecosystem. Policies contained in the Coastal Act and the DMF LUP call for the protection of ESHA from disturbance and/or degradation caused by human activities such as development. However, in certain cases,

policy implementation alone would not be sufficient to ensure impacts are avoided or reduced and the use of mitigation measures is necessary. Therefore, this section also includes a discussion of ESHA and how the project as proposed and/or conditioned/mitigated, relates to applicable protection policies. In the Del Monte Forest, examples of habitat areas which have historically been determined to meet the definition of ESHA include the rare Monterey cypress and portions of the native Monterey pine forest (Source 4). Due to different resources found on the site, content within this section has been organized to allow a separate discussion on individual resources followed by how the project implementation would affect the existing biological resources on the site as a whole.

#### Del Monte Forest Biological Resource Protection Policies

The natural resources found in Del Monte Forest are recognized as significant and important and their protection is essential to the health and well-being of the area's natural environment. Chapter 2, Resource Management Element, of the DMF LUP includes policies calling for the protection and enhancement of freshwater resources, ESHA, forests, natural landforms, and public viewshed. Based on the site-specific conditions and the focus on biological resources, the applicable DMF LUP policies intended to protect wetlands, ESHA, and forest resources are discussed below.

The DMF LUP defines environmentally sensitive habitat areas (ESHA) as areas in which plant or animal life or their habitats are either rare or especially valuable due to their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Policy 8 states that ESHA shall be protected against significant disruption of habitat values and new land uses within ESHA shall be limited to those that are dependent on the resources therein. Development adjacent to ESHA shall be compatible with long-term maintenance of the habitat area and shall be sited in designed to prevent impacts that would significantly degrade habitat areas.

Policy 11 states that contiguous areas of land in open space uses shall be maintained wherever possible to protect ESHA and associated wildlife values and that the intensity of development immediately adjacent to ESHA shall be low as possible, consistent with other planning criteria.

Policies 12 and 16 requires submittal of biological reports by qualified individuals for any development near or within a ESHA. The report shall precisely determine habitat locations and provided recommendations for siting, design, and related mitigation measures to ensure protection of ESHA.

Policy 13 requires protection of ESHA through deed restrictions of permanent open space conservation and scenic easements granted to the Del Monte Forest Foundation.

Policy 14 restricts native vegetation removal and land disturbance near ESHA to the minimum amount necessary to accommodate reasonable development. Siting and design of development shall prevent significant degradation of ESHA and shall be compatible with the continuance of ESHA.



Policy 15 requires landscaping utilize non-invasive Del Monte Forest-appropriate native plant species and prohibits invasive plants species.

Policy 20 is specific to the protection of indigenous Monterey cypress habitat. During the draft of this Initial Study, an amendment to Policy 20 and it's implementing regulations contained in Section 147.040.040 of the Del Monte Forest Coastal Implementation Plan, was adopted by the Board of Supervisors (December 12, 2017) and has been scheduled for certification by the California Coastal Commission at their February 7, 2018 meeting. The amendments provide added protection, enhancement, restoration, and maintenance of the indigenous Monterey Cypress habitat by clearly defining the requirements and expectations for development, ensuring a planned and balanced approach between development and preservation. It would allow responsible developments that clearly demonstrate project implementation would be compatible with the objective of protecting Monterey cypress habitat.

**4 (b), (c), and (f). Conclusion: No Impact.**

Information obtained from the Monterey County Geographic Information System and the Del Monte Forest Land Use Plan does not indicate that the subject property is within an area which supports riparian habitat or marsh and/or vernal pools. No adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other approved local, regional, or state habitat conservation plan exists for the Del Monte Forest and therefore the subject property would not be restricted by it. Further, the subject property is not within the area of drainage to the Carmel A.S.B.S., Pescadero and un-named watersheds, the Seal Rock Watershed, or the Sawmill Gulch Watershed (Source 3, 7). Therefore, the project will have no impact to these biological resources.

**4 (a), (d), and (e). Conclusion: Less Than Significant with Mitigation Incorporated.**

As discussed and described above in Section II: Project Description and Environmental Setting, the subject property supports ESHA and the proposed development has the potential to have a direct and substantial effect on status species identified in the DMF LUP and conflicts with LUP policies protecting these resources. In general, DMF LUP Policy 8 states that ESHA shall be protected against any significant disruption of habitat values and within these areas, new land uses shall be limited to those that are dependent on the resources therein. Moreover, land uses and development adjacent to environmentally sensitive habitat areas shall be compatible with long-term maintenance of the habitat area and such land use and development shall be sited and designed to prevent impacts that would significantly degrade the habitat areas (Source 3). A Tree Resource Assessment (Source 11) and Biotic Reports (Source 12,13) submitted by the project applicant, identify potential impacts and include recommendations as mitigation measures to reduce those impacts to a less than significant level.

Indigenous Monterey Cypress Habitat

The lower half of the subject property is identified to be located in the Indigenous Monterey Cypress habitat area mapped in Figure 2a of the DMF LUP. The proposed development falls fully outside the area marked as Cypress habitat on Figure 2a but is still within 100 feet of ESHA. Pursuant to Policy 12 of the DMF LUP, a biological report was submitted with the application and findings in the report confirms that the project site supports Monterey Cypress forest (Source 12, 13). The Monterey Cypress stand found on the subject property is but one of

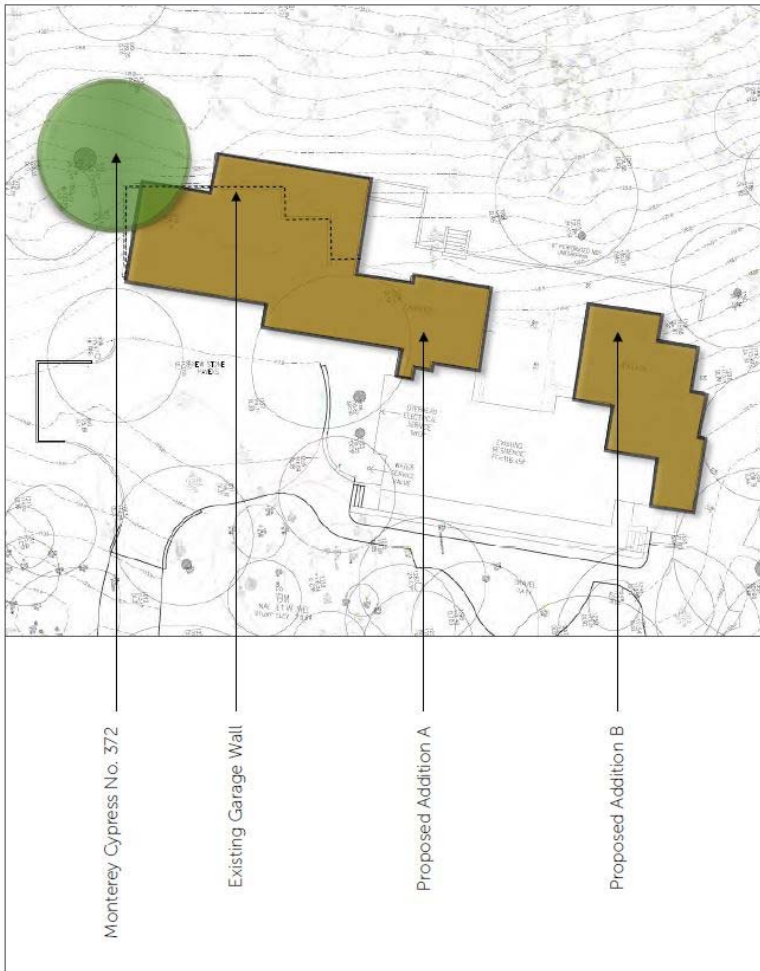
only two endemic Monterey Cypress habitats in the world. The indigenous Monterey Cypress trees along 17-Mile Drive specifically (Figure 2a), are visually and historically significant and form an integral part of the Del Monte Forest (Source 4). On the project site, the Monterey Cypress forest is the dominant feature and its overall condition and health is considered to be moderate and/or fair (Source 11). According to the Tree Resource Assessment (Source 4), crown cover varies with the canopy ranging from dense individual mature crowns to openings in the canopy created from previous disturbances (such as tree failures and grading). Trees closest to the ocean appear to be in decline due to salt wind burn. A number of Cypresses were also found to be partially uprooted due to shallow soils with limbs fragmenting apart. Mature pines found onsite are in decline due to turpentine beetle activity, several others were found to be infected with a fungal disease or destructive insect activity. Due to strong storms, some trees near the existing house were removed because they experienced whole tree failure and limb breakage. One small cypress has been found where significant limbs have snapped the tree (**Figure 24**) (Source 11).

## **Figure 24**



Because the Monterey Cypress forest habitat found on the site is rare and an environmentally sensitive habitat area, siting and design of the proposed project must be carefully analyzed to ensure the resource is protected to the greatest extent feasible. Siting and design of the proposed development would avoid removal of Monterey Cypress and Monterey Pine trees; however, three trees identified in the Biotic Report (Source 12) and/or the Tree Assessment (Source 11) would be impacted because they are located within the footprint of proposed development. All of these trees have already experienced impacts from existing development. For example, a portion of the garage that intersects the dripline of Cypress tree #277 (identified as #372 in the Biotic Report) is already developed (existing retaining wall). The area is graded, paved and has a walled floor. The root systems of trees #223 and #224 are also present in an area which has been previously disturbed (within 3 feet of the northern face of the structure and within the landscaped area).

**Figure 25-** Portion of site map and tree survey showing the dripline of #277/372 in relation to additions

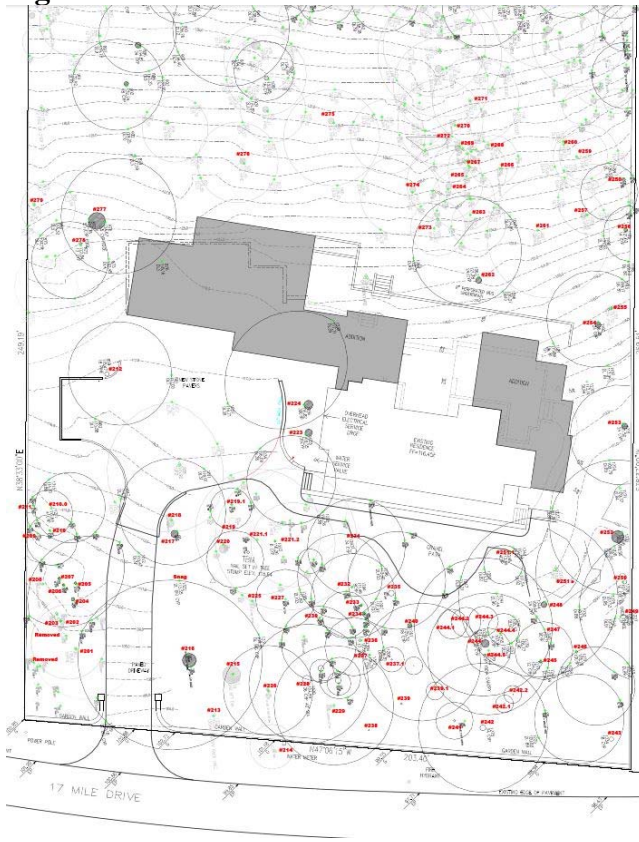


Source 12: Froke (2017), Biotic Report, p.24

**Figure 26**



**Figure 27**



Source 11: Ono (2017), Tree Resource Assessment and Forest Management Plan, p.17

### Short-Term Impacts

The proposed development avoids impacts that would significantly degrade habitat and is sited within the previously disturbed areas of the property which allows large forest habitat areas to remain intact. Construction would not require removal of healthy Cypress trees; however, the size of the construction area is constrained and development of the site would have the potential to result in short-term impacts to cypress habitat. Specifically, trees near the proposed footprint of the new garage and repaved driveway would have the potential experience a reduction of the root area as a result of tree crown pruning and potential limb dieback. No significant direct impacts on Cypress tree canopy would be expected. The following mitigations are intended to provide measures for the protection of individual Monterey cypress trees during grading and construction activities. Implementation of these mitigations would reduce short-term impacts to a less than significant level.

**Mitigation Measure No. 1: *Monitoring of Grading and Construction Activities.*** In order to ensure grading and construction activities are conducted in accordance with the recommendations contained in the Bailey Tree Assessment and Forest Management Plan (Planning File LIB170359) and the Bailey Biotic Report (Planning File LIB170360), the owner/applicant shall contract with a certified arborist or qualified forester and a qualified biologist to review the construction documents (grading plan, building plan, and construction management plan) for consistency with the preliminary plans and the reports listed above, verify successful installation of tree protection measures, and the monitor grading, construction, and tree pruning activities. Language contained in the contracts shall include verification of compliance with applicable Mitigation Measure Nos. 2 through 8.

**Mitigation Measure Monitoring Action No. 1a:** Prior to the issuance of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a certified arborist or qualified forester (referred to as the *project arborist*). The contract shall include provisions for review of the grading, building, and construction management plans; monitoring of construction activities; and verifying that the protection measures outlined in Mitigation Measure Nos. 2 through 8 will be implemented. In addition, the contract shall include the preparation of a final report indicating that the protection measures in place were successful. The contract shall be submitted to the RMA-Planning for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

**Mitigation Measure Monitoring Action No. 1b:** Prior to the issuance of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified biologist (referred to as the *project biologist*). The contract shall include provisions for review of the grading, building, and construction management plans; monitoring of construction activities; and verifying that the protection measures outlined in Mitigation Measure Nos. 2 through 8 will be implemented. In addition, the contract shall include the preparation of a final report indicating that the protection measures in place were successful. The contract shall be submitted to the RMA-Planning for review and approval. Should RMA-Planning find

the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

**Mitigation Measure No. 2: *Best Management Practices.*** In order to ensure construction activities include best management practices that provide overall protection measures for all trees onsite, the following shall be included as a note on the construction plans.

- Depositing fill, parking equipment, or staging construction materials near existing trees shall be prohibited. Trees shall be protected by boards, fencing or other materials to delineate protection zones.
- Pruning shall be conducted so as not to unnecessarily injure the tree. General-principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first.
- Root cutting shall occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
- Tree material greater than 3-inches in diameter remaining on site more than one month that is not cut and split into firewood shall be covered with clear plastic that is dug in securely around the pile to discourage infestation and dispersion of bark beetles.
- A mulch layer approximately 4-inches deep shall be applied to the ground under selected trees prior to, maintained during, and following construction. Only 1 to 2-inches of mulch shall be applied within 1 to 2-feet of the trunk. Under no circumstances shall any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.
- If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

**Mitigation Measure Monitoring Action No. 2a:** Prior to issuance of construction permits for grading and/or building, the owner/applicant shall include a note on the construction plans encompassing the language contained within Mitigation Measure No. 2 to RMA-Planning for review and approval.

**Mitigation Measure Monitoring Action No. 2b:** Prior to final of construction permits for grading and/or building, the owner, applicant, or project arborist shall submit a final report to RMA-Planning demonstrating that implementation of the best management practices was successful.

**Mitigation Measure No. 3: *General Tree Protection Standards.*** In order to ensure impacts to Monterey Cypress trees during construction are minimized, the following protection measures shall be in place during grading and construction activity shall be implemented in consultation with, and approved by the project arborist and biologist:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of free standing cross braced temporary fencing and through wrapping of trunks with protective materials. Mulching (4-inch deep) shall be placed in the critical root zone areas within fenced areas.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence.
- Fencing is not to be attached to the tree but free standing with 2x4 wood or metal cross bracing to be self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade and placed to the farthest extent possible from the trees base to protect the area within the trees drip line (typically 10 to 12-feet away from the base of a tree).
- In cases where access or space is limited for tree protection it is permissible to protect the tree within the 10 to 12-foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property especially within fenced areas.
- Areas anticipated to have construction equipment near trees should have root zones mulched with cypress wood chips placed around to spread equipment load and to protect against soil compaction.
- Fenced areas and the trunk protection materials should remain in place during the entire construction period.

**Mitigation Measure Monitoring Action No. 3a:** Prior to issuance of construction permits for grading and/or building, the owner/applicant shall include a note on the construction plans encompassing the language contained within Mitigation Measure No. 3 to RMA-Planning for review and approval.

**Mitigation Measure Monitoring Action No. 3b:** Prior to issuance of construction permits for grading and/or building, the owner/applicant shall submit a tree protection plan consistent with the measures outlined within Mitigation Measure No. 3 to RMA-Planning for review and approval.

**Mitigation Measure Monitoring Action No. 3c:** Prior to final of construction permits for grading and/or building, the owner, applicant, or project arborist shall submit a final report to RMA-Planning demonstrating that implementation of the tree protection measures was successful.

**Mitigation Measure No. 4:** *Tree Protection Standards During Grading and Excavation.* In order to ensure impacts to cypress trees during excavation, trenching, and construction of foundations are minimized, the following measures shall be implemented and approved by a qualified arborist or forester:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.



- The project architect and qualified arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree should be done by hand where practical and any roots greater than 3-inches diameter should be bridged or pruned appropriately.
- Removal of the organic layer of the upper soil profile for installation of the driveway and motor court shall be done by hand. If any roots encountered are larger than 1-inch, that shall be preserved within the aggregate base material, subject to evaluation by a certified arborist.
- Installation of utility connections shall be outside cypress driplines to the extent feasible. Trenching shall be accomplished by hand, air, or water, with all roots larger than 1-inch to be preserved to the extent that is compatible with the placement of the utility conveyances into their trenches.
- Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots (over 3-inches in diameter) are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affect the target trees (not anticipated with the present design), the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc.

**Mitigation Measure Monitoring Action No. 4a:** Prior to issuance of construction permits for grading and/or building, the owner/applicant shall include a note on the construction plans encompassing the language contained within Mitigation Measure No. 4 to RMA-Planning for review and approval.

**Mitigation Measure Monitoring Action No. 4b:** Prior to issuance of construction permits for grading and/or building, the owner/applicant shall, in accordance with Mitigation Measure No. 3, submit a tree protection plan to RMA-Planning for review and approval. This plan shall also incorporate measures outlined within Mitigation Measure No. 4.

**Mitigation Measure Monitoring Action No. 4c:** Prior to final of construction permits for grading and/or building, the owner, applicant, or project arborist shall submit a final report to RMA-Planning demonstrating that implementation of the tree protection measures was successful.

**Mitigation Measure No. 5: Tree Pruning Guidelines.** Pruning of retained trees is expected for this site and shall be limited to only those areas necessary for a safe working and living environment. In order to ensure long-term health of each individual tree, the owner/applicant shall incorporate these specified guidelines during tree pruning activities.

- Pruning shall be limited to trees that have major deadwood that present significant risk or are exhibiting some structural defect or disease that must be compensated.
- Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.
- Trees shall be pruned first for safety, next for health, and finally, only if necessary, for aesthetics.
- Type of pruning is determined by the size of branches to be removed. General guidelines for branch removal are:
  - Fine Detail pruning – Limbs under 2-inches in diameter are removed.
  - Medium Detail Pruning – Limbs between 2 and 4-inch in diameter.
  - Structural Enhancement – Limbs greater than 4-inches diameter.
  - Broken and cracked limbs – Will be removed in high traffic areas of concern.
- Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low vigor branches from a tree crown. All trees will be assessed on how a tree will be pruned from the top down.
  - Trimmers shall favor branches with strong, U- shaped angles of attachment and where possible remove branches with weak, V-shaped angles of attachment and/or included bark.
  - Lateral branches shall be evenly spaced on the main stem of young trees and areas of fine pruning.
  - Branches that rub or cross another branch may be removed where possible.
  - Lateral branches may be no more than one-half to three-quarters of the diameter of the stem to discourage the development of codominant stems where feasible.
  - In most cases trimmers shall not remove more than one-quarter of the living crown of a tree at one time. If it is necessary to remove more, it shall be conducted over successive years.
- Crown raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians and vistas.
  - Live branches on at least two-thirds of a tree's total height shall be maintained wherever possible. The removal of many lower branches will hinder the development of a strong stem.
  - All basal sprouts and vigorous epicormic sprouts shall be removed where feasible.
- Crown reduction is used to reduce the height and/or spread of trees and is used for maintaining the structural integrity and natural form of a tree.
  - Crown reduction pruning shall be used only when absolutely necessary. Pruning cuts shall be at a lateral branch that is at least one third the diameter of the stem to be removed wherever possible.
  - When it is necessary to remove more than half of the foliage from a branch it may be necessary remove the entire branch.

**Mitigation Measure Monitoring Action No. 5a:** Prior to issuance of construction permits for grading and/or building, the owner/applicant shall include a note on the construction plans encompassing the language contained within Mitigation Measure No. 5 to RMA-Planning for review and approval.

**Mitigation Measure Monitoring Action No. 5b:** Prior to final of construction permits for grading and/or building, the owner, applicant, or project arborist shall submit a final report to RMA-Planning demonstrating that implementation of the tree protection measures was successful.

**Mitigation Measure No. 6: *Permanent Conservation Easement.*** In order to ensure implementation of LUP Policy 13, areas outside of the approved development envelope shall be placed into a permanent conservation easement and conveyed from the property owner to the County of Monterey or the Del Monte Forest Conservancy.

**Mitigation Measure Monitoring Action No. 6.** Prior to final of construction permits for grading or building, the owner/applicant shall develop, in consultation with the project biologist and arborist, a Permanent Open Space and Conservation easement for areas outside of the development envelope. The owner/applicant shall submit a final draft of the easement to RMA-Planning and the Coastal Commission for review and approval. Once the language has been approved by the respective agencies, the easement shall be conveyed to the County of Monterey or the Del Monte Forest Conservancy and accepted by the Board of Supervisors.

#### Long-Term Impacts

According to the Tree Resource Assessment and Forest Management Plan (Source 11), no significant long-term effects to the forest ecosystem are anticipated because the subject site is already a developed residential site.

#### Wildlife

The proposed development is located adjacent to established trees that have the potential to provide nesting habitat for migratory birds. The European Starling is the only native vertebrate species native to the site or neighborhood of the 27 observed and noted in the Biological Report (Source 12). In accordance with the Migratory Bird Treaty Act, the project has been conditioned (Condition No. 7) requiring the owner/applicant to obtain a nesting bird survey, conducted by a certified biology, prior to initiation of tree removal and/or construction activities. Compliance with this condition would ensure impacts to migratory birds are less than significant. Active nesting by Pygmy Nuthatches was determined during the biologist's onsite search and observations (Source 12). None of the animal taxa detected onsite or nearby is listed by either the federal or state governments as Threatened or Endangered (Source 12). In addition, eighteen (18) plant species were observed on the entire subject property, seven (7) of which are native plants; however, among the seven (7) native plants listed, none are listed as threatened or endangered by either the State of California or the federal government (Source 12). The Biotic Report (Source 12) notes that the subject property provides wildlife movement and connectivity for Blacktail Deer, Coyotes, and Striped Skunk, and very likely other mammals. The existing site

conditions are such that the adjoining park lot (owned by Pebble Beach Company) is a brushy habitat; a break in the property fence that opens with the park lot provides passage to ground-born mammals, including deer. To facilitate natural movement of wildlife, the biologist recommends the following:

**Mitigation Measure No. 7: *Deer Movement.*** Recognizing the importance of maintaining effective wildlife movement corridors in urban and developing landscapes, the owner/applicant shall coordinate with the project biologist to design perimeter fencing facilitating unabated movement by wildlife.

**Mitigation Measure Monitoring Action No. 7.** Prior to issuance of construction permits for grading and/or building, the owner/applicant shall coordinate with the project biologist to incorporate smart fence and design elements on the project site that will facilitate unabated movement by wildlife – and particularly deer- across the property, or a portion of the property, from 17-Mile Drive and the adjoining (north-side) park lot. Whether this entails permanently removing downed fencing or a newly designed fence, the owner/applicant shall submit a site plan and photographs identifying and illustrating point(s) of passage according to the existing patterns of movement observed by the project biologist.

Local snakes are highly susceptible to entrapment, injury and death when caught in the plastic, nylon and vinyl mesh-netting that is commonly used to bind erosion control materials (Source 12). The problem is greatly lessened or eliminated when materials that incorporate netting are made exclusively with natural fibers, such as jute, to bind the rolls and blankets. To minimize impacts to native reptiles, the biologist makes the following recommendation:

**Mitigation Measure No. 8: *Protection of Reptiles, wildlife-friendly netting designs and practices.*** To minimize wildlife entanglement and plastic debris pollution, choose temporary erosion and sediment control products that either do not contain netting, or that contain netting manufactured from 100% biodegradable non-plastic materials such as jute, sisal, or coir fiber. Local snakes are highly susceptible to entrapment, injury and death when caught in the plastic, nylon and vinyl mesh-netting that is commonly used to bind erosion control materials. In particular, the net-wrapping that typically is used to encase ‘coconut rolls’ and ‘fiber blankets’ are dangerous and universally lethal to snakes that become entangled when attempting to move through the netting. There are many temporary erosion and sediment control products available that do not contain plastic netting.

**Mitigation Measure Monitoring Action No. 8a.** All erosion and sediment control measures employed by project contractors shall specifically utilize materials that employ natural fiber mesh and netting, exclusively. The owner/applicant shall submit photographs illustrating point(s) of passage according to the existing patterns of movement identified by the project biologist.

**Mitigation Measure Monitoring Action No. 8b.** When no longer required, temporary erosion and sediment control products should be promptly removed.

<b>5. CULTURAL RESOURCES</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source 1, 10, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source 1, 3, 4, 7, 9, 15)	<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? (Source 1, 3, 4, 7, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source 1, 3, 4, 7, 9, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Discussion/Conclusion/Mitigation:**

Monterey County Geographic Information System indicates that the subject property is located within a high archaeological sensitivity zone. Pursuant to Section 20.147.080.A.1 and B.2 of the CIP, submittal of an archaeological report is required (Source 3, 4). A Phase I Historical Assessment was required because the subject property is over fifty (50) years old. A subsequent Historical Assessment (Phase II) was prepared because the subject property was found to retain enough character-defining features to communicate the Spanish Revival Style.

**5 (a), (b), and (d). Conclusion: Less Than Significant Impact**

A Phase II Historic Assessment Report was prepared for this project by Seth Bergstein (PAST Consultants, LIB170209). The report indicates that the main house on the property was constructed in 1924, shortly after Samuel Morse’s Del Monte Properties Company was formed in 1919. During this period (1919-1945), Pebble Beach received its most significant architectural contributions, largely due to the budgets of its wealthy residents and strict design controls by Morse that stressed the Mediterranean – or Spanish-revival style (Source 10). Although original drawings were not located at the Pebble Beach Company Architectural Review Office archives and not being able to definitively identify the subject residence’s architect, the design details of the building were found to be clear reflections of the Spanish Revival design controls of this period.

The 2013 Pebble Beach Historic Context Statement notes that character-defining features associated with Mediterranean/Spanish Colonial Revival/Spanish Eclectic residential architecture during this period include the following:

- Rectangular, L-shaped or U-shaped massing
- Asymmetrical façades

- Side gable roofs (with overhanging eaves) and front-facing gable roofs (often with no eaves)
- Clay tile roofing; also clay tiles used as decorative accents
- Stucco cladding, either smooth or textured; also, stone cladding
- Stucco wing walls, site walls, arcades and courtyard/patio enclosures
- Arched openings
- Metal balconettes beneath windows and/or ornamental metal work
- Overhanging balconies and/or porches with wood posts and railings
- Decorative tile work
- Double-hung casement and fixed wood-sash windows

The subject residence is not eligible for the National or California Registers because of the modifications made to the building, including replacement of the original stucco finishes and insertions of newer decorative tiles to the building; and the two additions. However, the subject residence is eligible under local, Monterey County Historic Register Criterion B1, because it communicates the Spanish Revival Style as specified by the Del Monte Properties Company in the 1920's; and Criterion B3 because of its retention of enough character-defining features to communicate the Spanish Revival Style (Source 10). The applicable theme for the subject property is the "Samuel Morse and the Del Monte Properties Company (1919-1945).

The remaining character-defining features are listed by the historian as:

- Monterey Colonial-style front veranda on squared columns, with square-post balustrade and brick paving on west elevation;
- Multi-pane casement windows and shutters on west elevation;
- Spanish Revival-style chimney and details on north elevation; and
- Clay barrel-tile roofs

Generally, a project that follows the Secretary of the Interior's Standards (SOI) for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, shall be considered as mitigated to a level less than significant on the historical resource. The report concluded that the proposed project will adhere to the SOI's Standards for the Treatment of Historic Properties. Therefore, the impacts to an historical resource are less than significant.

A Phase I Archaeological Reconnaissance Report was prepared by Gary Breschini, Ph.D. from Archeological Consulting (Source 9, LIB170212) on November 29, 2016. The subject site is not within 750-feet of a known archaeological resource and the nearest recorded site is located at some distance southwest along the coast. Studies conducted in the immediate vicinity of the project parcel have all produced negative results (Source 7, 9). For the most part, none of the materials frequently associated with prehistoric cultural resources in this area (dark midden soil, fragments of weathered marine shell, flaked or ground stone, bones or bone fragments, fire-affected rock, bedrock mortars, etc.) were observed on the parcel during the field reconnaissance (Source 9). The one exception was a very light scattering of marine shells in the southernmost corner of the parcel. These shells were consistent with local prehistoric sites, but the area lacked any traces of site development. The project archaeologist concluded that the shell fragments

were most likely imported as part of gardening or landscaping at some time in the distant past as was customarily done in the early days of Pebble Beach. Because the archaeologist concluded this to be a negative site for cultural resources, and the subject site is not within 750-feet of a known cultural resource and archaeological reports produced in the vicinity of the subject parcel were negative, RMA-Planning will apply a standard condition of approval which 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. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register 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 recovery.

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

**5 (c). Conclusion: No Impact.**

The Preliminary Archaeological Reconnaissance did not reveal the likelihood of Paleontological resources to be located on the subject property. Therefore, the project will have no impact.

<b>6. GEOLOGY AND SOILS</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source 1, 2, 3, 4, 7, 14) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii)	Strong seismic ground shaking? (Source: 1, 2, 3, 4, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (Source 1, 3, 4, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Landslides? (Source 1, 3, 4, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (Source 1, 3, 4, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source 1, 3, 4, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source 1, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Monterey County Geographic Information System indicates that the seismic hazard zone on the subject property is predominantly Undetermined. A Soils Engineering Investigation (Source 14) was submitted providing analysis of surface and subsurface conditions and recommendations for site preparation and site improvements such as grading, foundation design, retaining walls, utility trenches, and stormwater drainage facility design.



The site has been described as rectangular shaped parcel with the northerly one-third of the site consisting of a moderate southwest-facing descending slope. Based on the engineer's visual observations, the site soils are classified as silty SAND and clayey SAND, and are considered to be non-plastic; profile type is Very Stiff/Soft Rock (Site Class C) as defined by the guidelines in the 2016 edition of the CBC (Source 14). Regarding drainage, the report's (Source 14) recommendation is for surface drainage to provide for positive drainage so that runoff is not permitted to pond adjacent to foundations, concrete slabs-on-grade, and pavements. Pervious ground surfaces should be finish graded to direct surface runoff away from site improvements at a minimum 5 percent grade for a minimum distance of 10-feet. An alternative to this included, swales with improved surfaces to divert drainage away from improvements.

**6 (a)(i), (a)(iii), (a)(iv), (c), (d), and (e). Conclusion: No Impact.** The soils report concludes that based on the soil type of the subject property there is a very low potential for liquefaction and lateral spreading. The gentle slopes of the project site appeared to be grossly stable and there was no evidence of slope instability mapped on the site from previous investigations. Therefore, landslides are not likely to occur. The proposed project does not include the use of septic systems or any alternative wastewater systems. Therefore, there is no a potential for inadequate soils for that purpose. Based on information contained within the Soils Engineering Report, the project will have no impact on liquefaction, lateral spreading, landslides, expansive soils, or inadequate soils for wastewater systems.

**6 (a)(ii), and (b). Conclusion: Less Than Significant Impact.**

Although the site's potential of surface rupture caused by nearby faults is low, the potential for strong seismic ground shaking is not. A moderate to major earthquake (magnitude between 5.0 to 7.9) would have the potential to cause severe ground shaking on the subject property. Therefore, the project geologist recommends the proposed foundation for the residence be designed for seismic shaking, including horizontal and vertical accelerations, as required by the latest edition of the California Building Code. In addition, the project geotechnical engineer has provided seismic design parameters that should be used for designing the building's foundations.

The geologic report indicates that the subject property is suitable from a geologic and soil engineering standpoint for the proposed residential additions provided that the recommendations contained in the report are implemented in the design and construction (Source 14). It is recommended a drainage and erosion control plan be reviewed by a registered civil engineer for the long-term sustainability and stability of the project.

The proposed project has been reviewed by RMA-Environmental Services (RMA-ES) to determine if it is consistent with County grading (Monterey County Code Section 16.08) and erosion control (Monterey County Code Section 16.12) ordinances. No issues were identified and conditions of approval have been incorporated to ensure project implementation would meet these requirements. Compliance with conditions requires the owner/applicant to submit a final geotechnical report, grading plan, and erosion control plan, for review and approval, prior to issuance of construction permits as well as cause RMA-ES to conduct a pre-inspection prior to commencement of land disturbance to ensure sediment controls are in place. Prior to finaling of construction permits, the applicant shall submit a geotechnical certification demonstrating that

all development has been constructed in accordance with the recommendations of the geotechnical report.

7. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source 1)	<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? (Source 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

According to the United States Environmental Protection Agency (EPA), greenhouse gases (GHG) are gases that trap heat in the atmosphere. U.S. GHG emissions in 2014 consisted of 81% Carbon Dioxide (CO<sub>2</sub>), 11% Methane (CH<sub>4</sub>), 6% Nitrous Oxide (N<sub>2</sub>O), and 3% of fluorinated gases (hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride). The larger amount of GHG emissions lead to higher concentrations in the atmosphere and each of these gases can remain in the atmosphere for different amounts of time (from a few years to thousands of years). Over time, these gases are mixed resulting in a global effect despite their point of emission. Based on information obtained from the EPA, an increase in GHG emissions are related to warming of the earth, a process commonly known as the “greenhouse effect” or “global warming.” This process is expected to have an effect in weather patterns, ocean circulation, mean sea level rise, water supply, and an increase in infectious diseases.

The baseline GHG emission for the subject property is next to zero and temporary construction activities, as well as operational components of the project would introduce new points of emissions. Pursuant to Section 15064.4 of the CEQA Guidelines, Monterey County, as the lead agency, must analyze GHG emissions of the proposed project and reach a conclusion regarding significance of said emissions. Although the State of California has provided guidance to lead agencies, it has yet to develop specific GHG Thresholds of Significance for analysis of projects during environmental review. Furthermore, the Monterey Bay Unified Air Quality Management District (MBUAQMD) has not adopted GHG thresholds to determine significance. The 1982 General Plan does not contain policies that address GHGs. However, it does include policies that relate to climate change such as water conservation; protection of vegetation; building designs incorporating solar orientation, weather proofing, and limiting reliance on artificial heating, cooling, and lighting; and locating development where adequate road systems exist. In addition to these policies, Chapter 18.11 – Green Building Standards, of the Monterey County Code was adopted to improve public health, safety, and welfare by encouraging responsible use of resources in the design and construction of buildings by using building concepts that would reduce negative impacts, or resulting in a positive environmental impact, by encouraging sustainable construction practices.

Temporary construction activities of the proposed project would be the main contributor to GHG emissions. Unfortunately, quantifying project emissions at this time would be too speculative. Therefore, in lieu of State guidance or locally adopted thresholds, a primarily qualitative approach was used to evaluate possible impacts from the proposed project.

**7 (a) (b). Conclusion: Less than Significant.**

Construction activities involving heavy equipment and vehicle use would be temporary; therefore, GHG emissions would be limited to a short period of time. Operational elements of the project would not increase baseline amount of GHGs emitted prior to implementation of the project. In other words, the rezone of the property and establishing a residential use on the site would not permanently generate a significant amount of vehicle trips over what is existing or cause an increase in the emission of carbon dioxide (CO<sub>2</sub>) by fuel combustion. Therefore, the project would have a less than significant impact as it relates to GHGs.

<b>8. HAZARDS AND HAZARDOUS MATERIALS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>8. HAZARDS AND HAZARDOUS MATERIALS</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1,2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The proposed project is to make improvements to an existing residential structure within a Low Density Residential zoning district and the project does not involve the use or creation of hazardous materials. However, the Monterey County Geographic Information System (GIS) indicates that the subject property is located within a State Responsibility Area with a high fire hazard.

**8 (a), (b), (c), (d), (e), (f), (g), and (h). Conclusion: No Impact.**

The project does not involve the transportation, use, or disposal of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties, the public, any nearby schools, or the environment. The subject property is not found on the Cortese List or California Superfund. The proposed residential use does not include storage of large quantities of hazardous materials on the site, involve stationary operations, create hazardous emissions, or handle hazardous materials. Location of the project site would have no impact on emergency response or emergency evacuation.

<b>9. HYDROLOGY AND WATER QUALITY</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Violate any water quality standards or waste discharge requirements? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**9. HYDROLOGY AND WATER QUALITY**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 1, 9)	<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 flooding on- or off-site? (Source: 1, 9)	<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? (Source: 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1)	<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? (Source: 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The subject property contains an existing single family dwelling which is currently served by the California American Water Company for water service and the Pebble Beach Community Services District for sewer service. There has been no indication that the proposed remodel and addition will create a significant impact to the existing services. The applicant was required to submit a Monterey Peninsula Water Management District Residential Water Release Form and Water Permit Application which was reviewed and approved by the Water Resources Agency. No wells are proposed as part of the project and therefore will have no impact on depleting groundwater. The Monterey County Geographic Information Systems (GIS) and review by the

Monterey County Water Resources Agency indicate that the subject property is not located within a 100-year floodplain. Therefore, the project will not place housing within a 100-year hazard area, impede or redirect flood flows. The property is not located in an area where flooding would result in the failure of a dam or levee. The Geological Report, dated January 2017 by Landset Engineers, Inc (Monterey County Library File No. LIB170208) concludes that the subject property is not located within a mapped tsunami inundation area and is also located outside of an extreme tsunami run-up area. Given that the building area is approximately 85 feet above mean sea level; therefore, the potential for a tsunami to impact the site is low. (Source: 1, 3, 7, 8, 14)

**9 (a), (b), (c), (d), (e), (f), (g), (h), (i), and (j). Conclusion: No Impact.**

<b>10. LAND USE AND PLANNING</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Physically divide an established community? (Source 1, 2, 3, 4, 5, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source 1, 2, 3, 4, 5, 8)	<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? (Source 1, 2, 3, 4, 5, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The proposed project is consistent with the Policies set forth within the 1982 Monterey County General Plan, the Del Monte Forest Land Use Plan, the Del Monte Forest Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20). Zoning on the property is Low Density Residential, 2.5-acres per unit, Design Control District, Coastal Zone or LDR/2.5-D (CZ). The proposed project meets all setback, height, lot coverage, and floor area ration requirements and is consistent with the land use designation. The proposed design of the structures meets the standards of a Design Control District and was also approved by the Pebble Beach Architectural Review Board, the Del Monte Forest Land Use Advisory Committee, and the Historic Resources Review Board. Therefore, the proposed project will have no impact on land use planning. (Source 1, 2, 3, 4, 5, 8)

**10 (a), and (c). Conclusion: No Impact.**

**10(b). Conclusion: Less Than Significant Impact.**

Because of the location of the subject property and the resources that exist on the site, implementation of the project would have the potential to result in environmental impacts to protected resources (such as visual, biological, cultural, and potential hazards) identified in the DMF LUP, resulting in a potential conflict with resource protection policies contained in Chapter 2 – Resource Management Element of the DMF LUP and their corresponding implementing regulations contained within the Monterey County Coastal Implementation Plan, Part 5 (CIP). Therefore, this section provides a discussion on how the identified impacts were reviewed in light applicable DMF LUP policies adopted for the purposes of avoiding or mitigating an environmental effect.

### Visual Resources

It is the goal of the 1982 General Plan to retain the character and natural beauty of Monterey County by the preservation, conservation, and maintenance of open space within constitutional constraints. The objective of DMF LUP Policy Nos. 47-56 and their corresponding implementing regulations, is to protect the area's unique scenic and visual resources, avoid incompatible development, and encourage man-made improvements that complement the Forest's natural scenic assets and enhance the public's enjoyment of them. As discussed in Section VI.1-Aesthetics of this Initial Study, analysis of the project was performed to determine if implementation would result in a significant adverse impact on public views, inconsistent with the policies above. It was identified that the project would result in new structural improvements that would have limited impacts on the public viewshed from 17-Mile Drive. However, due to the project's siting and design and incorporation of conditions of approval for which the DMF LUP scenic and visual resource policies and implementation regulations provide a nexus to apply, implementation of the project would result in a less than significant impact to visual resources and would not result in a conflict with policies/regulations adopted for avoiding or mitigating an environmental effect.

### Biological Resources

It is the goal of the 1982 General Plan to conserve natural habitats for native plant and animal species and to promote preservation of rare and endangered plant and animal species. The objective of DMF LUP Policy Nos. 8-29 and their corresponding implementing regulations, is to protect, maintain, enhance, and restore the unique, limited, and fragile environmentally sensitive habitat areas (ESHA) of Del Monte Forest. As discussed in Section VI.4-Biological Resources of this Initial Study, analysis of the project's potential to result in significant environmental impacts to protected biological resources (Monterey cypress forest and wildlife) existing on the subject property. In addition, an analysis was performed to determine if those potential impacts would conflict with DMF LUP policies/regulations adopted for avoiding or mitigating an environmental effect.

Policy No. 8 of the DMF LUP states that ESHA shall be protected against any significant disruption of habitat values and that new land uses in ESHA shall be limited to those that are dependent on the resource therein. Development adjacent to ESHA shall be compatible with long-term maintenance of the habitat area and shall be sited and designed to prevent impacts that would significantly degrade the ESHA. The DMF LUP also includes protection policies for specific types of ESHA, such as Monterey cypress forest (Policy 20). The proposed project, as sited and designed, avoids development within wetland and coastal bluff habitat areas. However,

Monterey cypress forest habitat is the dominant feature of the site, the western portion contains an almost continuous forest canopy. Therefore, development within ESHA cannot be avoided. However, as explained below, this does not constitute a conflict with policies/regulations adopted for the purpose of avoiding or mitigating effects to Monterey cypress habitat, provided circumstances of the particular case, siting, and design meet certain parameters.

Prior to circulation of this Initial Study, the Monterey County Board of Supervisors approved an amendment to Policy 20 and its implementing regulations<sup>2</sup> for which the California Coastal Commission subsequently certified. The most notable change to the amended policy is defining the “critical habitat area” of a site (at a minimum, a 10-foot buffer applied to the outermost drip lines of trees) where development is to be avoided for the protection against potential damage or degradation of cypress habitat, including the microhabitat of individual trees. In addition, specific development standards for developed versus undeveloped parcels have been added to the CIP for the purpose of ensuring redevelopment of improved parcels include restoration for enhancement of the habitat and development of vacant parcels that 1) do not degrade the habitat and 2) include measures for restoration. The majority of the Monterey cypress habitat area shown in Figure 2a of the DMF LUP, is residentially zoned and approximately 6% of those residential parcels are undeveloped. Therefore, not only does Section 20.147.040.2.c.1 of the CIP acknowledge the potential infeasibility for improvements on undeveloped lots to be sited in the non-cypress habitat portion of the site, it provides standards to ensure development result in the least amount of impact to the habitat. For instance, the amended standards continue to prohibit development outside of existing hardscape areas (except for cypress habitat enhancement/restoration) on undeveloped parcels located on the western side of 17-Mile Drive. However, additional requirements and standards has been added to ensure projects that fall under the prohibited circumstances above, have a clear framework to establish that the proposal is the least environmentally damaging alternative project through the reduction of environmental impacts to the greatest extent possible and that the development is located on the least environmentally sensitive portion of the parcel. In other words, if the proposed development cannot feasibly be sited in the non-cypress habitat portion of the site, and if the proposed use is not resource dependent nor limited to only enhancement/restoration, it could meet the required findings set forth in Section 20.02.060.B of the CIP by meeting the established requirements for the protection and enhancement of cypress habitat values as specified in Sections 20.147.040.D.2.c.1 and 20.147.040.D.2.c.2.d, e, and f.

In the circumstance of the Bailey project, development would result in an impact to Monterey cypress habitat but as explained in Section VI.4-Biological Resources, that impact has been analyzed and mitigations, consistent with the standards of the CIP, have been identified to reduce the impact to a less than significant level. Therefore, the project not in conflict with DMF LUP and CIP.

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<sup>2</sup> An amendment updating the Del Monte Forest’s Local Coastal Program’s standards for development within native Monterey cypress habitat (Policy 20 of the DMF LUP and Subsection 2 of Subsection D of Section 20.147.040 of Part 5) was certified by the California Coastal Commission on February 7, 2018. A more detailed discussion on the LCP amendment can be found in the preceding Section IV.4 – Biological Resources of this Initial Study.



<b>11. MINERAL RESOURCES</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

<b>12. NOISE</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>					
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The subject property is located within an established neighborhood therefore proposed project will cause a temporary impacts to sensitive receptors caused by grading, demolition, and construction activities. However, the noise impacts will not result in a permanent significant impact.

**12 (a), (c), (e), (f). Conclusion: No Impact.** The proposed project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, the proposed project will have no impact on permanent noise levels. The project site is no located within an airport land use plan nor is it within the vicinity of a private airstrip. Therefore, the project will not expose people residing or working in the project area to excessive noise levels and thus will have no impact.

**12 (b) and (d). Conclusion: Less Than Significant Impact.** The proposed project includes the remodel and additions to an existing single family dwelling. The subject property is located within an established neighborhood and potential sensitive receptors include single family residences within the immediate vicinity. Therefore, the proposed project may cause a temporary increase in ambient noise levels as it will expose persons to or generation of excessive groundborne vibration or groundborne noise levels within the project vicinity due to demolition, construction and grading operations.

Development activities include the operation of graders, backhoes, and trucks, which will cause localized noise levels to temporarily increase above existing ambient levels. All development activities would be required to adhere to the County’s Noise Control Ordinance (Chapter 10.60 of the Monterey County Code). A preliminary Construction Management Plan was submitted with the project application indicating proposed hours of operation. Based on the temporary nature of the construction activities, the project will have a less than significant impact on the ambient noise levels of the neighborhood.

<b>13. POPULATION AND HOUSING</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

<b>14. PUBLIC SERVICES</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>					
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a)	Fire protection? (Source 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (Source 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (Source 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

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

**Discussion/Conclusion/Mitigation:**

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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? (Source 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Source 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Source 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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? (Source 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The proposed project includes the remodel and additions to an existing single family dwelling. The result in the project will not create a significant increase on traffic impacts to the local and regional roadway system. However, short term impacts cause by construction activities have been identified.

**16 (a), (c), (d), (e), (f), (g). Conclusion: No Impact.** The proposed project will not conflict with any policy establishing measures of effectiveness for the performance of the circulation system. The RMA Public Works Department has reviewed the project and no conflicts have been identified, nor have any conditions of approval been required. There will be no change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The proposed project is not located in nor does not meet the height limit to affect air traffic patterns, and therefore will have no impact. The proposed project does not include hazardous traffic design features. The subject property is not located within an area where programs supporting alternative transportation is required and therefore will have no impact.

**16(b). Conclusion: Less Than Significant Impact.** The proposed project includes the remodel and proposed additions to an existing single family dwelling. Although the result in the project will not create a permanent impact to the existing roadways, there will be a temporary impact associated with construction activities. As part of the project application, the applicant has submitted a Construction Management Plan which includes: hours of operation, the amount of anticipated truck trips, and the proposed truck route. Therefore, the project as proposed, its temporary nature, will cause a less than significant impact to construction-related traffic patterns.

**17. TRIBAL CULTURAL RESOURCES**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or (Source 1, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Source 1, 7, 9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Monterey County Geographic Information System indicates that the subject property is located within a high archaeological sensitivity zone and the proposed project includes earth movement and excavation to allow for a single-family dwelling addition which would have the potential to cause a substantial impact to tribal cultural resources.

**17 (a.i). Conclusion: No Impact.**

The existing single family dwelling on subject property is not eligible for the National or California Registers, but is eligible at the local level. However, as explained in Section VI.5 of this Initial Study, the eligibility is tied to the architectural style and design of the structure and not as a cultural value to a California Native American tribe. Therefore, the proposed development would result in no impact to a tribal historical resource.

**17 (a.ii). Conclusion: Less Than Significant Impact With Mitigation Incorporated.**

On November 28, 2017, formal notification to the Ohlone/Costanoan-Essalen Nation (OCEN) was sent notifying them of the proposed project. Lead agencies must now evaluate under CEQA a project’s potential impact to a “tribal cultural resource.” Pursuant to Public Resources Code Section 21080.3.1 et seq., the County shall request a consultation of the project’s potential impact on tribal cultural resources prior to the release of a negative declaration, mitigated negative declaration or environmental impact report for a project. Assembly Bill 52 (Native Americans: California Environmental Quality Act) applies only to projects that have a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after

July 1, 2015. OCEN's first priority is that their ancestors' remains be protected, undisturbed and the site preserved; and/or all cultural and sacred items be left with their ancestors on site or where they are discovered.

In a letter dated December 12, 2017, provided to staff by Louise J. Miranda Ramirez, Chairperson of the Ohlone/Costanoan-Essalen Nation (OCEN), it states that the "Ohlone/Costanoan-Essalen Nation objects to all excavation in known cultural lands, even when they are described as previously disturbed, and of no significant archaeological value." The letter further states that it is their desire that any cultural items uncovered during land disturbance be returned by the property owner to OCEN. Due to the subject property's proximity to known sites and identification of marine shell deposits, OCEN recommends that all earth disturbance activities be monitored by a Native American Monitor of Ohlone/Costanoan-Essalen Nation, approved by the OCEN Tribal Council within their aboriginal territory. Therefore, the following mitigation measure, as recommended by OCEN, has been incorporated to reduce potential impacts to tribal cultural resources to a less than significant level.

**Mitigation Measure No. 10. Protection of Cultural Resources and Sacred Places.**

In order to reduce potential impacts to cultural resources and sacred places, earth disturbance activities shall be observed by a Native American Tribal Monitor for the Ohlone/Costanoan-Essalen Nation (OCEN), as approved by the OCEN Tribal Council.

**Mitigation Measure Monitoring Action No. 10a:** Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a contract with an OCEN approved Native American Tribal Monitor to RMA-Planning for review and approval. The contract shall outline logistics for monitoring during earth disturbance activities as well as how uncovered cultural resources will be handled, in coordination with the project archaeologist.

**Mitigation Measure Monitoring Action No. 10b:** During earth disturbance activities, the OCEN approved Native American Tribal Monitor shall be onsite observing the work, consistent with the approved contract discussed in Mitigation Measure No. 14. Prior to final of construction permits for grading or building, the owner/applicant shall submit a letter for the Native American Tribal Monitor verifying all work was done consistent with the contract to RMA-Planning.

<b>18. UTILITIES AND SERVICE SYSTEMS</b>			Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>	Potentially Significant Impact				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

**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.



<b>Does the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source: 1, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15)	<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? (Source 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The proposed project will have no impacts on Agriculture and Forest Resources, Hydrology/ Water Quality, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, or Utilities/Service Systems.

Less than significant impacts have been identified for Aesthetics, Air Quality, Geology, Greenhouse Gas Emissions, Noise, Hazards & Hazardous Materials, and Transportation/Traffic and conditions of approval will be included to assure compliance with County requirements; therefore, reducing potential impacts to a less-than-significant level.

Potential impacts to Biological Resources and Cultural Resources caused by construction of the project, have been identified and Mitigation Measures have been recommended to reduce to a less than significant level.

**(a). Conclusion: Less Than Significant with Mitigations Incorporated.** Based upon the analysis throughout this Initial Study, the proposed project may have the potential to degrade the quality of the environment, threaten to eliminate a plant 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 prehistory. Therefore, mitigations have been incorporated to reduce potential impacts to biological resources and cultural resources to a less than significant level.

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected) as well as the sources referenced.

**(b). Conclusion: No Impact.** The project will involve the remodel and additions to an existing residential structure within an established residential neighborhood; therefore, the project will not create a substantial adverse effect on human beings, either directly or indirectly. Implementation of the proposed project will result in temporary minor incremental reductions in air quality in the project vicinity and no changes in traffic conditions. The incremental air quality, transportation/traffic, public services and utilities impacts of the project when considered in combination with the effects of past projects, current projects and probable future projects in the planning area, will result in no impact.

**(c). Conclusion: Less than Significant Impact.** Construction activities for the proposed project will create temporary impacts to air quality, hazards and hazardous materials, greenhouse gas emissions, noise, and transportation. However, the project as proposed and through the incorporation of standard conditions, the project's impacts will be reduced to a less than significant level.

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](http://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 PLN160608 and the attached Initial Study / Proposed (Mitigated) Negative Declaration.

***IX. REFERENCES***

1. Project Application/Plans
2. Monterey County General Plan
3. Del Monte Forest Land Use Plan
4. Del Monte Forest Coastal Implementation Plan, Part 5
5. Title 20 of the Monterey County Code (Zoning Ordinance)
6. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised June 2008.
7. Monterey County Geographic Information Systems (GIS)
8. Site Visit conducted by the project planner on September 8, 2017
9. Preliminary Archaeological Reconnaissance, by Gary Breschini, Ph.D. (Archaeological Consulting) dated November 29, 2016 (Monterey County Library File No. LIB170212)
10. Phase II Historic Assessment Report by PAST Consultants, LLC dated April 14, 2017 (Monterey County Library File No. LIB170209)
11. Tree Resource Assessment and Forest Management Plan, by Frank Ono dated July 17, 2017 (Monterey County Library File No. LIB170359)
12. Biotic Report, prepared by Jeffrey B. Froke dated August 14, 2017 (Monterey County Library File No. LIB170360)
13. Biotic Report, prepared by Andrea Edwards (EMC) dated February 22, 2017
14. Geologic and Soil Engineering Report dated January 2017 (Monterey County Library File No. LIB170208)
15. Tribal Consultation Letter received from The Ohlone/Costanoan-Esselen Nation, dated December 12, 2017.
16. Wildlife-Friendly Plastic-Free netting in Erosion and Sediment Control Products. Revised September 2016. Metz, Vanessa. California Coastal Commission. [https://documents.coastal.ca.gov/assets/water-quality/permits/Wildlife-Friendly Netting in Erosion & Sediment Control-Factsheet r5 Sept 2016.pdf](https://documents.coastal.ca.gov/assets/water-quality/permits/Wildlife-Friendly%20Netting%20in%20Erosion%20&%20Sediment%20Control-Factsheet%20r5%20Sept%202016.pdf)
17. Pebble Beach Historic Context Statement, Page & Turnbull, Inc., 2013