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County of Monterey
State of California

MITIGATED NEGATIVE DECLARATION

FILED

OCT 09 2008

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	PB Cypress LLC
File Number:	PLN070607
Owner:	Marge and Jerry Burnett
Project Location:	1476 Cypress Drive, Pebble Beach
Primary APN:	008-455-007-000
Project Planner:	Craig Spencer
Permit Type:	Combined Development Permit (Coastal)
Project Description:	Combined Development Permit consisting of 1) A Coastal Administrative Permit to allow the demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling including an attached garage and a 936 square foot basement with 2,910 cubic yards cut and 775 cubic yards fill; 2) A Coastal Development Permit to allow the removal of one 48 inch oak tree; 3) A Coastal Development permit to allow development within a cultural resources buffer zone; 4) A Variance to exceed the 4,000 square foot impervious coverage limitation in the pescadero watershed area by 4,715 square feet, for a total impervious surface area of 8,715 square feet (reduced 1,490 square feet from 10,205 square feet of existing impervious surfaces); and 5) A Design Approval.

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

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

Decision Making Body:	Monterey County Zoning Administrator
Responsible Agency:	County of Monterey
Review Period Begins:	October 9, 2008
Review Period Ends:	November 9, 2008

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

POSTED 30 DAYS

MONTEREY COUNTY

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



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

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (PB Cypress LLC, File Number PLN070607) at 1476 Cypress Drive, Pebble Beach (APN 008-455-007-000) (see description below). The project involves the demolition of a single family residence and construction of new including removal of one 48 inch oak tree. The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2nd Floor, Salinas, California. The Zoning Administrator will consider this proposal at a meeting on **November 13, 2008** at 1:30 in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from **October 9, 2008** to **November 9, 2008**. Comments can also be made during the public hearing.

Project Description: Combined Development Permit consisting of 1) A Coastal Administrative Permit to allow the demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling including an attached garage and a 936 square foot basement with 2,910 cubic yards cut and 775 cubic yards fill; 2) A Coastal Development Permit to allow the removal of one 48 inch oak tree; 3) A Coastal Development permit to allow development within a cultural resources buffer zone; 4) A Variance to exceed the 4,000 square foot impervious coverage limitation in the Pescadero watershed area by 4,715 square feet, for a total impervious surface area of 8,715 square feet (reduced 1,490 square feet from 10,205 square feet of existing impervious surfaces); and 5) A Design Approval.

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

CEQAcomments@co.monterey.ca.us

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

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed

document should be sent to the contact noted above at (831) 757-9516. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Department to confirm that the entire document was received.

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

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

County of Monterey
Resource Management Agency – Planning Department
Attn: Mike Novo, Director of Planning
168 West Alisal, 2nd Floor
Salinas, CA 93901

Re: PB Cypress LLC.; File Number PLN070607

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

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

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
2. California Coastal Commission
3. County Clerk's Office
4. Association of Monterey Bay Area Governments
5. Carmel Central School District

6. Pacific Gas & Electric
7. Pacific Bell
8. Monterey Bay Unified Air Pollution Control District
9. Pebble Beach Fire Protection District
10. Monterey County Water Resources Agency
11. Monterey County Public Works Department
12. Monterey County Parks Department
13. Monterey County Division of Environmental Health
14. Monterey County Sheriff's Office
15. Stoker & Allaire Inc., Agent
16. Marge & Jerry Burnett, Owners
17. Property Owners within 300 feet (Notice of Intent only)
18. Resource Management Agency (Front Counter)

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY - PLANNING DEPARTMENT
168 WEST ALISAL ST., 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025 FAX: (831) 757-9516



INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

I. BACKGROUND INFORMATION

Project Title:	Pebble Beach Cypress LLC
File No.:	PLN070607
Project Location:	1476 Cypress Drive, Pebble Beach
Name of Property Owner:	Marge and Jerry Burnett Pebble Beach Cypress LLC
Name of Applicant:	Stocker and Allaire, Inc.
Assessor's Parcel Number(s):	008-455-007-000
Acreage of Property:	1.18 acres
General Plan Designation:	Low Density Residential
Zoning District:	LDR/1.5-D(CZ) (Low Density Residential/1.5 acres per unit with a Design Control Overlay, Coastal Zone)
Lead Agency:	Monterey County Resource Management Agency Planning Department
Prepared By:	Rincon Consultants, Inc.
Date Prepared:	October 7, 2008
Contact Person:	Craig Spencer, Assistant Planner SpencerC@co.monterey.ca.us
Phone Number:	(831) 755-5233

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Project Description:

The proposed project is a Combined Development Permit consisting of the following:

1. A Coastal Administrative Permit to allow the demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling including attached garage and a 936 square foot basement;
2. A Coastal Development Permit to allow the removal of one 48-inch oak tree;
3. A Coastal Development Permit to allow development within 750 feet of a known archaeological resource;
4. A variance to exceed the 4,000 square foot impervious coverage limitation in the Pescadero Watershed Area (existing impervious surface is 14,686 square feet including a 4,481 square foot residence and 10,205 square feet of paved surface; proposed impervious surface is 13,715 square feet including a 5,000 square foot residence and 8,715 square feet of paved area). The total impervious surfaces would be reduced from existing by 971 square feet; and
5. Design Approval.

The existing residence is a single-story, 4,481 square foot structure with attached garage. Other existing, on-site development includes a terrace, courtyard, and driveway, which total 10,205 square feet of impermeable surface. The property is served by the Pebble Beach Sanitary Sewer District for sewer services. Water service to the existing residence is provided by the Cal-Am Water Company (Source: IX.1).

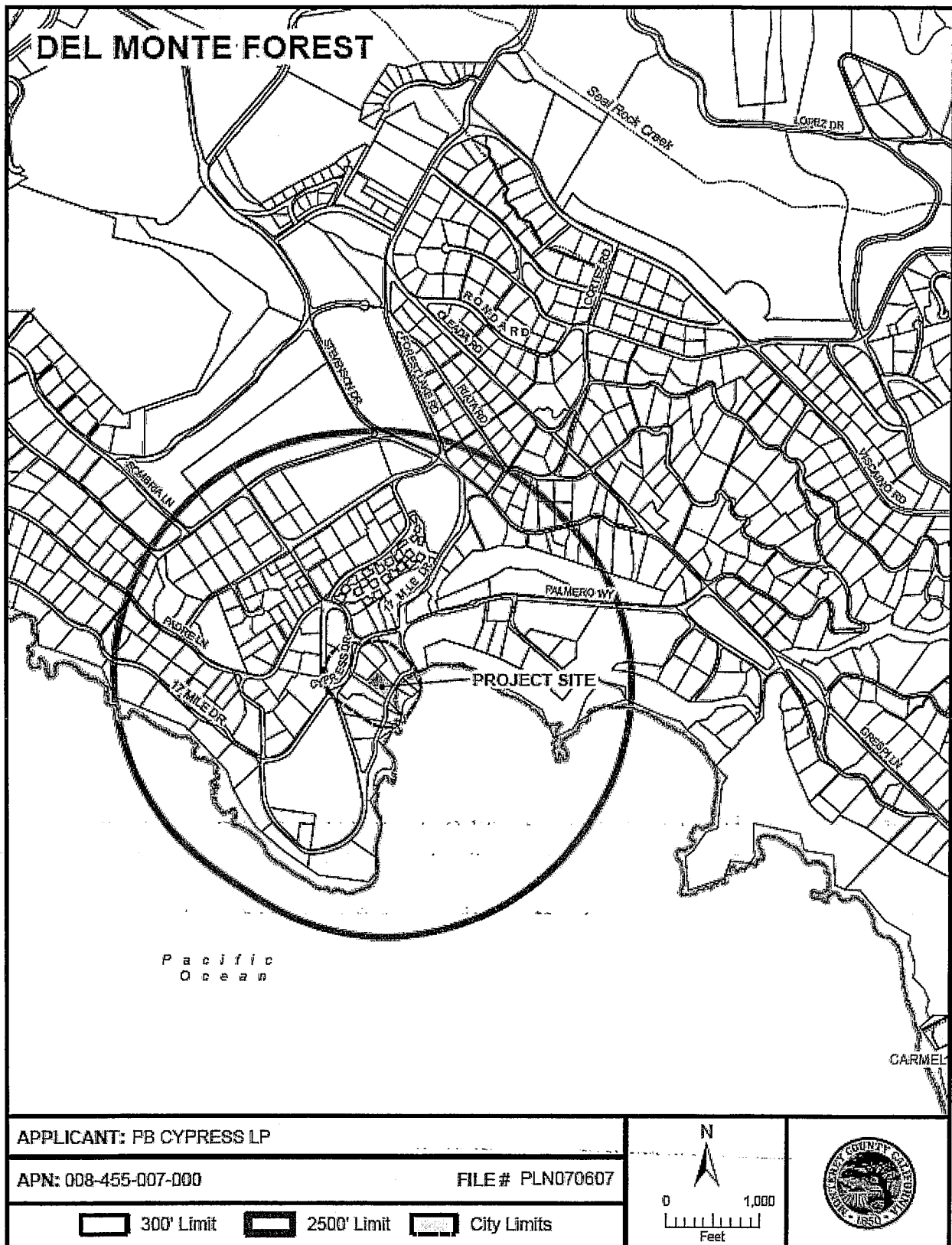
B. Environmental Setting and Surrounding Land Uses:

The project site is located at 1476 Cypress Drive in Pebble Beach, California, approximately 2.15 miles west of State Route (SR) 1. The lot is currently developed with an existing single family residence in a Design Control District (Source: IX. 1, 6). The site is bordered by Cypress Drive to the northwest, Carmel Bay to the southeast and single family residences to the southwest and northeast (Source: IX. 3, 18). The existing single-story residence is located near the center of the site, adjacent to the northeastern property boundary (Source: IX. 18).

The subject property is located atop a coastal bluff at the northern end of Carmel Bay and lies within the Salinian Block. The Salinian Block is an elongate, northwest-trending segment of the Coast Ranges, bounded to northeast by the San Andreas Fault zone and to the southwest by the Sur-Nacimiento Fault Zone. The Salinian Block is further divided by a series of smaller, northwest-trending faults. The nearest fault to the subject property is the Cypress Point Fault, which lies approximately 1,000 feet southwest of the site. However, this fault is not considered active (Source: IX. 14). Other active or potentially active faults which may present hazards to the subject property include the San Andreas, Zayante-Vergeles, Monterey Bay-Tularcitos and San Gregorio (Source: IX. 14).

The site is located within a cultural resource buffer zone and contains one recorded archaeological site within the property boundary (Source: IX. 1, 10, 11). In addition, the existing residence, constructed in 1917, is potentially significant under Criterion 1 of the California Register of Historical Resource (CRHR) for its association with the "fashionably rustic country life that characterized the formative years of Pebble Beach" and Criterion 3 for its "woodsy Craftsman-style architecture expressive of the first phase of the Bay Area Tradition" (Source: IX. 9). However, a series of additions and alterations have resulted in the loss of integrity, thus making the property ineligible for listing in the CRHR (Source: IX. 9).

The northwestern portion of the property, between Cypress Drive and the existing single family dwelling, is forested with Monterey pine, Monterey cypress, and coast live oak trees (Source: IX. 13). The southeastern portion of the property, between the existing dwelling and Carmel Bay, consists of manicured lawn and other landscaping (Source: IX. 12).



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	■	Air Quality Mgmt. Plan	■
Master Plan	□	Airport Land Use Plans	□
Water Quality Control Plan	■	Local Coastal Program-LUP	■

General Plan. The proposed project was reviewed for consistency with the 1982 Monterey County General Plan. Section IV.A discusses whether the project physically divides an established community; conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (refer to *Local Coastal Program-LUP* discussion below); or conflicts with any applicable habitat conservation plan or natural community conservation plan. The only policy area of the General Plan that is not addressed by the Local Coastal Program is Noise Hazards. The project is consistent with these General Plan policies, as explained below in Section IV.A.11. **CONSISTENT**

Water Quality Control Plan. Monterey County is included in the Central Coast Regional Water Quality Control Board – Region 3 (CCRWCB). The CCRWCB regulates the sources of water quality related problems which could result in actual or potential impairment or degradation of beneficial uses or degradation of water quality. Because the proposed project would not significantly increase on-site impervious surfaces, nor include land uses that would introduce new sources of pollution, it is not expected to contribute runoff which would exceed the capacity of stormwater drainage systems or provide substantial additional sources of polluted runoff. The proposed project would not result in water quality impacts or be inconsistent with objectives of this plan. **CONSISTENT**

Air Quality Management Plan. Consistency with the Air Quality Management Plan is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). It is not an indication of project-specific impacts, which are evaluated according to the Air District's adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact. Consistency of a residential project is determined by comparing the project population at the year of project completion with the population forecast for the appropriate five year increment that is listed in the AQMP. If the population increase resulting from the project would not cause the estimated cumulative population to exceed the relevant forecast, the project would be consistent with the population forecasts in the AQMP (Source: IX. 8b).

According to the Association of Monterey Bay Area Governments (AMBAG), the *2004 Population, Housing Unit, and Employment Forecasts* adopted by the AMBAG Board of Directors on April 14, 2004 are the forecasts for this consistency determination. According to these forecasts, the current population of Monterey County is 428,687 (including forecasted

population generated from housing permits granted between January and November 2007). The proposed project includes demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling including attached garage. The project would result in no net change in housing units and would not, therefore, result in any additional population. Therefore, the project is consistent with the 2004 regional forecasts and the Air Quality Management Plan (Source: IX. 8b).

Local Coastal Program-LUP. Section IV.A discusses whether the project physically divides an established community; conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project; or conflicts with any applicable habitat conservation plan or natural community conservation plan. As discussed therein, the proposed project involves demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling and would not, therefore, physically divide an established community (Source: IX.1, 3). Similarly, the project would not conflict with any habitat conservation plan or natural community conservation plan, as none are applicable to the project site (Source: IX. 4, 5). **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

- | | | |
|---|---|---|
| ☒ Aesthetics | ☐ Agriculture Resources | ☒ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☒ Geology/Soils |
| ☒ Hazards/Hazardous Materials | ☒ Hydrology/Water Quality | ☒ Land Use/Planning |
| ☐ Mineral Resources | ☐ Noise | ☐ Population/Housing |
| ☐ Public Services | ☐ Recreation | ☐ Transportation/Traffic |
| ☐ Utilities/Service Systems | | |

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:

2. Agricultural Resources. The proposed project includes demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The site is not under a Williamson Act Contract (Source: IX. 1). The project site is located within a residential area and is currently zoned as Low Density Residential (LDR). The proposed demolition and construction would not conflict with any agricultural uses, as the site is currently

developed with a residence and is surrounded by single family residences to the northwest, southwest and northeast, and Carmel Bay to the southeast (Source: IX. 3, 18). There would be *no impact*.

10. Mineral Resources. No mineral resources have been identified or would be affected by the projects (Source: IX. 1, 14, 15). The project would result in *no impact* to mineral resources.
11. Noise. The proposed single family residence would not be exposed to noise levels that exceed standards and would not substantially increase ambient noise levels (Source: IX. 1, 2, 3, 6). There would be a temporary increase of noise during demolition and construction. The project would not involve pile-driving or other construction activities that would be expected to result in excessive groundborne vibration or noise. Noise would be minimized with the implementation of adopted County ordinances and standard Conditions of Approval (Source: IX. 1, 3, 4). The project site is not located in the vicinity of an airport or private airstrip (Source: IX. 18). There would be *no impact*.
12. Population/Housing The proposed project includes demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The project would result in no net change in housing units and would not, therefore, result in any additional population (Source: IX. 1). The project would not alter the location, distribution, or density of human population in the area, as it involved demolition of an existing residence and construction of a new residence in generally the same footprint. The project would not create a demand for additional housing. There would be *no impact*.
13. Public Services. The project would not result in increased demand for public services as it would not involve an increase in local population (Source: IX. 1, 7). There would be *no impact*.
14. Recreation. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project. The project would not create recreational demands (Source: IX. 1, 7e). There would be *no impact*.
15. Transportation/Traffic. The proposed project consists of the demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The project would result in no net change in housing units and would not, therefore, generate any new traffic (Source: IX. 1). Although some trips may be added to local roadways during construction, the roadways in this area are not at degraded levels of service and the project would not contribute traffic that would cause any roadway or intersection level of service to be degraded (Source: IX. 1, 3, 7). The project site is not located in the vicinity of an airport and would not result in a change in air traffic patterns (Source: IX. 1, 18). Demolition of an existing residence and construction of a new residence in

the same location would not create new traffic hazards or alter site access such that emergency access would be impeded. Access to the project new residence would be required to be designed in accordance with Pebble Beach Community Services District requirements and parking would be supplied in accordance with Section 20.58 of the Monterey County Zoning Ordinance. The project would not interfere with any pedestrian or bicycle pathways or routes (Source: IX. 1). There would *be no impact*.

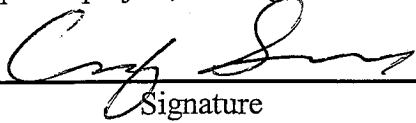
16. Utilities and Service Systems. Water for the property would be provided by California American Water Company, Gas and Electric by Pacific Gas & Electric, and sewage disposal by Pebble Beach Sanitary Sewer District. Solid waste from the project will be collected by the Pebble Beach Community Services District through a contractual agreement with Carmel Marina Corporation (Waste Management, Inc.). Waste would be disposed of at Monterey Regional Waste Management District's Material Recovery and Monterey Peninsula Landfill and Recycling Facility, located near the City of Marina (Source: IX.23). The project would not result in an increase in residences or associated population and would not, therefore, require additional utilities or services (Source: IX. 1). There would *be no impact*.

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

Craig Spencer

10/8/08

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 would 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 on-site, 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 significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS					
Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista? (Source: IX. 1, 2, 3, 5)	☐	☐	☒	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: IX. 1, 2, 3, 5, 9, 13)	☐	☐	☒	☐
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: IX. 2, 3, 5)	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: IX. 2, 4)	☐	☐	☒	☐

Discussion, Analysis and Conclusions:

Aesthetics 1(a) – Less than Significant. The proposed project includes demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The subject property is located at 1476 Cypress Drive in Pebble Beach, and is visible from Carmel State Beach and Point Lobos (Source: IX.1). Views from these areas are identified as sensitive in the Del Monte Forest Land Use Plan (LUP) Visual Resources Map (Figure 2C) (Source: IX. 5).

According to the Del Monte Forest LUP, visually sensitive areas identified on the LUP Visual Resources Map shall be developed so that buildings are situated to allow the highest potential for screening from view the development and its access roads (Policy 51) and shall be designed and sited so as to not detract from scenic values (Policy 56). The property is currently developed with a single family residence, which is fully screened from Cypress Drive by intervening vegetation (Source: IX. 3). The site is not screened from view from Carmel State Beach or Point Lobos (Source: IX. 3). Although the new residence would be visible from these public viewing areas, the proposed project consists of demolition of an existing single family dwelling and construction of a new single family dwelling in generally the same footprint. Although the new residence would be larger than the existing residence, it would not significantly alter existing views of the site, as surrounding residences are at a similar scale (Source: IX. 3). In addition, the proposed new residence has been designed to be one story and set low to the existing grade to maximize ocean views and minimize view impacts (Source: IX. 2). Simplicity in massing and the use of warm tones and natural materials, including Sandstone for exterior walls, would allow the proposed residence to be subordinate to and blend into the surrounding environment (Source: IX. 2). Therefore, the proposed project would not detract from scenic values. Impacts would be *less than significant*.

Aesthetics 1(b) – Less than Significant. Although the project site is not visible from a state scenic highway, it is visible from Carmel State Beach and Point Lobos. Views from these areas are identified as sensitive in the Del Monte Forest Land Use Plan (LUP) Visual Resources Map (Figure 2C) (Source: IX. 5). Damage to scenic resources is therefore addressed below.

Trees. The proposed new residence would require the removal of one (1) 48-inch oak tree, which requires the issuance of a Coastal Development Permit. In accordance with Del Monte Forest LUP Policy 54, live tree removal is not permitted in presently undeveloped areas. The subject property is currently developed with a single family dwelling and is therefore not 'presently undeveloped.' In addition, mitigation required by the Biological Report prepared for the project, as outlined in Section VI.4 (Biological Resources) of this Initial Study, requires that the oak tree be replaced at a 2:1 ratio. Pursuant to issuance of the Coastal Development Permit and implementation of this measure, the removal of one (1) oak tree would be a *less than significant* aesthetic impact.

Historic Buildings. The existing on-site single family residence was constructed in 1917 and is potentially historically significant under potentially meets Criterion 1 of the California Register of Historical Resource (CRHR) for its association with the "fashionably rustic country life that characterized the formative years of Pebble Beach" and Criterion 3 for its "woodsy Craftsman-style architecture expressive of the first phase of the Bay Area Tradition" (Source: IX. 9). However, a series of additions and alterations to the original structure resulted in sweeping changes to the character-defining porch, fenestration, doors, and ornamentation, which has resulted in the loss of integrity (Source: IX. 9). As a result, the structure is ineligible for listing in the CRHR and is not considered an historic structure for the purposes of the analysis [Source: IX. 9; refer also to Item 5(a) below]. Demolition of the existing residence would therefore not be considered as damage to an historical building, resulting in a *less than significant* aesthetic impact.

Aesthetics 1(c) – Less than Significant. The proposed project includes demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The surrounding area is of high scenic quality (Source: IX. 3, 5). However, the proposed demolition and construction would not significantly intensify the visual impact over the existing residential use of the site and the post-project residence would be visually compatible with other homes in the site vicinity (Source: IX. 2, 3). Pursuant to implementation of County Conditions of Approval, including preparation of Landscape Plan and Exterior Lighting Plan, impacts would be *less than significant*.

Aesthetics 1(d) – Less than Significant. Existing lighting at the project site includes exterior lighting associated with the existing single family dwelling. Some additional lighting sources would be introduced as a result of the proposed project, as the new residence would be larger than the existing home (Source: IX. 2). However, the proposed project would be required to comply with County General Plan Policy 26.1.20, which requires that "all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and offsite glare is fully controlled" (Source: IX. 4). In addition, a standard County Condition of Approval would require preparation of an Exterior Lighting Plan,

subject to review and approval by the Resource Management Agency-Planning Department. Pursuant to compliance with Local Coastal Program policies and implementation of County Conditions of Approval, impacts would be *less than significant*.

2. AGRICULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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: IX.1, 3, 18)	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: IX.1, 3, 18)	☐	☐	☐	☒
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Source: IX.1, 3, 18)	☐	☐	☐	☒

Discussion, Analysis and Conclusions: See Sections II and IV.

3. AIR QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan? (Source: IX. 1, 8)	☐	☐	☐	☒
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: IX. 1, 8)	☐	☐	☐	☒
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: IX. 1, 8)	☐	☐	☐	☒
d)	Result in significant construction-related air quality impacts? (Source: IX. 1, 8)	☐	☐	☒	☐

3. AIR QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
e)	Expose sensitive receptors to substantial pollutant concentrations? (Source: IX. 1, 8)	☐	☐	☐	■
f)	Create objectionable odors affecting a substantial number of people? (Source: IX. 1)	☐	☐	☐	■

Discussion, Analysis and Conclusions:

Air Quality 3(a) – No Impact. The MBUAPCD's 2008 *Air Quality Management Plan for the Monterey Bay Region* (AQMP) addresses state air quality standards. Population-generating projects that are within the AQMP population forecasts are considered consistent with the plan. The proposed project includes demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The project would result in no net change in housing units and would not, therefore, result in any additional population that could exceed the current AQMP population forecast for Monterey County (Source: IX. 8; refer to Section III). There would be *no impact*.

Air Quality 3(b, c, e) – No Impact. Applicable air quality criteria for evaluation of the project's impacts are federal air pollutant standards established by the U.S. Environmental Protection Agency (EPA) and reported as National Ambient Air Quality Standards (NAAQS), and the California Ambient Air Quality Standards (CAAQS), which are equal to or more stringent than the federal standards. The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. The CARB has established 14 air basins statewide. The subdivision 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 CARB has established air quality standards and is responsible for the control of mobile emission sources, while the MBUAPCD is responsible for enforcing standards and regulating stationary sources. At present, Monterey County is in attainment for all federal air quality standards and state standards for Carbon Monoxide (CO), Nitrogen Dioxide (NO₂), and fine particulate matter (PM_{2.5}). Monterey County is in non-attainment for PM₁₀ and is designated as non-attainment-transitional for the state 1 hour ozone standard. Data is not available concerning the state 8 hour ozone standard.

The proposed project includes demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The project would result in no net change in housing units and would not, therefore, result in any additional population and associated air emissions through new vehicle trips (Source: IX. 8). The project would not result in stationary emissions. There would be *no impact*.

Air Quality 3(d) – Less than Significant. The proposed project includes demolition of an existing 4,481 square foot single family dwelling and would require limited grading for

construction of a new 5,936 square foot single family dwelling. Demolition and site disturbance could result in temporary short-term localized decreases in air quality due to generation of particulate emissions (PM₁₀). According to the MBUAPCD *CEQA Air Quality Guidelines* (as updated in February 2008), 8.1 acres could be graded for a construction site with minimal earthmoving per day without exceeding the MBUAPCD's PM₁₀ threshold of 82 lbs/day and resulting in a potentially significant impact (Source IX. 8a). The area of disturbance would cover less than the threshold area as the entire property is 1.18 acres (Sources: IX. 1). Thus, short-term, localized decrease in air quality due to generation of particulate emissions (PM₁₀) caused by grading operations would be *less than significant*.

Refer to Item 7(a) for a discussion of potential hazard and hazardous material impacts associated with the potential release of asbestos.

Air Quality 3(f) – No Impact. The proposed project would not create significant objectionable odors due to the nature of residential use (Source IX. 1). There would be *no impact*.

4. BIOLOGICAL RESOURCES					
		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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: IX. 3, 5, 12, 13, 19, 20, 22)	☐	☐	☒	☐
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: IX. 3, 5, 12, 13, 19, 20)	☐	☐	☒	☐
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: IX. 3, 5, 12, 13, 19, 20)	☐	☐	☒	☐
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: IX. 3, 5, 12, 13, 19, 20)	☐	☒	☐	☐

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: IX. 3, 5, 12, 13)	☐	☒	☐	☐
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: IX. 3, 5, 12, 13, 19)	☐	☐	☐	☒

Discussion, Analysis and Conclusions:

The following discussion and analysis is based on a Biological Report prepared by Vern Yadon on October 8, 2007 (Source: IX. 12), a Tree Resource Evaluation/Construction Impact Analysis prepared by Maureen Hamb on February 8, 2008 (Source: IX. 13), and a search of the California Natural Diversity Database (CNDDB; 2008) (Source: IX. 19; Exhibit A).

Biological Resources 4(a) – Less than Significant. On-site vegetation consists primarily of Monterey pine, Monterey cypress, and coast live oak trees in the northwestern portion of the property, between Cypress Drive and the existing single family dwelling, and manicured lawn and other landscaping in the southeastern portion of the property, between the existing dwelling and Carmel Bay (Source: IX. 3, 12). The site is adjacent to mapped Monterey cypress environmentally sensitive habitat (ESH) and is designated as containing potential ESH for Yadon's piperia (Source: IX. 1).

Special-status plant and animal species that may be located on the property are discussed in the following paragraphs. For the purpose of this Initial Study, "special-status" includes plants and animals that are: a) listed as endangered or threatened under the Federal or California Endangered Species Acts (ESA); b) considered rare under the California Native Plant Protection Act; or c) are afforded protection under acts or codes other than the Federal or California ESA (e.g. Migratory Bird Treaty Act, Fish and Game Code).

Special-Status Plant Species. According to CNDDB records, 29 sensitive plant species have reported occurrences within a five mile radius surrounding the subject property (Source: IX.19). None of these records occur on the project site. However, based on established buffers, three of these species could occur on the project site: Tidestrom's lupine (*Lupinus tidestromii*), fragrant fritillary (*Fritillaria liliacea*), and Monterey pine (*Pinus radiata*). In addition, the site is adjacent to mapped Monterey cypress ESH and contains individual Monterey cypress trees (*Cupressus macrocarpa*). The site is also designated as containing potential ESH for Yadon's piperia (Source: IX. 1, 3, 12). Potential impacts to each of these species are discussed below.

Tidestrom's Lupine. Tidestrom's lupine (*Lupinus tidestromii*) is a California Native Plant Society (CNPS) list 1B species and is listed as Endangered under both the state and federal Endangered Species Acts (Source: IX. 22). This species occurs in coastal strand communities or within dune and coastal habitats (Source: IX. 22). The project site is composed of Monterey pine, Monterey cypress, and coast live oak trees in the northwestern portion of the property and manicured lawn and other landscaping in the southeastern portion of the property. Appropriate habitat for Tidestrom's lupine does not occur on the property (Source: IX. 3, 12, 19, 22). In addition, site disturbance would occur entirely within an area composed of asphalt, lawn, and other landscaping that would not support Tidestrom's lupine. Impacts to this species would therefore be *less than significant*.

Fragrant Fritillary. Fragrant fritillary (*Fritillaria liliacea*) is a perennial herb that is native and endemic to California (Source: IX. 22). It is a CNPS list 1B species that occurs in coastal prairie, valley grassland, northern coastal scrub, and wetland-riparian habitat communities (Source: IX. 22). None of these habitat types occur on the property (Source: IX. 3, 12, 19, 22). In addition, site disturbance would occur entirely within an area composed of asphalt, lawn, and other landscaping that would not support fragrant fritillary. Impacts to this species would therefore be *less than significant*.

Monterey Pine. Monterey pine (*Pinus radiata*) is a CNPS list 1B species. Monterey pine trees occur on the subject property within the northwestern portion of the site, between Cypress Drive and the existing single family dwelling (Source: IX. 3, 12). No development would occur in this area (Source: IX. 2, 3). In addition, although the proposed project includes a Coastal Development Permit for the removal of one (1) 48-inch coast live oak tree, the proposed project would not remove any Monterey pine trees. Impacts to this species would be *less than significant*.

Monterey Cypress. Monterey cypress (*Cupressus macrocarpa*) is a CNPS list 1B species (Source: IX. 22). Monterey cypress trees occur on the subject property within the northwestern portion of the site, between Cypress Drive and the existing single family dwelling (Source: IX. 3, 12). No development would occur in this area (Source: IX. 2, 3). In addition, although the proposed project includes a Coastal Development Permit for the removal of one (1) 48-inch coast live oak tree, the proposed project would not remove any Monterey cypress trees. Impacts to this species would be *less than significant*.

Yadon's Piperia. The site is designated as containing potential ESH for Yadon's piperia (*Piperia yadonii*). Yadon's piperia is a CNPS list 1B species that occurs in chaparral, northern coastal scrub, and closed-cone pine forests (Source: IX. 22). According to the Biological Report prepared for the project (Source: IX. 12), this species would not occur on the existing hardscape and landscape areas on which development would occur. Impacts to Yadon's piperia would therefore be *less than significant*.

Special-Status Animal Species. The CNDDB listed 13 reported occurrences of special-status animal species within a five mile radius surrounding the subject property (Source: IX. 19). None of these records occur on the project site and, based on established buffers, none of the

species would be expected to occur (Source: IX. 19). In addition, according to the Biological Report prepared for the project (Source: IX. 12), no special-status animal species occur on the property or would be impacted by the proposed project. Impacts to special-status animal species would be *less than significant*.

Conclusion. Based on the lack of suitable habitat on-site as well as the location of proposed development in an already disturbed area, impacts to special-status plant and animal species would be *less than significant*.

Refer to Item 4(d) below for a discussion of impacts related to Coast live oak trees, which is not listed as a special-status plant species.

Biological Resources 4(b, c) – Less than Significant. According to CNDDB records, six (6) sensitive natural communities and five (5) critical habitats occur within a five mile radius of the project area (Source: IX. 19). None of these habitats are recorded as occurring on the subject property (Source: IX. 19). Refer also to Items 4(a) and 4(e) for a discussion of potential impacts to environmentally sensitive habitat areas (ESH). The proposed project would not have a substantial adverse effect on any riparian habitat or sensitive natural communities, as none are located on the site (Source: IX. 3, 12, 13, 19). There are no federally protected wetlands on the site (Source: IX. 3, 12, 20). Impacts would be *less than significant*.

Biological Resources 4(d) – Less than Significant with Mitigation Incorporated. There have been no native resident or migratory fish or wildlife species identified on the subject property (Source: IX. 12, 19). However, on-site trees could provide nesting and/or foraging opportunities for a variety of animal species. Proposed demolition and reconstruction of a single family residence would result in the removal of one (1) 48-inch coast live oak tree (Source: IX. 1, 13). According to the Tree Resource Evaluation/Construction Impact Analysis, this tree is infested with oak bark beetle (*Pseudopityophthorus pubipennis*) (Source: IX. 13). Construction in the immediate vicinity of three additional oak trees has the potential to damage root systems, which could result in or hasten the ultimate loss of the trees, and may require extensive limbing in some cases (Source: IX. 3, 13). Del Monte Forest Land Use Plan Policy 36 requires that native trees removed as a result of development be replaced on the site at a rate of one tree of the same variety for each tree removed (Source: IX. 5). However, given the large size of the tree proposed for removal, and in accordance with the Biological Report (Source: IX. 12), the following mitigation is required:

Mitigation Measure #1: Tree Replacement. The coast live oak tree that would be removed as a result of the project shall be replaced at a minimum 2:1 ratio. Replacement plantings shall be from locally-collected coast live oak seed stock and shall be shown on landscaping plans. A landscape contractor shall be retained to monitor the acquisition and installation of all coast live oak trees to be replaced on the property..

Monitoring Action #1: Prior to occupancy clearance, the coast live oak tree shall be replaced at a minimum 2:1 ratio. The landscape contractor shall monitor the acquisition and installation of replacement trees. The applicant shall submit proof of replacement

plantings (e.g. photos of replacement trees in place) to the Monterey County RMA – Planning Department.

The following mitigation measures are also required to reduce impacts to a *less than significant* level.

Mitigation Measure #2: Tree and Root Protection. Indirect impacts to on-site trees shall be avoided the maximum extent feasible through avoidance of the critical root zone. This shall be accomplished through the following means:

- a. Protective fencing shall be installed.
- b. Grade changes shall be analyzed once the grading and drainage plans are finalized and the building location is staked. If minor grade changes (1 to 18 inches) or sloping is necessary within 10 feet of a retained tree it can be done manually during the landscape phase of the project. Grade changes over two feet may require the use of a small wall.
- c. No soil excavation shall be carried out except where necessary to install foundations. A preconstruction root exploration of all potentially excavated areas shall be carried out and no roots larger than one inch shall be damaged. Where roots larger than one inch are found, pier and above-grade beam foundations shall be used to achieve this objective.
- d. Trenching for underground services shall be located outside the root zone.
- e. Irrigation trenches shall be located outside the critical root zone. If necessary, supply lines can be located above grade and covered by mulch. Emitters in these areas are restricted to drip-type only.
- f. Soil compaction caused by workers and equipment shall be reduced by the installation of a mulch layer (wood chips).
- g. Monitoring of the initial site clearing and demolition shall be performed at least twice weekly to ensure compliance with the tree protection measures.
- h. Contractors and sub contractors shall be supplied with a copy of the *Tree Preservation Specifications* contained in the Tree Resource Evaluation before entering the construction site.

Monitoring Action #2: Prior to the start of construction, a qualified arborist/botanist shall be retained to identify trees which would be potentially impacted by construction. The arborist/botanist shall ensure that protective fencing is installed, and shall monitor construction during earth disturbing activities within the critical root zone of the oak trees near by to ensure compliance with the above listed measures. The applicant shall submit a report to the Resource Management Agency – Planning Department, from a qualified arborist, describing how the measures were implemented and describing impacts, if any to retained trees from construction activities. A subsequent Coastal Development Permit may be required if impacts resulting in tree mortality are incurred from construction activities.

Mitigation Measure #3: Preconstruction Survey for Nesting Birds. The following mitigation is required in order minimize potentially adverse impacts to native resident special status nesting avian species:

- A pre-construction survey for special status nesting avian species (and other species protected under the Migratory Bird Act) shall be conducted by a qualified biologist at least two weeks prior to tree removal or initiation of construction activities that occur during the nesting/breeding season of native bird species (March 1 through August 15).
- If nesting birds are not found, no further action would be necessary.
- If a nesting bird or an active nest is found, construction within 200 feet of the nest site, or an appropriate construction buffer established in consultation with the CDFG, should be postponed until after the bird has fledged (or the nest appears to be inactive).

Monitoring Action #3: At least two weeks prior to tree removal or initiation of construction activities that occur during the nesting/breeding season of native bird species (March 1 through August 15), a qualified biologist shall be retained to conduct nesting bird surveys and establish adequate protection fencing limits if necessary. Proof and results of the survey shall be submitted to the RMA – Planning Department for review and approval.

Biological Resources 4(e) – Less than Significant with Mitigation Incorporated. The proposed project includes the removal of one (1) 48-inch coast live oak tree. According to the Del Monte Forest CIP, removal of native trees or other major vegetation requires a Coastal Development Permit (Section 20.147.050.A.1). Exceptions to this requirement include non-native or planted trees except as defined as habitat or trees determined by a qualified forester to be diseased or dead and hazardous. The tree is proposed for removal due to implementation of the proposed project and requires the issuance of a Coastal Development Permit (Source: IX. 1, 2, 3). It should be noted, however, that this tree was identified as being infested with oak bark beetle in the Tree Resource Evaluation/Construction Impact Analysis (Source: IX. 13). Tree removal would be in accordance with the Tree Resources Evaluation/Construction Impact Analysis, and tree replacement is required on-site at a 2:1 ratio (refer to Mitigation Measure #1). The proposed development has been designed to remove the minimum number of trees necessary to achieve the desired objectives (Source: IX. 1, 2, 3). Therefore, pursuant to issuance of a Coastal Development Permit and implementation of Mitigation Measure #1, impacts related to tree removal would be *less than significant with mitigation incorporated*.

It should also be noted that the project site is not subject to Senate Bill (SB) 1334 (Kuehl Bill) because it would not result in removal of 30 percent or more of the on-site woodland and because the property is 1.18 acres in size and would therefore convert 3 or less acres of oak woodlands.

The project site is located adjacent to environmentally sensitive habitat areas (ESH) for Monterey cypress and Yadon's piperia [refer to Item 4(a)]. As a result, the project must comply with Del Monte Forest Land Use Plan policies related to ESH. In particular, Policy 14 requires that the removal of indigenous vegetation and land disturbance (grading, excavation, paving, etc.) near

environmentally sensitive habitat areas be restricted to the minimum amount necessary to accomplish development, while Policy 15 requires that the use of non-invasive plant species and appropriate native species be required in landscape materials used in projects, especially in developments adjoining environmentally sensitive habitat (Source: IX. 5). Because the proposed project includes land disturbance associated with demolition and construction as well as landscaping in the vicinity of environmentally sensitive habitat areas, the following mitigation measures are required to ensure consistency with applicable policies.

Mitigation Measure #4: Native Landscaping. A Landscape Plan shall be prepared for the proposed project which eliminates large expanses of watered lawn includes native coastal bluff vegetation along the ocean frontage. The Landscape Plan shall also include the proposed tree replacement planting locations and removal of the following invasive species currently located on the property: blackwood acacias (*Acacia melanoxylon*), yellow wattle acacias (*Acacia longifolia*), ice plant (*Carpobrotus edulis*), and kikuyu grass (*Pennisetum clandestinum*).

Monitoring Action #4: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

Biological Resources 4(f) – No Impact. There is no known adopted Habitat Conservation Plan or other approved local, regional, or state habitat conservation plan affecting the subject property (Source: IX. 4, 5). There would be *no impact*.

5. CULTURAL RESOURCES					
		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: IX. 1, 2, 9)	☐	☐	☒	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: IX. 10, 11)	☐	☒	☐	☐

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource, site or unique geologic feature? (Source: IX. 1, 2, 10, 11)	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: IX. 1, 2, 10, 11)	☐	☐	☒	☐

Discussion, Analysis and Conclusions:

Cultural Resources 5(a) – Less than Significant. The project site is currently developed with a 4,481 square foot single-story residence which is slated for demolition as part of the proposed project. The existing residence was constructed in 1917 and was among the earliest to rise at Pebble Beach (Source: IX. 9). The residence potentially meets Criterion 1 of the California Register of Historical Resource (CRHR) for its association with the “fashionably rustic country life that characterized the formative years of Pebble Beach” and Criterion 3 for its “woodsy Craftsman-style architecture expressive of the first phase of the Bay Area Tradition” (Source: IX. 9). However, the property is not eligible for listing in the CRHR because, according to Anthony Kirk PhD, it has lost its integrity.

Integrity, which is the ability of a property to convey its significance, comprises seven aspects: location, design, setting, materials, workmanship, feeling, and association. In order to retain historic integrity, a property must possess most if not all of these qualities (Source: IX. 9). The existing on-site residence has not been moved, and the setting remains relatively undisturbed (Source: IX. 9). However, through a series of alterations to the original residence, which resulted in sweeping changes to the character-defining porch, fenestration, doors, and ornamentation, the design has been transformed (Source: IX. 9). These alterations also led to loss of all exterior materials dating to the period of significance. Thus the house no longer possesses this aspect of integrity nor, as a consequence, does it possess and evidence of the original workmanship (Source: IX. 9). With the loss of design, materials, and workmanship has come the loss of both feeling and association, and, ultimately, the integrity of the property (Source: IX. 9).

Because the structure has lost its integrity and is not eligible for listing in the CRHR, it does not comprise an historical resource as defined by CEQA (Source: IX. 9). Impacts to historical resources from the proposed demolition and reconstruction would therefore be *less than significant*.

Cultural Resources 5(b) – Less than Significant with Mitigation Incorporated. A Preliminary Archeological Reconnaissance was prepared by Archeological Consulting for the proposed project site in October 2007 (Source: IX. 10). The Preliminary Archeological Reconnaissance included a records search of the Northwest Regional Information Center of the California Archaeological Inventory, located at Sonoma State University, and a field

reconnaissance of the project area. A subsequent archaeological test excavation and associated letter report was prepared by Archaeological Consulting on February 22, 2008 (Source: IX. 11). The records search determined that nine recorded archaeological sites are located within one kilometer of the subject property, including one (CA-MNT-976) which extends onto the project site (Source: IX. 10). However, the project site itself had not been included in any previous archaeological studies (Source: IX. 11).

According to the Preliminary Archaeological Reconnaissance, the proposed demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling would potentially impact CA-MNT-976 (Source: IX. 10). The Preliminary Archaeological Reconnaissance recommended that preliminary archaeological testing be conducted to determine the nature, extent, and significance of the cultural deposit on the project site (Source: IX. 10). Archaeological Consulting conducted this recommended archaeological testing on November 6, 2008 and submitted the conclusions on February 22, 2008 (Source: IX. 11).

The archaeological testing confirmed the presence of a portion of CA-MNT-972 on the subject property, which is shallow, extensively disturbed, and extremely sparse in the project area (Source: IX. 11). The only artifacts represented locally-available pounding tools, and the cultural materials were present in quantities too small to support meaningful analysis (Source: IX. 11). Based on these factors, the section of CA-MNT-972 on the project site was determined to have minimal archaeological significance (Source: IX. 11). In accordance with recommendations of the archaeological testing letter report (Source: IX. 11), Mitigation Measure #5 is required to ensure that impacts remain *less than significant*.

Mitigation Measure #5: Archaeological Monitor. An archaeological monitor shall be present during all construction which could potentially alter the soil within the boundaries of the archaeological site (demolition, grading, pad construction, irrigation trenches, etc.). If potentially significant archaeological resources are discovered during construction, work shall be halted in the area of the find until it can be evaluated and, if necessary, until appropriate data recovery can be conducted.

Monitoring Action #5: A qualified archaeological monitor shall be retained to monitor construction activities which could alter the soil within the boundaries of the archaeological site. Prior to issuance of grading or building permits, the applicant shall submit the contracts with a Registered Professional Archeologist and a Registered Professional Anthropologist to the Director of the RMA – Planning Department for approval. The requirements of this condition shall be included as a note on all grading and building plans.

Cultural Resources 5(c, d) – Less than Significant. Neither the Preliminary Archeological Reconnaissance nor the subsequent archaeological test excavation and letter report identified unique paleontological resources on the project site (Source: IX. 10, 11). In addition, there are no known human burial sites within the project area (Source: IX. 10, 11). Unforeseen impacts to previously unidentified paleontological or human resources are unlikely; however, the required

presence of an archaeological monitor (Mitigation #5) also mitigates potential impacts to these resources. Pursuant to compliance with Mitigation #5, impacts would be *less than significant*.

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: IX. 14)	☐	☐	☒	☐
ii) Strong seismic ground shaking? (Source: IX. 14)	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction? (Source: IX. 15)	☐	☐	☒	☐
iv) Landslides? (Source : IX. 15)	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil? (Source: IX. 14)	☐	☐	☒	☐
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: IX. 14, 15)	☐	☐	☒	☐
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: IX. 15)	☐	☐	☒	☐
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: IX. 1)	☐	☐	☐	☒

Discussion, Analysis and Conclusions:

A *Geologic Investigation* was prepared for the project site by Rogers E. Johnson & Associates on February 6, 2008 (Source: IX. 14). A *Geotechnical Investigation – Design Phase* was also prepared for the project site by Tharp & Associates, Inc. on February 28, 2008 (Source: IX. 15). As a Condition of Approval, the County will require the applicant to implement all

recommendations made in these reports. In addition, the applicant will be required to comply with applicable County policies and ordinances related to geologic hazards.

Geology and Soils 6(a) – Less than Significant.

Fault Rupture and Groundshaking: Because no active faults are known to cross the subject property and there is no evidence of Holocene faulting in the area, the potential for surface-fault rupture is considered to be low (Source: IX. 14). However, there are a number of potential sources of large magnitude earthquakes in the region. Nearby faults that would be most likely affect the project site are the San Andreas, Zayante-Vergeles, Monterey Bay-Tularcitos and San Gregorio (Source: IX. 14). Although the Cypress Point Fault lies approximately 1,000 feet southwest of the site, this fault is not considered active and would therefore not be expected to effect the project site (Source: IX. 14).

According to the *Geologic Investigation* (Source: IX. 14), the controlling seismogenic source for the subject property is the San Gregorio fault, which is located five kilometers southwest of the site. Based on an assumed magnitude 7.3 earthquake centered on this fault, earthquake ground motion at the site would be expected to be approximately 0.94g with a peak ground acceleration of 0.61g, and would last for approximately 18 seconds (Source: IX. 14).

Seismic safety issues would be addressed through compliance with the Uniform Building Code (UBC) and other County ordinances and standard Conditions of Approval. Pursuant to compliance with existing ordinances and standard conditions, impacts would be *less than significant*.

Seismic Ground Failure: Liquefaction is defined as the sudden loss of soil strength due to a rapid increase in soil pore water pressures resulting from seismic groundshaking. Liquefaction most often occurs in loose saturated silts and saturated, poorly graded, fine-grained sands. According to the *Geotechnical Investigation – Design Phase*, the site has a low potential for liquefaction due to the relatively dense, cohesive soils at the site and the lack of shallow groundwater (Source: IX. 15). Impacts would therefore be *less than significant*.

Slope Stability and Landslides: Landslides result when the driving forces that act on a slope (i.e., the weight of the slope material, and the weight of objects placed on it) are greater than the slope's natural resisting forces (i.e. the shear strength of the slope material). According to the site-specific *Geotechnical Investigation*, the proposed building site is at a very low risk to damage by slope failure due to its location well back from the top of the coastal bluff (Source: IX. 15). Impacts would therefore be *less than significant*.

Geology and Soils 6(b) – Less than Significant. Soil erosion is the removal of soil by water and wind. The project site is located along a coastal bluff and is therefore subject to coastal erosion from sea waves. The site-specific *Geologic Investigation* included a review of 22 stereo and aerial photographs of the site between 1939 and 2003, as well as a review of oblique photos of the site taken between 2002 and 2005 (Source: IX. 14). Based on this review, erosion of the coastal bluff at the subject site is occurring at a moderate rate (Source: IX. 14). In addition, a

stone seawall was constructed to protect a portion of the marine terrace deposits below the existing residence circa 1980, and there has been no appreciable erosion of the bluff-top in this area subsequent to construction of the seawall (Source: IX. 14). The lower portion of the bluff, however, is not protected and continues to erode, although at a moderate rate (Source: IX. 14).

The *Geologic Investigation* recommends that, in accordance with California Coastal Commission requirements, the proposed residence be setback beyond the projected 100-year bluff-top or a minimum of 25 feet from the coastal bluff-top, whichever is greater (Source: IX. 14). The *Geologic Investigation* estimates 40 feet of retreat over the next 100 years, but increases the estimate to 50 feet given the relatively short history of erosion used in the analysis (Source: IX. 14). A comparison of Plate 1 in the *Geologic Investigation*, which depicts this projected 100-year bluff-top, and the project plans indicates that the proposed new residence would be beyond the projected 100-year bluff-top setback (Source: IX. 1, 14). Impacts would therefore be *less than significant*.

Geology and Soils 6(c) - Less than Significant. See discussion under Item 6(a) above. Impacts would be *less than significant*.

Geology and Soils 6(d) – Less than Significant. Expansive soils experience volumetric changes with changes in moisture content, swelling with increases in moisture content and shrinking with decreasing moisture content. These volumetric changes can cause distress resulting in damage to concrete slabs and foundation. According to the *Geotechnical Investigation – Design Phase*, on-site soils are relatively dense and cohesive (Source: IX. 15). Expansion would not be expected in these soils and would result in *less than significant* impact.

Geology and Soils 6(e) – No Impact. The property is served by the Pebble Beach Sanitary Sewer District for sewer services (Source: IX. 1). Because septic tanks or alternative wastewater disposal systems would not be required, there would be *no impact*.

7. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: IX. 1)	☐	☐	☐	☒
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: IX. 1, 8, 9)	☐	☒	☐	☐

7. HAZARDS AND HAZARDOUS MATERIALS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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: IX. 18)	☐	☐	■	☐
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: IX. 21)	☐	☐	☐	■
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: IX. 1, 18)	☐	☐	☐	■
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: IX. 1, 18)	☐	☐	☐	■
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1, 4)	☐	☐	☐	■
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: IX. 7d)	☐	☐	■	☐

Discussion, Analysis and Conclusions:

Hazards and Hazardous Materials 7(a) – No Impact. The proposed project involves demolition of an existing single family dwelling and construction of a new residence in its place. The project would not involve the transport, 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 (Source: IX. 1). There would be *no impact*.

Hazards and Hazardous Materials 7(b) – Less than Significant with Mitigation Incorporated. The proposed project includes demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The existing residence was originally constructed in 1917, although alterations and renovations have been made since that time (Source: IX. 9). Prior to the enactment of federal regulations limiting their use in the late

1970s, asbestos containing materials (ACM) and/or lead-based paint (LBP) were often used in residential construction. ACMs are mineral fibers that were historically added to various materials to strengthen them and to provide heat insulation and fire resistance. If disturbed, ACM may release asbestos fibers that can be inhaled into the lungs. Breathing high levels of asbestos can lead to increased risk of lung cancer, including mesothelioma and asbestosis. ACMs that would crumble easily if handled, or that has been sawed, scraped, or sanded into powder, is more likely to create a health hazard. In residential units, ACM is most commonly found in insulation, roofing, siding shingles made of asbestos cement, and textured paints. Lead is a highly toxic metal that was used for many years in products found in and around our homes. Lead may cause a range of health effects, from behavioral problems and learning disabilities, to seizures and death. The primary source of lead exposure in residences is deteriorating LBP. Lead dust can form when LBP is dry scraped, dry sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead-based paint that is in good condition is usually not a hazard.

Due to the age of existing structure (Source: IX. 9), the residence could potentially contain ACM and/or LBP. Demolition of this structure, as proposed, could release ACM or LBP. This may pose a potential health risk to people if such hazardous materials are not properly handled and disposed. This health risk would be a potentially significant impact unless mitigation is incorporated. With implementation of Mitigation Measures #6 and #7 below, impacts would be reduced to a *less than significant* level.

Mitigation Measure #6. Prior to demolition of the existing on-site residence, the structure shall be sampled as part of an asbestos survey in compliance with the National Emission Standards for Hazardous Air Pollutants (NESHAP). If asbestos is found, asbestos-related work, including demolition, involving 100 square feet or more of asbestos containing materials (ACMs) shall be performed by a licensed asbestos abatement contractor under the supervision of a certified asbestos consultant and asbestos shall be removed and disposed of in compliance with applicable State laws. Regardless of whether asbestos is identified in any building, prior to demolition the Air Pollution Control District (APCD) shall be notified and an APCD Notification of Demolition and Renovation Checklist shall be submitted to both APCD and the RMA – Planning Department.

Monitoring Action #6: Prior to demolition, the applicant shall retain a qualified asbestos abatement contractor to conduct an asbestos survey and remove any asbestos in compliance with applicable state laws.

Mitigation Measure #7. If, during demolition of the existing on-site residence, paint is separated from the building material (e.g. chemically or physically), the paint waste shall be evaluated independently from the building material by a qualified hazardous materials inspector to determine its proper management. All hazardous materials shall be handled and disposed in accordance with local, state and federal regulations. According to the Department of Toxic Substances Control (DTSC), if paint is not removed from the building material during demolition (and is not chipping or peeling), the material can be disposed of as construction debris (a non-hazardous waste). The landfill operator shall be

contacted prior to disposal of building material debris to determine any specific requirements the landfill may have regarding the disposal of lead-based paint materials. The disposal of demolition debris shall comply with any such requirements.

Monitoring Action #7: Should paint be separated from building materials during demolition, the applicant shall retain a qualified hazardous materials inspector to determine its proper management.

Hazards and Hazardous Materials 7(c) – Less than Significant. The nearest schools to the project site are Robert Louis Stevenson School, located at 3152 Forest Lake Road in Pebble Beach, one mile north of the project site, and Stevenson Lower and Middle School, located at 24800 Dolores Street in Carmel, 1.8 miles southeast of the site (Source: IX. 18). There are no schools located within one-quarter mile of the project site. Impacts would be *less than significant*.

Hazards and Hazardous Materials 7(d) – No Impact. The project site is not included on a list of hazardous materials sites (Source: IX. 21). There would be *no impact*.

Hazards and Hazardous Materials 7(e, f) – No Impact. The proposed project is not located within an airport land use plan or within two miles of an airport. The location of the project is not anticipated to be threatened by air traffic hazards (Source: IX. 1, 18). *No impacts* would result.

Hazards and Hazardous Materials 7(g) – No Impact. The project would not interfere with any emergency response plan or evacuation plan, as the project area is subject to no such plans (Source: IX. 1, 4). There would be *no impact*.

Hazards and Hazardous Materials 7(h) – Less than Significant. The project site is located in a residential area and is subject to moderate fire hazards (Source: IX. 1). The Pebble Beach Community Services District reviewed the project application and recommended 11 standard and one (1) non-standard Conditions of Approval, including (but not limited to): adequate driveway design, provision of a fire hydrant or valve, setback requirements, provision of automatic sprinkler systems, and installation of an approved automatic fire alarm system (Source: IX. 7d). Pursuant to compliance with these Conditions of Approval, the proposed project would result in *less than significant* impacts related to fire hazards.

8. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: IX. 1, 7a)	☐	☐	☒	☐
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: IX. 1)	☐	☐	☒	☐
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: IX. 7b)	☐	☐	☒	☐
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: IX. 7b)	☐	☐	☒	☐
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: IX. 1)	☐	☐	☐	☒
f) Otherwise substantially degrade water quality? (Source: IX. 1)	☐	☐	☒	☐
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: IX. 17)	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: IX. 17)	☐	☐	☐	☒
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: IX. 1, 17)	☐	☐	☐	☒

8. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
j)	Inundation by seiche, tsunami, or mudflow? (Source: IX. 1, 14)	☐	☐	☒	☐

Discussion, Analysis and Conclusions:

Hydrology and Water Quality 8(a) – Less than Significant. The Monterey County Environmental Health Department reviewed the proposed project and did not identify any potential violations to water quality standards or waste discharge requirements, nor require any Conditions of Approval (Source: IX. 7a). The existing residence is served by the Pebble Beach Sanitary Sewer District for sewer services and the Cal-Am Water Company for water service. The proposed demolition and subsequent reconstruction would not alter existing water quality or waste discharge levels (Source: IX. 1). Impacts would be *less than significant*.

Hydrology and Water Quality 8(b) – Less than Significant. The proposed project consists of the demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. The existing residence is currently served by the Cal-Am Water Company for water service (Source: IX. 1). The proposed demolition and subsequent development would result in no net change in housing units and would not, therefore, result in any additional population or associated water demand (Source: IX. 1). In addition, the Monterey County Water Resources Agency reviewed the proposed project and recommended three (3) standard Conditions of Approval, including proof of water availability certification and implementation of water conservation measures (Source: IX. 7b). Pursuant to compliance with these conditions, the proposed project would not be expected to deplete groundwater supplies beyond existing conditions.

The Combined Development Permit includes a Variance to exceed the 4,000 square foot impervious coverage limitation in the Pescadero Watershed Area (Source: IX. 1). However, existing impervious surface coverage on the property is 14,686 square feet (including a 4,481 square foot residence and 10,205 square feet of paved areas). The proposed impervious surface coverage would be 13,715 square feet [including a 5,000 square foot residence (footprint) and 8,715 square feet of paved areas]. This is a 971 square foot reduction from existing coverage (Source: IX. 1). Because the proposed project would reduce overall impervious coverage on the site, it would not reduce groundwater recharge beyond existing conditions. In fact, the proposed project would improve overall groundwater recharge on the site.

Overall, impacts related to groundwater supplies and groundwater recharge would be *less than significant*.

Hydrology and Water Quality 8(c, d) – Less than Significant. The Monterey County Water Resources Agency reviewed the proposed project and recommended three (3) standard

Conditions of Approval, including the requirement that a drainage plan prepared by a registered civil engineer or architect and submitted to the Water Resources Agency which addresses on- and off-site drainage impacts (Source: IX. 7b). Pursuant to compliance with this condition, the project would not be expected to substantially alter the existing drainage pattern of the site or area. In addition, the proposed project would result in a decrease in impervious surfaces and would therefore reduce runoff and accelerated erosion compared to existing conditions [refer to Item 8(b) above]. The proposed project would be required to implement County ordinances relating to erosion and residential construction, as well as erosion control measures outlined on the project plans. Impacts to on- and off-site sedimentation would be *less than significant*.

Hydrology and Water Quality 8(e) – No Impact. The proposed project would result in a decrease in impervious surfaces and would therefore reduce runoff compared to existing conditions (Source: IX. 1). It would not, therefore, exceed the capacity of existing or planned stormwater drainage facilities. Refer also to Item 8(c, d) above. There would be *no impact*.

Hydrology and Water Quality 8(f) – Less than Significant. The project would not substantially degrade water quality. Incremental urban pollutants from hardscape runoff following construction of the new single family residence would occur, but would be reduced compared to existing conditions due to the overall reduction in paved surfaces [refer to Item 8(b) above] (Source: IX. 3). Impacts would be *less than significant*.

Hydrology and Water Quality 8(g-i) – No Impact. The project site is not located in a 100-year floodplain and is not within an inundation area from a dam or levee (Source: IX. 17). There would be *no impact*.

Hydrology and Water Quality 8(j) – Less than Significant. Tsunamis, or seismic sea waves, are generated from undersea seismic movement. Due to its coastal location, the project site may be unsafe during such an event. However, the proposed project involve demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling and would not expose people or structures to a significant risk of inundation beyond those currently experienced (Source: IX. 1, 14). Impacts would be *less than significant*.

9. LAND USE AND PLANNING				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community? (Source: IX. 1, 3, 5, 18)	☐	☐	☐	☒
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: IX. 1, 2, 5)	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: IX. 4, 5)	☐	☐	☐	☒

Discussion, Analysis and Conclusions:

Land Use and Planning 9(a) – No Impact. The proposed project consists of the demolition of an existing 4,481 square foot single family dwelling and construction of a new 5,936 square foot single family dwelling. It would not physically divide an existing community (Source: IX. 1, 3, 5, 18). There would be *no impact*.

Land Use and Planning 9(b) – Less than Significant. The project application is a Combined Development Permit which includes a Variance to exceed the 4,000 square foot impervious coverage limitation in the Pescadero Watershed (Source: IX. 1). Existing impervious surface coverage on the property is 14,686 square feet (including a 4,481 square foot residence and 10,205 square feet of paved areas). The proposed impervious surface coverage would be 13,715 square feet [including a 5,000 square foot residence (footprint) and 8,715 square feet of paved areas]. The existing residence and driveway/patio areas are well in excess of the allowable 4,000 square foot combined structural and impervious surface coverage limitation. The proposed project would reduce overall coverage by 971 square feet (Source: IX. 2).

The intent of the Pescadero Watershed coverage limitations is to reduce the amount of stormwater runoff into Carmel Bay, thereby protecting an area of marine biological significance. The applicant would implement the intent of the Pescadero Watershed coverage policy by reducing overall coverage by 971 square feet. Although implementation of the proposed project would result in property coverage exceeding the 4,000 square foot limitation, there would be a net reduction in overall coverage. Therefore, the proposed project would not conflict with the intent of the limitation.

The subject property is composed of two separate parcels under single ownership. The proposed driveway would partially extend into the northwestern parcel, adjacent to Cypress Drive. All other site improvements would be located in the southeastern parcel. Should the northwestern

parcel change ownership in the future, a maintenance easement would be placed over the driveway as a condition of approval.

Overall, impacts related to consistency with applicable land use policies would be *less than significant*.

Refer to Item 1(a) for a discussion of the proposed project's consistency with applicable Scenic and Visual Resource Policies in the Del Monte Forest Land Use Plan (LUP).

Land Use and Planning 9(c) – No Impact. The proposed project would not conflict with any habitat conservation plan or natural community conservation plan, as none are applicable to the project site (Source: IX. 4, 5). There would be *no impact*.

10. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: IX. 1, 14, 15)	☐	☐	☐	☒
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: IX. 1, 14, 15)	☐	☐	☐	☒

Discussion, Analysis and Conclusions: See Sections II and IV.

11. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: IX. 1, 2, 3, 4, 6)	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: IX. 1, 2, 3, 6)	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX. 1, 2, 3, 6)	☐	☐	☐	☒

11. NOISE					
		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX. 1, 2, 3, 6)	☐	☐	☐	☒
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: IX. 18)	☐	☐	☐	☒
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: IX. 18)	☐	☐	☐	☒

Discussion, Analysis and Conclusions: See Sections II and IV.

12. POPULATION AND HOUSING		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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: IX. 1)	☐	☐	☐	☒
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: IX. 1)	☐	☐	☐	☒
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: IX. 1)	☐	☐	☐	☒

Discussion, Analysis and Conclusions: See Sections II and IV.

13. PUBLIC SERVICES		Less Than Significant With Mitigation Incorporated			Less Than Significant Impact		No Impact	
Would the project result in:		Potentially Significant Impact						
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:								
a)	Fire protection? (Source: IX. 1, 7d)	☐		☐		☐		☒
b)	Police protection? (Source: IX. 1, 7)	☐		☐		☐		☒
c)	Schools? (Source: IX. 1, 7)	☐		☐		☐		☒
d)	Parks? (Source: IX. 1, 7e)	☐		☐		☐		☒
e)	Other public facilities? (Source: IX. 1, 7)	☐		☐		☐		☒

Discussion, Analysis and Conclusions: See Sections II and IV.

14. RECREATION		Less Than Significant With Mitigation Incorporated			Less Than Significant Impact		No Impact	
Would the project:		Potentially Significant Impact						
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: IX. 1, 7e)	☐		☐		☐		☒
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: IX. 1, 7e)	☐		☐		☐		☒

Discussion, Analysis and Conclusions: See Sections II and IV.

15. TRANSPORTATION/TRAFFIC		Less Than Significant With Mitigation Incorporated			Less Than Significant Impact		No Impact	
Would the project:		Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact
a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source: IX. 1, 3, 7c)	☐	☐	☐	☐	☐	☐	☐
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Source: IX. 1, 3, 7c)	☐	☐	☐	☐	☐	☐	☐
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: IX. 1, 3, 7)	☐	☐	☐	☐	☐	☐	☐
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: IX. 1, 3, 7c)	☐	☐	☐	☐	☐	☐	☐
e)	Result in inadequate emergency access? (Source: IX. 1)	☐	☐	☐	☐	☐	☐	☐
f)	Result in inadequate parking capacity? (Source: IX. 1, 6a)	☐	☐	☐	☐	☐	☐	☐
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source: IX. 1)	☐	☐	☐	☐	☐	☐	☐

Discussion, Analysis and Conclusions: See Sections II and IV.

16. UTILITIES AND SERVICE SYSTEMS		Less Than Significant With Mitigation Incorporated			Less Than Significant Impact		No Impact	
Would the project:		Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: IX. 1)	☐	☐	☐	☐	☐	☐	☐
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: IX. 1)	☐	☐	☐	☐	☐	☐	☐

16. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: IX. 1)	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: IX. 1)	☐	☐	☐	☒
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: IX. 1)	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: IX. 1)	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: IX. 1)	☐	☐	☐	☒

Discussion, Analysis and Conclusions: See Sections II and IV.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: IX. 1, 2, 3, 4, 9, 10, 11, 12, 13, 19, 20, 22)	☐	☒	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("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: IX. 1, 2, 3, 4, 7, 8, 12, 13, 16)	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: IX. 1, 2, 3, 4, 6, 7, 8, 9, 18, 21)	☐	☐	☒	☐

Discussion, Analysis and Conclusions:

(a) Less than Significant with Mitigation Incorporated. Based upon the analysis throughout this Initial Study, the proposed project would not 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. All potential impact areas are deemed less than significant with Conditions of Approval and Mitigation Measures set forth within this Initial Study. Impacts would be less than significant with mitigation incorporated.

(b) Less than Significant. The project would contribute incremental cumulative impacts to air quality degradation, as described in Section VI.3 (Air Quality). However, this impact would be less than significant. The project would not result in impacts related to transportation or traffic, nor would it contribute to cumulative groundwater depletion. As described in this Initial Study, the incremental air quality, noise, 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, would result in less than significant impacts

upon incorporation of conditions of project approval. Project impacts related to several issue areas, including geology, hazards and hazardous materials would be site-specific and would result in no cumulative impacts.

(c) Less than Significant with Mitigation Incorporated. The project itself does not create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. The project would not expose sensitive receptors to temporary air quality and noise nuisance impacts related to construction. In addition, as described in Section VI.7 (Hazards and Hazardous Materials), hazard impacts would be less than significant with mitigation incorporated.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

Conclusion: The project **would** be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the Resource Management Agency Planning Department files pertaining to PLN070607 and the attached Initial Study.

IX. REFERENCES

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6. Monterey County Zoning Ordinance
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7. Interdepartmental Review, Agency Comments and Conditions:
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 - b. Water Resources Agency (March 24, 2008)
 - c. Public Works Department (March 25, 2008).
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