

# Exhibit B

This page intentionally left blank.

**Notice of Completion & Environmental Document Transmittal**

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

SCH #

**Project Title:** Huang / HuLead Agency: County of Monterey RMA-PlanningContact Person: David J. R. Mack, AICPMailing Address: 168 W. Alisal Street, 2nd FloorPhone: 831-755-5096City: SalinasZip: 93901County: Monterey**Project Location:** County: MontereyCity/Nearest Community: Pebble BeachCross Streets: SR-1Zip Code: 93953Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 147Assessor's Parcel No.: 008-234-001-000

Section: \_\_\_\_\_

Twp.: \_\_\_\_\_

Range: \_\_\_\_\_

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 1Waterways: N/AAirports: N/ARailways: N/ASchools: N/A**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☒ Neg Dec

(Prior SCH No.) \_\_\_\_\_

☐ Draft EIS☐ Other: \_\_\_\_\_☐ Mit Neg Dec

Other: \_\_\_\_\_

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: \_\_\_\_\_**Development Type:**☒ Residential: Units 1

Acres \_\_\_\_\_

☐ Office: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Transportation: Type \_\_\_\_\_☐ Commercial: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Mining: Mineral \_\_\_\_\_☐ Industrial: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Power: Type \_\_\_\_\_

MW1.5

☐ Educational: \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_

MGD

☐ Recreational: \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☐ Water Facilities: Type \_\_\_\_\_

MGD

☐ Other: \_\_\_\_\_**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☐ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☐ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☐ Other: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**

LDR/1.5-D(CZ) / Low Density Residential (Coastal Zone)

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

Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 7,760 square foot two-story single family dwelling with a 528 square foot attached two-car garage, a 273 square foot attached one-car garage, 466 square feet of first floor covered porches, and 340 square feet of second story balconies; and 2) a Coastal Development Permit for the removal of 28 Monterey Pine trees; and 3) a Design Approval.

## Reviewing Agencies Checklist

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

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #5 _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #4 _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 22, 2016 Ending Date May 23, 2016

### Lead Agency (Complete if applicable):

Consulting Firm: <u>N/A</u>	Applicant: <u>Bing Hu</u>
Address: <u>N/A</u>	Address: <u>5678 Allen Ave, Apt 2</u>
City/State/Zip: <u>N/A</u>	City/State/Zip: <u>San Jose, California 95123</u>
Contact: <u>N/A</u>	Phone: _____
Phone: <u>N/A</u>	

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 04/19/2016

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

County of Monterey  
State of California  
**NEGATIVE DECLARATION**

**FILED**

**APR 20 2016**

STEPHEN L. VAGNINI  
MONTEREY COUNTY CLERK  
DEPUTY

<b>Project Title:</b>	Huang & Hu
<b>File Number:</b>	PLN150477
<b>Owner:</b>	Bing Hu
<b>Project Location:</b>	1264 Lisbon Lane, Pebble Beach
<b>Primary APN:</b>	008-234-001-000
<b>Project Planner:</b>	David J. R. Mack, AICP, Senior Planner
<b>Permit Type:</b>	Combined Development Permit
<b>Project Description:</b>	Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 7,760 square foot two-story single family dwelling with a 528 square foot attached two-car garage, a 273 square foot attached one-car garage, 466 square feet of first floor covered porches, and 340 square feet of second story balconies; and 2) a Coastal Development Permit for the removal of 28 Monterey Pine trees; and 3) 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.

<b>Decision Making Body:</b>	Monterey County Planning Commission
<b>Responsible Agency:</b>	County of Monterey – RMA Planning
<b>Review Period Begins:</b>	April 22, 2016
<b>Review Period Ends:</b>	May 23, 2016

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, 2<sup>nd</sup> Floor, Salinas, CA 93901/(831) 755-5025

# MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING  
168 WEST ALISAL, 2<sup>ND</sup> FLOOR, SALINAS, CA 93901  
(831) 755-5025 FAX: (831) 757-9516



## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Huang/Hu), PLN150477 at 1264 Lisbon Lane, Pebble Beach (APN 008-234-001-000) (see description below).

The Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency – Planning, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California. The Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: <http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma/-planning/resources-documents/environmental-documents/pending>.

The Planning Commission will consider this proposal at a meeting on **TBD** in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from **April 22, 2016** to **May 23, 2016**. Comments can also be made during the public hearing.

### **Project Description:**

Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 7,760 square foot two-story single family dwelling with a 528 square foot attached two-car garage, a 273 square foot attached one-car garage, 466 square feet of first floor covered porches, and 340 square feet of second story balconies; and 2) a Coastal Development Permit for the removal of 28 Monterey Pine trees; and 3) a Design Approval.

We welcome your comments during the **31-day** public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency 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](mailto: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 Agency to ensure the Agency 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 Agency to confirm that the entire document was received.

**For reviewing agencies:** Resource Management Agency – Planning 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 Agency 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  
Attn: David J. R. Mack, AICP, Senior Planner  
168 West Alisal, 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: Huang & Hu; File Number – PLN150477

From: Agency Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

\_\_\_\_ No Comments provided  
\_\_\_\_ Comments noted below  
\_\_\_\_ Comments provided in separate letter

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. Coastal Commission
4. Association of Monterey Bay Area Governments
5. Monterey Bay Unified Air Pollution Control District
6. California-American (Cal-Am) Water Company
7. California Department of Fish & Wildlife, Marine Region, Attn: Eric Wilkins
8. Pebble Beach Community Services District (Fire)
9. Bing Hu, Owner
10. The Open Monterey Project
11. LandWatch
12. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

### **Distribution by e-mail only (Notice of Intent only):**

13. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: [galacatos@usace.army.mil](mailto:galacatos@usace.army.mil))
14. Emilio Hipolito ([ehipolito@nccrc.org](mailto:ehipolito@nccrc.org))
15. United Brotherhood of Carpenters & Joiners ([nedv@nccrc.org](mailto:nedv@nccrc.org))
16. Molly Erickson ([Erickson@stamplaw.us](mailto:Erickson@stamplaw.us))
17. Margaret Robbins ([MM\\_Robbins@comcast.net](mailto:MM_Robbins@comcast.net))
18. Michael Weaver ([michaelrweaver@mac.com](mailto:michaelrweaver@mac.com))
19. Monterey/Santa Cruz Building & Construction ([Office@mscbctc.com](mailto:Office@mscbctc.com))
20. Tim Miller ([Tim.Miller@amwater.com](mailto:Tim.Miller@amwater.com))



# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

168 WEST ALISAL ST., 2<sup>nd</sup> FLOOR, SALINAS, CA 93901

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



## *INITIAL STUDY*

### *I. BACKGROUND INFORMATION*

**Project Title:** Huang & Hu Residence

**File No.:** PLN150477

**Project Location:** 1264 Lisbon Lane, Pebble Beach, California

**Name of Property Owner:** Huang, Steven & Hu, Bing

**Name of Applicant:** Huang, Steven & Hu, Bing

**Assessor's Parcel Number(s):** 008-234-001-000

**Acreage of Property:** 1.129 acres

**General Plan Designation:** Residential

**Zoning District:** LDR/1.5-D(CZ)

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

**Prepared By:** David J. R. Mack, AICP

**Date Prepared:** April 19, 2016

**Contact Person:** David J. R. Mack, AICP

**Phone Number:** (831) 755-5096

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

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

The proposed project involves the construction of a 7,760 square foot single-family residence with a 528 square foot attached two-car garage and an additional 273 square foot attached one-car garage, situated generally near the center of the property. The proposed residence also includes the construction of approximately 466 square feet of first floor covered porches and 340 square feet of second-story balconies. The project will require the removal of approximately 28 Monterey Pines to allow adequate space for the proposed construction. A new driveway access is proposed, originating on the south shoulder of Lisbon Lane, leading to the residence. The project site is fairly flat/level and will involve minimal grading (less than 100 cubic yards).

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

The site is an undeveloped building lot on Lisbon Lane within Pebble Beach. The lot is squarely-shaped and is comprised of 1.129 acres (49,197 square feet) portion of land. Entrance to the site is achieved via a proposed driveway near the northern portion of the property, off of Lisbon Lane. The subject site is heavy forested and dominated by Monterey Pine woodland community.

The site surroundings include upscale single family residential properties, golf courses, equestrian trails and open space. Pebble Beach is a small coastal resort destination and an unincorporated community within the jurisdiction of Monterey County, located on the Monterey Peninsula.

The Del Monte forest is dominated by Monterey pine (*Pinus radiata*) trees but also contains other important tree species including Monterey cypress (*Hesperocypari macrocarpa*), and Gowen cypress (*Hesperocyparis goveniana*). The Del Monte forest is also the home of two federally protected plants; Hickman's potentilla (*Potentilla hickmanii*) and Yadon's Piperia (*Piperia yadonii*). The remaining stands of Monterey pine are threatened by numerous factors including urbanization, recreational development, fire suppression, pests and diseases. The pines of the Del Monte forest have been threatened in recent years by an epidemic of "pine pitch canker", a fungal disease. This disease is carried from tree to tree by several native insects including the Monterey pine-cone beetle (*Conophthorus radiatae*), twig beetles (*Pitophthorus* spp.) and engraver beetles (*Ips* spp.). Common wildlife within the Del Monte forest include: black-tailed deer, porcupines, deer mice, chipmunks, and ground squirrels. Among the birds that eat the seeds of Monterey pines include chestnut-backed chickadees, western scrub jays, Steller's jays, and American crows.

In this particular case, the entire property consists of Monterey Pine woodland (total of 182 trees), with a stand age of approximately 45 years. Due to the age of the stand, the majority of trees are in fair to moderate condition, and most trees are entering the end of their estimated life span. The project site does not support any other type of native habitat or biologically sensitive species, including the federally protected species. The property also contains non-native trees/shrubs, most notably blackwood acacia (*Acacia melanoxylon*) and a Japanese yew (*Taxus cuspidata*) that grow along the southwestern property line.

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

This project is located within the Coastal Zone of Monterey County. Although the project is not required to receive separate approval from the California Coastal Commission (CCC), the CCC has appeal authority on projects located within the Coastal Zone. In addition the normal County of Monterey appeal period (10 calendar days), the Coastal Commission is entitled to an additional appeal period (10 working days) which starts at the end of the initial appeal period; resulting in two separate appeal periods.

No additional permits are required from outside agencies including California Department Fish and Wildlife (CDFW). Potential impacts to biological resources are addressed in the Biology section of this document and are anticipated to be less than significant. Therefore, although the project will be required to pay the CDFW fee, no additional permits are anticipated to be required for project approval or development of the site.

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

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

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

#### **General Plan / Local Coastal Program - LUP**

The proposal was reviewed for consistency with the Del Monte Forest Land Use Plan (LUP) and the Coastal Implementation Parts 1 & 5. The property is located with the “Low Density Residential” land use and zoning designation, which allows the first single family dwelling per legal lot as a principally allowed use; therefore the site is suitable for the proposed use.

The only policy area in the General Plan that is not addressed by the LUP is the Noise Hazards. The project is consistent with all applicable General Plan Policies. Potential Impacts were identified for Biological Resources due to potential impacts from the proposed development to Monterey Pine. The project was found to be consistent with other development standards provided in the Local Coastal Program (LCP). The project will not conflict with any habitat conservation plan or natural community conservation plan, as none are applicable to the project site. **CONSISTENT**

#### **Air Quality Management Plan**

Consistency with the Air Quality Management Plan is determined based on a project’s cumulative impact on regional air quality (ozone levels). It is not determined by 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.

The Association of Monterey Bay Area Governments (AMBAG), the 2008 Population, Housing Unit, and Employment Forecasts adopted by the AMBAG Board of Directors, are the forecasts used for this consistency determination. The proposed project will not exceed the population forecasts of the 2008 AQMP and would not result in substantial population changes. Therefore, the project is consistent with the 2008 regional forecasts and the Air Quality Management Plan. **CONSISTENT**

#### ***IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION***

##### **A. FACTORS**

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

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

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

**FINDING:** For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

##### **EVIDENCE:**

###### 1. Aesthetics .

The project area is not located within the mapped portion of the Del Monte Forest Land Use Plan designated as Visually Sensitive or as a Visual Resource (Figure 3). The property is not located on or near a scenic vista; therefore the project would not have a substantial adverse effect on a scenic vista. The proposed residential development would not create damage to scenic

resources, including trees, rock outcroppings, or historic buildings; none of these resources exist on the subject property and the property is not located along a state scenic highway. *No impact.*

## 2. Agriculture and Forest Resources.

Based upon the General Plan and County resource maps, the property is not within an agricultural area, would not convert prime farmland or otherwise conflict with agricultural zoning or uses. The property is zoned LDR (Low Density Residential) and is not used for agricultural purposes. Use of the property for the construction of a residential structure will not result in conversion of farmland to non-agricultural uses. *No impact.*

## 3. Air Quality.

The Monterey Bay Unified Air Pollution Control District (MBUAPCD) prepared the Air Quality Management Plan (AQMP) for the Monterey Bay Region. The AQMP addresses the attainment and maintenance of State and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB). Minor grading proposed for the development of the project has been considered. Based on the AQMP the establishment of a single family dwelling will not create or produce objectionable odors or expose sensitive receptors to substantial pollutant concentrations because most potentially significant air quality issues related to construction of single family homes involve the site grading activities. The CEQA Air Quality Guidelines outline a threshold for construction activities with potentially significant impacts for PM<sub>10</sub> to be 2.2 acres of disturbance a day. As less than 2.2 acres will be disturbed by the project, it has been judged not to constitute a significant impact. Generally, in the long-term, the primary source of air emissions is vehicular traffic. The development on the project site will not affect AMBAG population projections. *No impact.*

## 5. Cultural Resources.

The subject property is situated in a “High” archaeological sensitivity zone, as shown the Monterey County GIS database. As a result, a “Preliminary Archaeological Reconnaissance” (LIB060558) was prepared for the project site to evaluate potential resources on or within the vicinity of the site, which could be impacted by the proposed residential development on the project site. The report stated no evidence indicating the site to be of a sacred or religious significance was found; no evidence of Native American remains were found, and no evidence of anything of archaeological significance were identified. Therefore, based on this information, the project is not anticipated to cause a substantial adverse change in the significance of a historical resource or archaeological resource. The project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, nor disturb any human remains, or formal cemeteries. *No impact.*

## 6. Geology/Soils.

The project site is located in an area identified in the Del Monte Forest Land Use Plan as a low seismic hazard zone and is not within 660 feet of potentially active faults, as mapped in the Del Monte Forest Land Use Plan and the Monterey County Geographical Information System. Therefore, because the site is located within a low seismic hazard zone no geological report was required. The site is not located within any Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act therefore having a low potential for surface rupture. Since the site is relatively flat and not in close proximity to significant slopes, there is no potential for adverse impacts from landslides. Additionally the GIS indicated the site is located

within an area of low liquefaction. In general the site was found to be acceptable for foundation purposes when the residence was constructed. Therefore the project will not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides. The project is not located on a geologic unit or soil that is considered unstable, or expansive. The project will receive public sewer via the Pebble Beach Community Services District, and therefore will not involve the installation of septic tanks or alternative wastewater disposal systems. *No impact.*

#### 7. Greenhouse Gases Emissions.

The project involves the construction of a new single-family dwelling and may create a temporary impact to air quality caused by construction activities and construction equipment. However, this will not result in an increase to a level of significance of the baseline amount of GHGs emitted prior to the project. The temporary impacts of construction for the proposed additions will not permanently create a greater amount of vehicle trips nor will it cause an increase in the emission of carbon dioxide (CO<sub>2</sub>) by fuel combustion. Monterey County does not have an adopted plan for green house gases. The project was considered in terms of the multiple state and federal laws passed regarding this subject. It is difficult to implement the goal of the various legislations on a small project level such as this project. A Climate Action Plan is being developed by the County. Consequently no action plan or thresholds of significance have been adopted by the County. In the interim, the County uses thresholds from other agencies, including the California Air Resources Board (CARB). The project allows the development of residential living space through the construction of a single family dwelling. Ultimately GHG sources targeted in such plans generally involve re dedications in vehicle miles traveled, waste diversion, and technologies such as electric vehicles, and renewable energy sources, not projects such as this. *No Impact.*

#### 8. Hazards/Hazardous Materials.

The proposal involves residential development where there would be no use of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties. No changes in land use will occur which would allow the property owner to use the residence as a holding or disposal area for hazardous materials. Therefore, no transportation on or to the site of hazardous material in quantities that would constitute a significant hazard or violate state or County health and safety regulations, or through a reasonably foreseeable accident allowing the release of hazardous materials into the environment will occur. The proposed residence would not involve stationary operations, create substantial hazardous emissions, or handle hazardous materials and, therefore, would not constitute a hazard to the public health and safety to the closest school which is greater than 0.25 miles from the site. The site location and scale of the project site will have no impact on emergency response or emergency evacuation and is not included on any list of hazardous materials sites. The property is not located within the vicinity of a public airport or private airstrip and would not constitute a hazard for people residing or working in the area. The Pebble Beach Community Services District reviewed the project application and recommended conditions of approval regarding fire safety. *No Impact.*



#### 9. Hydrology/Water Quality.

The proposed project will not violate any water quality standards or waste discharge requirements. The site is not located within the 100 year floodplain or near a levee or dam that would expose people or structures to significant loss or death if failure resulting in flooding were to occur. The project site is not located in an area subject to inundation by seiche, tsunami, or mudflows. The property will be served by public utilities, including public sewer (Pebble Beach Community Services District) and water by (California American Water Company) therefore it's not expected that the project will deplete ground water supplies or interfere with recharge or affect nearby wells. The initial biological report for the site (LIB070278 – May 2007) and updated Biological Memorandum (December 2015) prepared by Biotic Resources Group (references 8 and 9), indicates that there are no wetlands or drainage ditches on the subject property. The Monterey County Water Resources Agency and Environmental Health Bureau have reviewed the project application and deemed that the project complies with applicable ordinances and regulations. The project is not located within a designated “urbanized area”; however the project applicant will be required to prepare engineered drainage plans designed to retain storm water on site, erosion control plans, and pre- and post- construction inspections to ensure that the site is stabilized and erosion control measures are effective. *No impact.*

#### 10. Land Use/Planning.

The proposed project will not disrupt, divide, or otherwise have a negative impact upon the existing neighborhood or adjacent properties. The proposed project is consistent with the policies and requirements of the Del Monte Forest Land Use Plan, 1982 Monterey County General Plan, and Zoning Ordinance. The subject property does not have an applicable habitat conservation plan or natural community conservation plan; therefore the project would not conflict with either of these two plans. *No Impact.*

#### 11. Mineral Resources.

The project will involve the construction of a single-family dwelling within a residential zoned area. No mineral resources or resource recovery sites have been identified on the site or in the area. *No Impact.*

#### 12. Noise.

The project involves the construction of a single-family residence on a property within a residential area and would not expose others to noise levels or ground-borne vibrations that exceed standards contained in the Monterey County General Plan and would not substantially increase ambient noise levels in the area. The project site is not located in the vicinity of an airport or private airstrip. There is no evidence that the persons residing or working near the project site would be significantly impacted by noise related to this project. Temporary construction activities must comply with the County's noise requirements, as required in Monterey County Code, Chapter 10.60. *No Impact.*

#### 13. Population/Housing.

The site is zoned LDR/1.5-D(CZ), or Low Density Residential, 1.5 acre minimum, with Design Control Overlay in the Coastal Zone, which anticipates residential development and uses. The project involves the construction of a residential dwelling on a 1.129 acre parcel, which will not make a change in growth patterns or displace existing houses or people, requiring the construction of housing elsewhere. The project would not alter the location, distribution, or

density of human population in the area in any significant way, or create a demand for additional housing. The project will actually provide one additional dwelling unit on the legal residential lot.

#### 14. Public Services.

The project involves the construction of a single-family residence on a property within a residential area. The project would have no measurable effect on existing public services. The Monterey County Water Resources Agency, Monterey County Public Works Department, the Environmental Health Bureau, and the Pebble Beach Community Services District have reviewed the project. None of the County departments/service providers indicated that this project would result in potentially significant impacts or alter acceptable services ratios or performance objectives for the following services Fire, Police Schools Parks and services provided by the Pebble Beach Community Services District.

#### 15. Recreation.

The project would not result in a substantial increase in use of existing recreational facilities or physical deterioration of said facilities. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project. The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 10 of the Public Access Maps shown in Appendix B of the Del Monte Forest Area Land Use Plan. The project does not include recreational facilities nor will the project require the construction or expansion of recreational facilities in the area of the Del Monte Forest, which might have an adverse physical effect on the environment.

#### 16. Transportation/Traffic.

The project is the construction of a new single-family dwelling within a residential area on an existing lot of record. The project will not generate a significant increase in traffic movements or create new traffic hazards which might result in inadequate emergency access. Cumulative traffic impacts are mitigated through payment of the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The project does not conflict with adopted public transit plans nor will it affect any or impact programs or performance and safety of pedestrian facilities. The project is not located along a proposed trail as mapped in the County's Del Monte Forest Land Use Plan, Appendix B, and Figure 10. The proposed dwelling meets the parking requirements contained in the Zoning Ordinance Title 20. The project site is not located in the vicinity of an airport and would not result in a change in air traffic patterns substantially increase hazards because the project will not change land use or require additional design and improvements to the existing roads. *No Impact.*

#### 17. Utilities/Service Systems.

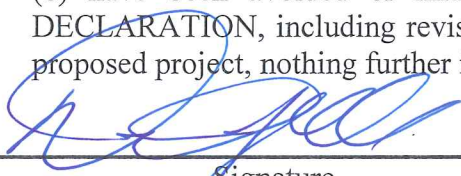
The proposed project involves the construction a new single-family dwelling, which shall be served by public utilities and services. Water will be provided by California American Water Company, gas, and electric by Pacific Gas & Electric, and sewage disposal by Pebble Beach Community Services District. The proposed residence will not cause a substantial increase nor exceed the capacity of these utilities and services or cause an increase exceeding the treatment requirements of the California Regional Water Quality Control Board. State law requires on-site

retention of storm water which will avoid any potential impacts on storm water drainage facilities. Development of existing lots within the Del Monte Forest has been accounted for by the service providers. The project site has previously been approved for residential development (PLN060212) which included a water allocation as a residential site. Additionally, a condition of approval requiring the property owner to provide the Water Resources Agency a completed Monterey Peninsula Water Management District water release form has been applied to the project. Solid waste from the project will be collected and brought to the Monterey Regional Waste Management District's Landfill and Recycling Facility, located near the City of Marina. The landfill has the total capacity of 48 million tons, of which 40 million tons is remaining, which is expected to provide service through the year 2107. Therefore, the landfill is sufficient to accommodate the project's solid waste disposal needs and will have no impact, resulting in compliance with federal, state, and local statutes and regulations related to solid waste. *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

*David J. R. Mack, AICP*

4/19/2016

Date

*Senior Planner*

## ***V. EVALUATION OF ENVIRONMENTAL IMPACTS***

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

## VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

Refer to Section IV above.

2. AGRICULTURAL AND FOREST 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: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

---

## 2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

Refer to Section IV above.

---

## 3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



---

### 3. AIR QUALITY

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

Refer to Section IV above.

---

### 4. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 3, 6, 7, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 3, 6, 7, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>4. BIOLOGICAL RESOURCES</b>				
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 3, 6, 7, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 3, 6, 7, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 3, 6, 7, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 3, 6, 7, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### **Discussion:**

The project is the construction of a 7,760 square foot two-story single family dwelling. The project requires the issuance of a Coastal Development Permit to allow the removal of 28 Monterey Pine trees. An initial Biological Assessment (BA) was prepared by Biotic Resources Group in May 2007 to determine potential impacts to any environmentally sensitive habitat which could be located on the project site. The BA concluded that with the exception of the removal of Monterey Pines, there are no sensitive biological resources occurring on the subject property. Due to the length of time between the initial report and the current project application, an updated Biological Assessment was prepared by Biotic Resources Group in December 2015, which re-affirmed the original finding that no sensitive biological resources were present on site or have the potential to occur on-site with the exemption of Monterey Pine.

In this particular case, the entire property consists of Monterey Pine woodland (total of 182 trees), with an stand age of approximately 45 years, and does not support any other type of native habitat or biologically sensitive species, including the federally protected species.

The property also supports a few non-native trees/shrubs, most notably blackwood acacia (*Acacia melanoxylon*) and a Japanese yew (*Taxus cuspidata*) that grow along the southwestern property line.

**Conclusion:****4(a) and (b) – Less than Significant**

The BA took inventory of the site relative to special status species (plants and animals) as found in the California Natural Diversity Database (CNDB). The BA identified the following plant species to be potentially present on the site: Hickman's onion, Hooker's manzanita, sandmat manzanita, Monterey spineflower, robust spineflower, Jolon clarkia, San Francisco collinsia, Gowen cypress, Hutchinson's larkspur, Eastwoods goldenbrush, Pinnacles buckwheat, grant fritillary, Kellogg's horkelia, Jones layia, Carmel Valley bush mallow, Santa Lucia bush mallow, Carmel Valley malacothrix, march microseris, Yadon's piperia, hooked popcorn flower, Hickman's cinquefoil, pine rose, Pacific Grove clover, Monterey clover, and Monterey pine. Other than several Monterey pines located on site, none of the previously listed plants are present on the project site. Sensitive habitat and/or nesting birds were not observed on or adjacent to the property.

With the exemption of Monterey pine, no special status plant species were observed within the proposed development area on the property during the December 2015 survey, which was sufficient in determining the absence of perennial special status species that would be identifiable at that time of year. A previous 2007 spring survey was conducted and was negative for other special status plant species (i.e. annual/biennial species). Since site conditions did not change between the 2007 Spring Survey and the 2015 Survey, it is expected that the site remains negative for such species.

**Monterey Pine – Present**

Monterey Pine trees are present through the entirety of the property. The Del Monte Forest Land Use Plan defines Monterey Pine as Environmental Sensitive Habitat Area (ESHA) if the stands are larger than 20 acres, or if the trees (stand) provide ecosystem functions for rare species (Hooker's Manzanita or Yadon's Piperia). The project site is approximately 1.129 acres and therefore does not include a stand of 20 acres or more. Additionally, as discussed previously, the project site does not provide ecosystem support for a rare species. The project site does not support Yadon's Piperia nor Hooker's Manzanita. Based on these factors, the Monterey Pine present on the project site cannot be determined to meet the definition of ESHA. Monterey Pines are listed by the CNPS as a species of concern. The Del Monte Forest Land Use Plan Forestry and Soils Resources Policy Guidance Statement indicates that preservation of Monterey Pine forest and general forest resources are of a paramount concern due to their association with the environment for wildlife habitat and aesthetic values. Much of the new development in the Del Monte Forest requires removal of pine trees as new structures are placed within the forest setting. On a large scale, permanent conservation areas within the forest have been implemented to protect significant stands of Monterey pines and forest resources. The other protections afforded include individual project design review for maximum protection of pines at privately-owned sites.

A total of 182 Monterey Pines are located throughout the project site. A total of 28 Monterey pines will be removed to allow the proposed development of the project. The trees located on site do not meet the definition of ESHA, as defined in the Del Monte Forest Land Use Plan and Coastal Implementation Plan Section 20.147.040, as they do not provide ecosystem support for a rare species or community; therefore the removal will not result in a potential significant environmental impact. However, the DFLUP and CIP Section 20.147.050.6 (Forest Resources)

require native trees that are not considered to be ESHA and/or are not part of a forest area that are proposed for removal be replanted either on- or off-site, whichever is better for the overall forest. A condition of approval has been added to the project to ensure that Monterey Pine is replaced and that potential impacts will be less than significant.

#### **Condition of Approval (Non-Standard) – Monterey Pine**

Prior to Final Inspection, the property owner/applicant shall be required to replant/replace the removal of Monterey Pine at a ratio of 2:1 for a total replacement/replanting of 56 Monterey Pine trees. Replanting/replacement areas shall be identified by a qualified biologist or certified arborist. Replanting/replacement areas shall be of equal or greater value to ensure the success of replanted specimens. Reporting actions on the Huang/Hu property should take place and comply with the following: once within two weeks of initial replanting of the specimens, once after the first three months of replanting, and one time per year, in the spring season, for the subsequent 3 years. At each reporting inspection timeframe, a qualified biologist will submit a report to the Director of RMA-Planning verifying the condition of the newly planted Monterey Pine specimens and shall submit a replanting plan and schedule with success criteria to replace any plants that fail to survive the first year of the three year period. Subsequent replanting, shall be subject to the same reporting criteria for the following 3 years.

#### **Reporting Action – Monterey Pine**

Prior to Final Inspection, the property owner/applicant shall be replant Monterey Pine trees at a ratio of 2:1, for a total replacement planting of 56 Monterey Pine Trees.

On an ongoing basis, for a period of three years from initial replanting, the property owner/applicant shall submit “tree health” reports from a qualified arborist and comply with the following schedule: once within two weeks of initial replanting of the specimens, once after the first three months of replanting, and one time per year, in the spring season, for the subsequent 3 years to the Director of RMA-Planning verifying the condition of newly planted Monterey Pines. In situations where replacement trees are not thriving, the arborist shall recommend remedial measures which shall become incorporated into the replanting plan.

#### **4(c) and (d) – No Impact**

Staff inspection of the project site and conclusions from the Biological Assessment found no evidence of wetlands, drainage ditches, or other water courses that would meet the one parameter definition of a coastal wetland, as opposed to the Clean Water Act three-parameter definition, at the site. The site is 1.129 acres in size and contains mostly non-native grasslands and Monterey Pine trees. Without wetlands, or the existence of suitable habitat, there will be no impact on fish or other related wetland habitat.

#### **4(e) – No Impact**

Although there is tree removal proposed for the development of the single-family dwelling, the removal does not violate any local policies or ordinances relative to tree removal. Additionally, there is no known Habitat Conservation Plans governing development on the parcel. The prevailing governing document is the Del Monte Forest Land Use Plan (LUP) which is an adopted part of the Monterey County Local Coastal Program. The site is zoned residential which

allows new dwellings meeting the zoning density, as a principally permitted use. Biologically-related LUP Policies are applied to protect, maintain, enhance, and restore where possible sensitive habitats within the forest.

#### 4(f) – Less than Significant

The Del Monte Forest Land Use Plan (LUP) requires that development be sited and designed to prevent impacts which would significantly degrade the protected habitat. With the exception of Monterey pine, no protected habitat was found on the project site. The priority for the protection of each species is based on classification by state and federal agencies and as listed under the California Native Plant Society's list. Based on the policies, the County does not distinguish the importance of one species over another. Therefore, the project as subject to the policies in the LUP, provides the protection from potential impacts that would significantly degrade the protected habitat. The conditions of approval recommended in this document shall ensure that potential impacts related to the residential development of the project site will result in less than significant impacts.

<b>5. CULTURAL RESOURCES</b>				
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 2, 3, 6, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1, 2, 3, 6, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 2, 3, 6, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 2, 3, 6, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### **Discussion/Conclusion/Mitigation:**

Refer to Section IV above.

6. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 2, 3, 6, 11, 12) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii)	Strong seismic ground shaking? (Source: 1, 2, 3, 6, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (Source: 1, 2, 3, 6, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Landslides? (Source: 1, 2, 3, 6, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 2, 3, 6, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Refer to Section IV above.

<b>7. GREENHOUSE GAS EMISSIONS</b>				
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**  
Refer to Section IV above.

<b>8. HAZARDS AND HAZARDOUS MATERIALS</b>				
<b>Would the project:</b>	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: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



8. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Refer to Section IV above.

9. 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: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial <u>erosion or siltation</u> on- or off-site? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

---

**9. HYDROLOGY AND WATER QUALITY**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 2, 3, 6, 12 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Refer to Section IV above.

---

**10. LAND USE AND PLANNING**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Physically divide an established community? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 6, 8, 9, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3, 6, 8, 9, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Refer to Section IV above.

<b>11. MINERAL RESOURCES</b>				
<b>Would the project:</b>	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: 1, 2, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 2, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Refer to Section IV above.

<b>12. NOISE</b>				
<b>Would the project result in:</b>	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: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>12. NOISE</b>				
<b>Would the project result in:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Refer to Section IV above.

<b>13. POPULATION AND HOUSING</b>				
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 2, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Refer to Section IV above.

---

**14. PUBLIC SERVICES**

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>					
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a)	Fire protection? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Refer to Section IV above.

---

**15. RECREATION**

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 2, 3, 6, 12 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Refer to Section IV above.

<b>16. TRANSPORTATION/TRAFFIC</b>				
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Refer to Section IV above.

**17. UTILITIES AND SERVICE SYSTEMS**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Refer to Section IV above.

**VII. MANDATORY FINDINGS OF SIGNIFICANCE**

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.



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

### Discussion/Conclusion/Mitigation:

#### (a) - Less than Significant

The project as proposed, conditioned, and mitigated will not have the potential to degrade the environment. Potential impacts to sensitive biological resources will result from construction of the proposed project. Conditions of approval are recommended to ensure potential impacts to these resources will be to a less-than-significant level by incorporating protection measures during the construction activities, and requiring replacement/replanting of removed species (See Biological Resources for further discussion).

#### (b) and (c) – No Impact

Construction of the proposed project will not significantly increase population in the area, demand on utilities and services, increase in traffic and other cumulative subjects. The proposed project has been reviewed and found to be consistent with the Local Coastal Plan. Cumulative Air Quality impacts from grading and construction are accounted for in the Air Quality Management Plan. Impacts from the construction activities are not considered significant and are temporary. Therefore, no direct or indirect changes are anticipated as a result if the proposed additions affecting the environment in a substantial way which would affect human beings. The project is consistent with the current General Plan and the Del Monte Forest Land Use Plan requirements and County health and safety codes for development requirements in residential areas.

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

## ***VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES***

### **Assessment of Fee:**

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

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

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

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

**Evidence:** Based on the record as a whole as embodied in the Planning Department files pertaining to PLN150477 and the attached Initial Study / Proposed Negative Declaration.

## ***IX. REFERENCES***

1. Project Application/Plans (PLN150477).
2. 1982 Monterey County General Plan.
3. Del Monte Forest Land Use Plan.
4. Title 20 of the Monterey County Code (Zoning Ordinance).
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008.
6. Site Visit conducted by the project planner on November 19, 2015.
7. “Tree Assessment for Development, 1264 Lisbon Lane, Pebble Beach, California, APN 008-234-001-000” (LIB150388), prepared by Albert Weisfuss, May 15, 2015.
8. “Biological Assessment, 3167 Forest Lake Road, Pebble Beach (APN: 008-234-001-000)”, prepared by Biotic Resource Group (LIB070278), May 2007
9. “Updated Biological Assessment, APN 008-234-001, Lisbon Lane and Forest Lake Road, Pebble Beach”, prepared by Biotic Resource Group, December 2015.
10. Preliminary Cultural Resources Reconnaissance of Assessor’s Parcel Number 008-234-001” Pebble Beach, Monterey County, California”, prepared by Archaeological Consulting, June 2006.
11. California Department of Conservation Tsunami Inundation Map for Emergency Planning Monterey Quadrangle.  
[http://conservation.ca.gov/cgs/geologic\\_hazards/Tsunami/Inundation\\_Maps/Monterey/Documents/Tsunami\\_Inundation\\_Monterey\\_Quad\\_Monterey.pdf](http://conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/Monterey/Documents/Tsunami_Inundation_Monterey_Quad_Monterey.pdf)
12. Monterey County GIS System and selected report for Assessor’s Parcel Number 008-234-001-000.

This page intentionally left blank