

Attachment D

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ATTACHMENT D

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

La Resaca LLC (formerly Bailey) Planning File No. PLN160608-AMD1

1. Introduction

The original Combined Development Permit (Planning File No. PLN160608/Bailey), approved by the Monterey County Planning Commission on March 28, 2018 (Resolution No. 18-013), consisted of the following entitlements: Coastal Administrative Permit and Design Approval for 2,717 square feet of single story additions to an existing single-family dwelling with an attached garage; and Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (Monterey cypress habitat).

Environmental review for PLN160608 included the preparation of a Mitigated Negative Declaration/Initial Study (MND/IS) which focused on analyzing potential impacts to Biological Resources. The mitigations recommended in the Initial Study reduced potential effects and impacts to less than significant.

PLN160608-AMD1 consists of the following entitlement: Minor and Trivial Amendment to a previously-approved Combined Development Permit (Planning File No. PLN160608) to allow a reduction in the overall footprint size of the previously-approved one-story 2,717 square feet of additions to an existing single-family dwelling and a one-story 1,135 square foot attached 3-car garage. This Minor and Trivial Amendment would allow construction of a one-story 1,412 square foot addition to an existing single-family dwelling and an attached 1,326 square foot two-car garage/storage/utility room with a 1,092 square foot game room above the proposed garage, within the same general footprint and within the parcels existing disturbed and hardscape areas. This entitlement was analyzed and mitigated, as required, in the original Combined Development Permit.

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines to make minor technical changes to the project analyzed in the MND/IS, adopted March 28, 2018, by the Monterey County Planning Commission (Resolution No. 18-013). None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

2. Scope and Purpose of this Addendum

It has been determined that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent Initial Study or EIR have occurred, that there are no new significant environmental effects or increase in the severity of previously identified significant effects per Section 15162(a)(2) of the CEQA Guidelines, and there is no new information of substantial importance that was not known at the time the previous MND/IS was adopted, per Section 15162(a)(3) of the CEQA Guidelines.

Documents reviewed included the MND/IS prepared and adopted for Planning File No. PLN160608, and associated technical reports, plans, and applications. Based upon this review, it has been determined that the project will not have the potential to significantly degrade the quality of the environment, will have no significant impact on long-term environmental goals, will have no significant cumulative effect upon the environment, and will not cause substantial adverse effects on human beings, either directly or indirectly.

Archaeological and cultural resources

An archaeological assessment (LIB170212) submitted for the project concluded that there is no surface evidence of potentially significant archaeological resources on the project parcel. Pursuant to current State law (Public Resources Code Section 21080.3.1 et seq.), upon initiation of environmental review the County requested consultation with the Ohlone/Costanoan-Essalen Nation (OCEN) to review the project's potential impact on tribal cultural resources prior to the release of the mitigated negative declaration. Subsequent consultation resulted in OCEN submitting a letter to the County objecting to all excavation in known cultural lands, even when they are described as previously disturbed and of no archaeological value. Therefore, the County incorporated a mitigation measure to require a tribal monitor on site during excavation activities. Based on discussion during public hearing for the original project, the Planning Commission determined the requirement for a tribal monitor was without substantiated merit. The Planning Commission found that there was no specific evidence presented alongside the negative archaeological report to show that this site in particular contained significant cultural resources that would require an on-site tribal monitor. Therefore, the mitigation measure was found to be unwarranted. Pursuant to Section 15074.1 of the CEQA Guidelines, prior to approving a project, the lead agency may, in accordance with this section, delete mitigation measures and substitute for them other measures which the lead agency determines are equivalent or more effective. The County's standard condition (Condition No. 3) for incidental discovery of archaeological resources was and has been applied to the project to manage the discovery of archaeological and/or tribal cultural resources.

Wildfires

While nearly all of California is subject to some degree of wildfire hazard, there are specific features that make certain areas more hazardous. CAL FIRE is required by law to map areas of significant fire hazards based on fuels, terrain, weather and other

relevant factors. The primary factors that increase an area's susceptibility to fire hazards include topography and slope, vegetation type and vegetation condition, and weather and atmospheric conditions. CAL FIRE maps fire hazards based on zones, referred to as Fire Hazard Severity Zones. Each of the zones influence how people construct buildings and protect property to reduce risk associated with wildland fires. Under state regulations, areas within High Fire Hazard Severity Zones (HFHSZ) must comply with specific building and vegetation management requirements intended to reduce property damage and loss of life within these areas.

In California, responsibility for wildfire prevention and suppression is shared by federal, state and local agencies. Federal agencies have legal responsibility to prevent and suppress wildfires in Federal Responsibility Areas (FRAs). CAL FIRE prevents and suppresses wildfires in State Responsibility Area (SRA) lands, which are non-federal lands in unincorporated areas with watershed value, are of statewide interest, defined by land ownership, population density, and land use. Wildfire prevention and suppression in Local Responsibility Areas (LRA) are typically provided by city fire departments, fire protection districts, counties, and by CAL FIRE under contract to local government.

The proposed project would not impair an adopted emergency response plan or emergency evacuation plan as the proposed project does not occur along, or utilize, local roadways that are an identified evacuation route. The closest evacuation route to the proposed project site is Highway 1, over 2.47 miles away. Also, the proposed project is not expected to impair evacuation procedures along roadways within the Del Monte Forest due to low traffic volumes and very low density land uses along 17-Mile Drive or other roadways. The closest fire station is the Pebble Beach Community Services District Station located approximately 1.74 miles away. Further, the proposed project includes installation of driveway improvements. As a result, it is not anticipated that the proposed project would substantially impair an adopted emergency response plan or emergency evacuation plan, and would not result in impacts.

The project area is located in a SRA and is designated as a HFHSZ. As a result, there is the potential for increased wildfire risk whenever placing residential structures and uses in a wildland area. Construction and operation of the proposed project would involve the use of flammable materials, tools, and equipment capable of generating a spark and igniting a wildfire. Additionally, increased vehicle traffic and human presence in the project area could increase the potential for wildfire ignitions.

Further, in accordance with California Public Resources Code Sections 4427, 4428, 4431, and 4442, maintenance activities associated with the proposed project, including defensible space areas, would be conducted using firesafe practices to minimize the potential for wildfire ignitions resulting from equipment use. Implementation of existing local and state regulations as well as incorporation of fire protection design measures, would reduce impacts due to risk of exposure to project occupants and surrounding residences to a less than significant level. Also, the

project does not involve the installation and maintenance of new infrastructure components to support the proposed additions to the single-family residence.

Defensible space would be required within 100 feet of the project's structures to reduce fire hazard on-site, consistent with state and county requirements. Defensible space zones are passive measures and would not impede site access or otherwise hinder evacuation or emergency response efforts. Presence of defensible space areas would reduce fuel volumes and moderate fire behavior near structures, and would reduce potential wildfire impacts. Maintenance of defensible space areas may require heat-or spark-generating equipment; however, maintenance activities associated with the proposed project would be conducted using firesafe practices, as required by California Public Resources Code Sections 4427, 4428, 4431, and 4442, to minimize the potential for wildfire ignitions resulting from equipment use.

The project would be required to be built to the standards outlined in the soils report as well as to the standards required by the California Building Code and contained in the project Plan Set to minimize potential runoff or slope instability. Further, the project would be required to comply with relevant sections of the Monterey County Code that pertain to grading and erosion control (Monterey County Code Chapters 16.0 and 16.12). When combined with the project design, and State and County permitting requirements, potential impacts associated with wildfire, runoff, post-fire slope instability or drainage changes would be less than significant.

3. Conclusion

A MND/IS was prepared, circulated, considered, and adopted for Planning File No. PLN160608. All physical impacts to the development site were reviewed, and the County determined that the project as designed and mitigated had reduced potential impacts to a less than significant level. The MND/IS includes mitigation measures that address potential impacts to biological resources.

The County then considered the proposed project, as revised, and determined its scope does not alter the conclusions in the MND/IS prepared for Planning File No. PLN160608. Potential impacts to Cultural Resources will be addressed by application of a standard County condition of approval, and no further mitigations are required. Potential impacts to Biological Resources will be addressed by the application of mitigation measure nos. 1 - 7 required for Planning File No. PLN160608-AMD1. Based on review of the current application and plans, no other potentially significant issues were identified for the proposed project. The current proposal reduces the overall potential impacts, and does not alter the analysis or conclusions reached by the previous study.

Attachment: Mitigated Negative Declaration/Initial Study for PLN160608/Bailey, filed March 5, 2018, attached as Attachment E to the Board of Supervisors staff report for January 12, 2021.