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County of Monterey

State of California

MITIGATED NEGATIVE DECLARATION

FILED

JUN 16 2017

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	El Why Square LLC
File Number:	PLN160117
Owner:	El Why Square LLC
Project Location:	3168 Seventeen Mile Drive, Pebble Beach
Primary APN:	008-491-021-000
Project Planner:	Anna V. Quenga, Associate Planner
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of: a Coastal Administrative Permit to allow the demolition of an existing 6,871 square foot single family dwelling with a 1,550 square foot attached garage and construction of a 13,130 square foot single family dwelling with a 754 square foot attached garage; 2) Coastal Development Permit to allow development within an environmentally sensitive habitat area; 3) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 4) Design Approval. The property is located at 3168 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-021-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

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

Decision Making Body:	Monterey County Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	June 19, 2017
Review Period Ends:	July 19, 2017

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

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

1441 SCHILLING PLACE SOUTH 2ND FLOOR, SALINAS, CA 93901

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: El Why Square LLC

File No.: PLN160117

Project Location: 3168 Seventeen Mile Drive, Pebble Beach

Name of Property Owner: El Why Square LLC

Name of Applicant: The Law Office of Aengus L. Jeffers

Assessor's Parcel Number(s): 008-491-021-000

Acreage of Property: 2.98 acres

General Plan Designation: Residential – Low Density

Zoning District: Low Density Residential, 2 acres per unit, Coastal Zone or "LDR/2-D (CZ)"

Lead Agency: Monterey County RMA-Planning

Prepared By: Anna Quenga, Associate Planner

Date Prepared: June 15, 2017

Contact Person: Anna Quenga, Associate Planner

Phone Number: (831) 755-5175

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The subject property is located at 3168 Seventeen Mile Drive in Pebble Beach along the Carmel Bay shoreline in the Del Monte Forest (**Figure 1**). The proposed project consists of the demolition of an existing 6,871 square foot one-story single family dwelling with a 1,550 square foot attached garage and construction of a 13,130 square foot two-story single family dwelling with an attached 754 square foot garage within the same building and hardscape footprint as the existing single family dwelling. Construction of the proposed structures will require grading of approximately 300 cubic yards of cut and 1,300 cubic yards of fill. No trees are proposed for removal. (**Figures 2 and 3**).

The project proposes to use the same driveway for access to the new dwelling, except that the garage will be relocated to the south side of the house. Thus, the driveway will be shorter and substantially contribute towards the project's restoration of at least 66,000 square feet of coastal bluff habitat and indigenous Monterey cypress habitat. This restoration opportunity includes 57,000 square feet coastal bluff habitat and indigenous Monterey cypress habitat restoration (shown in blue on **Figure 4**) along with at least 8,700 square feet of asphalt driveway and greenhouse that will be converted back to habitat (shown in purple on **Figure 4**). The overall site coverage reduction exceeds 12,000 square feet.

Implementation of the project requires approval of the following entitlements: 1) a Coastal Administrative Permit for the demolition and rebuild of the single family dwelling; 2) a Coastal Development Permit to allow development within an environmentally sensitive habitat area; 3) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 4) Design Approval.

Development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA)

The dominant vegetation type on the project site is Monterey cypress forest, consisting of native stands of large and various aged indigenous Monterey cypress (*Hesperocyparis macrocarpa*) trees, which is an extension of the Crocker Grove. This vegetation type is found throughout the property and along the perimeter of the proposed construction zone (**Figure 5**). Monterey cypress are listed as a "1B.2" plant (Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere) on the California Native Plant Society (CNPS) Inventory of Rare, Threatened, and Endangered Plants of California.

The understory vegetation beneath the almost solid tree canopy is dominated by a mix of non-native ornamental landscape plants, such as succulents, invasive non-native species, and limited native coastal bluff scrub species. The non-native species are preventing germination of new Monterey cypress trees to maintain the maturing forest.

On the ocean bluff, mixed Mediterranean species, including ice plant, dominate the plant palette. Invasive species are growing in large swaths along the bluff. These and other invasive species, along with the introduction of ornamental species and mixed succulents, have nearly out-competed the coastal bluff species that are struggling to maintain a presence on site. Approximately 10 Seacliff buckwheat (*Eriogonum parvifolium*) plants were observed on the

coastal bluff. Seacliff buckwheat is not a listed species, but is a vital host plant for the Federally-Endangered Smith's blue butterfly (*Euphilotes enoptes smithi*) and is therefore considered potential habitat. Development is not proposed within this area; however, the proposed driveway decommissioning activities require work within approximately 25 feet of the buckwheat plant.

Overall, apart from the towering Monterey cypress grove, the native habitat is extremely sparse, low in diversity and poor quality due to the influx of non-native landscape introductions and past site impacts.

Although the cypress trees onsite could provide marginally suitable nesting habitat for some bird species, no raptor or migratory bird nests were observed on the project site during the biological survey. A survey was also conducted for the presence of the Federally-listed Smiths' blue butterfly (*Euphilotes enoptes smithi*) and none were observed. California sea otter (*Enhydra lutris nereis*) and harbor seal (*Phoca vitulina*) were observed offshore from the coastal bluff. Other than the sensitive species Monterey cypress and the Seacliff buckwheat, no Federal or State listed Rare or Endangered species were found on the property.

Development within 750 feet of a Known Archaeological Resource

A Preliminary Cultural Resources Reconnaissance was prepared for this project by Susan Morley. Two recorded sites are within 1/8-mile of the project parcel: CA-MNT-1084 and CA-MNT-1244. No recorded sites were reported to exist within the project parcel boundaries. Auger testing conducted on August 8, 2015 in the soils along the cliff west of the driveway contained marine shell, faunal materials, ground stone, and chipped stone. However, the auger testing proved these soils to be highly disturbed. The upper portion of the project parcel, above the main residence and west of the existing accessory dwelling unit, contains a shell midden deposit; the subsequent auger testing conducted August 8, 2015 confirmed this deposit to be at least 80 cm. in depth. No paleontological resources or human remains were found on the property.

Environmental Impacts

Development of the project will have potential impacts on Biological Resources and Cultural Resources. Mitigation measures proposed are designed to protect trees and nesting birds during construction, to implement construction best management practices, to eradicate exotic species and restore habitat, to monitor the site during soil-disturbing activities, to manage the discovery of cultural resources during construction, and to protect archaeological resources through easements. The impacts are mitigated to a less-than-significant level through the implementation of these mitigation measures. See Sections VI.4 and VI.5.

B. Surrounding Land Uses and Environmental Setting:

The subject property is comprised of 2.98 acres and is surrounded by similar residential lots and open space forest (Crocker Grove). The site is zoned Low Density Residential, 2 acres per unit with a Design Control Overlay in the Coastal Zone or "LDR/2-D(CZ). The property is developed with an accessory dwelling unit near Seventeen Mile Drive, a single-family dwelling in a natural depression on the west side of the property, a shed and a greenhouse (**Figure 3**). The accessory dwelling unit and the shed will be retained and the single-family dwelling and greenhouse will be demolished. The single-family dwelling was built in the early 1950s and was determined to lack the historical significance and the physical integrity to be considered a historic resource.

The parcel is located within the mapped indigenous Monterey cypress habitat area with the dominant vegetation on the site being a mature Monterey cypress forest, an extension of the Crocker Grove, with a predominantly non-native plant understory (**Figure 5**). The forest canopy opens to a coastal bluff that is dominated by non-native plants and invasive plants such as ice plant. Monterey cypress forest on the site is visible over the existing wood fence; however, views of the ocean are obscured by an existing grape-stake fence and the density of the forest (**Figure 6**).

Visually, the project parcel borders Seventeen Mile Drive, a designated scenic roadway. Topographically, the property is at approximately 30+ feet elevation on a gradual west-facing slope. Due to the topography, the main house is not visible from Seventeen Mile Drive; only the existing accessory dwelling unit is partially visible. No changes are proposed for this structure (**Figure 6**).

Other public agencies whose approval is required:

No other agency permits would be required under this request.

Figure 1 – Vicinity Map

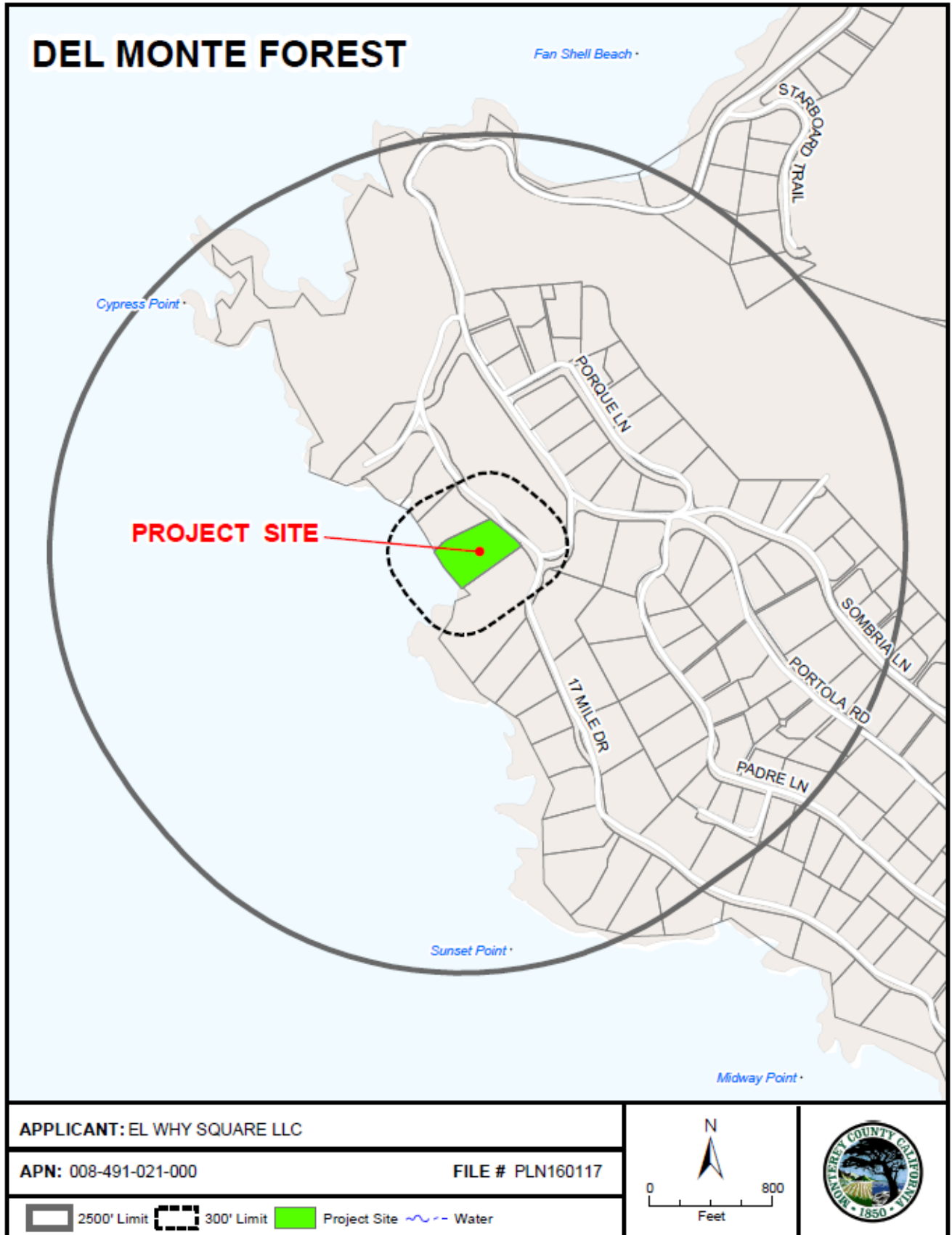


Figure 2 – Photo Simulations of Project



[illegible]

Figure 4 – Habitat Restoration Areas

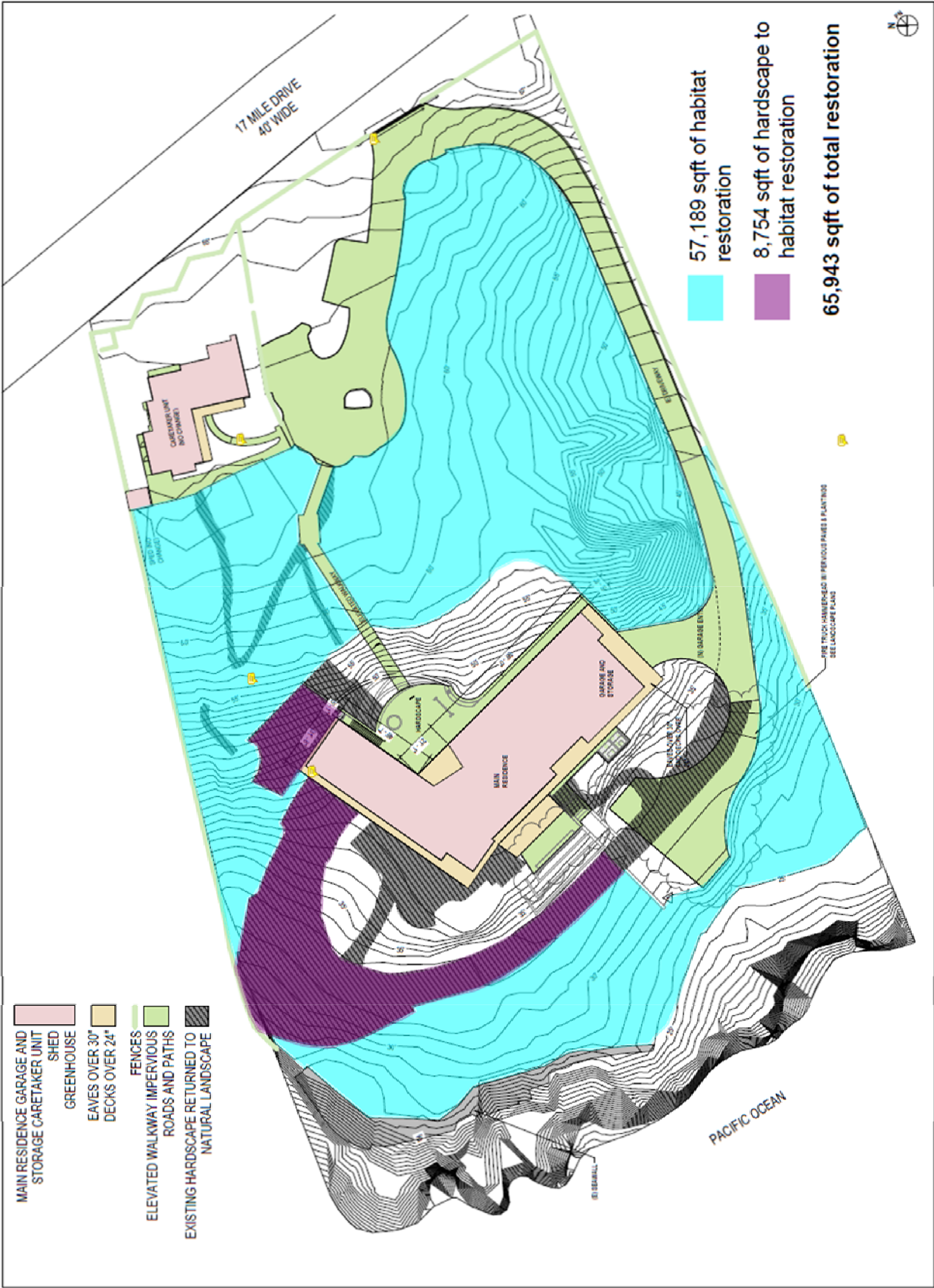


Figure 5 – Aerial Photo



Figure 6 – Site Photos



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

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

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

General Plan / Local Coastal Program-LUP

The proposed project was reviewed for consistency with 1982 General Plan, the Del Monte Forest Land Use Plan (LUP), the Monterey County Coastal Implementation Plan Part, 5 and the Monterey County Zoning Ordinance (Title 20). The proposed project would replace the single family dwelling on the site. The property is located within a Low Density Residential district, which allows for the proposed use subject to the entitlements listed in Section I above. The proposed development is consistent with the policies of the 1982 General Plan. However, the project is inconsistent with the strict interpretation of the currently adopted language of Policy 20 of the Del Monte Forest Land Use Plan as implementation of the Policy requires site improvements to be located within the existing hardscaped areas and outside of the dripline of individual cypress trees. As proposed, the project includes a minor amount of development outside of the existing footprint, but within existing disturbed landscape areas. However, the intent of the policy, as interpreted by County of Monterey, is to protect native habitat areas and promote restoration while allowing limited development within disturbed areas. Therefore, staff concludes that the proposed project meets the intent of the currently adopted language of Policy 20 and is consistent with the Del Monte Forest Land Use Plan. **CONSISTENT.**

Air Quality Management Plan

Consistency with the Air Quality Management Plan (AQMP) is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). It is not an indication of project-specific impacts, which are evaluated according to the Air District's adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact. Consistency of a project is determined by comparing the project population at the year of project completion with the population forecast for the appropriate five-year increment that is listed in the AQMP. If the population increase resulting from the project would not cause the estimated cumulative population to exceed the relevant forecast, the project would be consistent with the population forecasts in the AQMP (Source: IX. 1, 6). The project is located on a developed residential lot and would not result in an increase in population.

The Association of Monterey Bay Area Governments (AMBAG), *2008 Population, Housing Unit, and Employment Forecasts* and *2009-2001 Triennial Plan Revision* ("Revision") adopted by the AMBAG Board of Directors, are the forecasts used for this consistency determination. The replacement of a single family dwelling would not contribute to an increase in the population forecasts of the 2008 AQMP and would not result in substantial population changes.

Therefore, the project is consistent with the 2008 regional forecasts and the Air Quality Management Plan (Source: IX. 6). **CONSISTENT**

Water Quality Control Plan

Monterey County is included in the Central Coast Regional Water Quality Control Board – Region 3 (CCRWCB). The CCRWCB regulates the sources of water quality related problems that could result in actual or potential impairment or degradation of beneficial uses or degradation of water quality. The proposed project will decrease on-site impervious surfaces and does not include land uses that introduce new sources of pollution. Therefore, the project would not contribute runoff exceeding the capacity of stormwater drainage systems or provide substantial additional sources of polluted runoff. The proposed project would not result in water quality impacts or be inconsistent with the objectives of this plan. (Source: 1) **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.

- | | | |
|-----------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------------------|
| 1. <input checked="" type="checkbox"/> Aesthetics | 2. <input type="checkbox"/> Agriculture and Forest Resources | 3. <input checked="" type="checkbox"/> Air Quality |
| 4. <input checked="" type="checkbox"/> Biological Resources | 5. <input checked="" type="checkbox"/> Cultural Resources | 6. <input checked="" type="checkbox"/> Geology/Soils |
| 7. <input checked="" type="checkbox"/> Greenhouse Gas Emissions | 8. <input checked="" type="checkbox"/> Hazards/Hazardous Materials | 9. <input checked="" type="checkbox"/> Hydrology/Water Quality |
| 10. <input checked="" type="checkbox"/> Land Use/Planning | 11. <input type="checkbox"/> Mineral Resources | 12. <input checked="" type="checkbox"/> Noise |
| 13. <input type="checkbox"/> Population/Housing | 14. <input type="checkbox"/> Public Services | 15. <input type="checkbox"/> Recreation |
| 16. <input type="checkbox"/> Transportation/Traffic | 17. <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. See Section VI.1 below.
- 2) Agriculture and Forest Resources. The proposed project is residential development within a residential zoning district. The subject property is not designed as Prime, Unique, of Statewide importance, or of Local Importance Farmland, and the proposed project would not result in conversion of prime agricultural lands to non-agricultural uses or the rezoning of forest land. The site is not under Williamson Act Contract. The project site would not result in the loss of forest land. Therefore, there is no impact to Agricultural and Forest Resources. (Source: 1, 2, 3, 4, 5)
- 3) Air Quality. See Section VI.3 below.
- 4) Biological Resources. See Section VI.4 below.
- 5) Cultural Resources. See Section VI.5 below.
- 6) Geology/Soils. See Section VI.6 below.
- 7) Greenhouse Gas Emissions. See Section VI.7 below.
- 8) Hazards/Hazardous Materials. See Section VI.8 below.
- 9) Hydrology/Water Quality. See Section VI.9 below.
- 10) Land Use/Planning. See Section VI.10 below.
- 11) Mineral Resources. The proposed project is residential development within a residential zoning district. No mineral resources have been identified or would be affected by the project. Therefore, there would be no impact to mineral resources. (Source: 1, 2, 3, 5)
- 12) Noise. See Section VI.12 below.
- 13) Population/Housing. The proposed project includes demolition and reconstruction of a single family dwelling. The proposed project would not substantially induce population growth in the area, either directly or indirectly, as no new infrastructure would be extended to the site. The project proposed would replace an existing single family dwelling and would not displace any existing housing or people requiring the construction of replacement housing elsewhere. Therefore, there would be no impact to Population/Housing. (Source: 1, 2, 3, 5, 7)

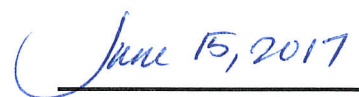
- 14) Public Services. The proposed project includes demolition and reconstruction of a single family dwelling. The project would have no substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, need for new or physically-altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, there would be no impact to Public Services. (Source: 1, 2, 3, 5, 7)
- 15) Recreation. The proposed project includes demolition and the reconstruction of a single family dwelling. The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated. The proposed project does not require the construction or expansion of recreational facilities. Therefore, there would be no impact to Recreation. (Source: 1, 2, 3, 5, 7)
- 16) Transportation/Traffic. The proposed project includes demolition and the reconstruction of a single family dwelling. The site has access through Seventeen Mile Drive. The project would not conflict with any applicable plan, policy or ordinance with regard to the performance of a circulation system or other modes of transit. The project would not result in a change in air traffic patterns or an increase in traffic levels. It would not substantially increase hazards due to a design failure, nor result in inadequate emergency access or parking capacity. In addition, the project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Therefore, the project would have no impact on Transportation/Traffic. (Source: 1, 2, 3, 5, 7)
- 17) Utilities/Service Systems. The proposed project includes demolition and reconstruction of a single family dwelling. Water would be provided by California-American Water and sewage disposal provided by Pebble Beach Community Services District and the Carmel Area Wastewater District. A Geotechnical Investigation and a Geologic Report and Coastal Bluff Recession Setback Study were conducted by Haro, Kasunich and Associates, Inc. The reports did not identify potential environmental impacts that would result from the project as a result of stormwater drainage. The project would not exceed the wastewater treatment requirements of the California Regional Water Quality Control Board nor require construction of new water or wastewater treatment facilities that could cause significant environmental effects. Green Waste is contracted to provide solid waste disposal for the Pebble Beach area which is then taken to the Monterey Regional Waste Management District landfill in Marina, California. At current disposal and recycling rates, the landfill has a projected capacity of 150 years. Therefore, the project would have no impact on Utilities/Service Systems. (Source: 1, 2, 3, 5, 7, 8(f), 8(g), 9, 11)

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	 _____ Date
<i>Anna V. Quenga</i>	<i>Associate Planner</i>

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 3)	<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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The property is located between Seventeen Mile Drive and the Carmel Bay shoreline, within the Del Monte Forest. The project consists of demolition of an existing one-story single family dwelling with an attached garage and the construction of a 13,130 square foot two-story single family dwelling with an attached 754 square foot garage within approximately the same building and hardscape footprint as the existing single family dwelling. Colors and materials for the proposed single family dwelling are earth-tones and utilize natural materials.

The project site is identified on the Del Monte Forest Land Use Plan (LUP) Visual Resources Map as part of the viewshed from Seventeen Mile Drive and is located southeast of the Sunset Point Vista Point (LUP Figure 3). The site is not visible from Point Lobos. Views from Seventeen Mile Drive and vista points are protected resources of public importance. Pursuant to LUP Policy 48, development shall only be allowed where it protects, preserves, and if feasible enhances such scenic resources. Furthermore, development within visually prominent settings shall be sited and designed to avoid blocking or having a significant adverse impact on significant public view.

The subject property is currently screened from Seventeen Mile Drive by an existing 5-foot grape-stake fence (see **Figure 6**). LUP Policy 56 states that new development, including ancillary structures such as fences constructed between Seventeen Mile Drive and the sea (Pacific Grove gate to Carmel gate portion), shall be designed and sited to minimize obstructions of and degradation to views from the road to the sea. Examples of methods to reduce obstruction include, but are not limited to the following: height limits, use of see-through materials for fences, and limitations on landscape materials that would block views, whether immediately or at maturity.

1(b). Conclusion: No Impact.

The project site is not located near a state scenic highway. The project would have no impact to trees, rock outcroppings, and historic buildings within a state scenic highway. Therefore, the project would have no impacts to resources within a state scenic highway.

1(a), (c), and (d). Conclusion: Less Than Significant Impact.

The property is developed with an accessory dwelling unit near Seventeen Mile Drive and a one-story single family dwelling in a natural depression on the west side of the property, approximately 250 feet west of Seventeen Mile Drive. Because of distance, topography (the proposed residence is approximately 27 feet below Seventeen Mile Drive), and the Monterey cypress forest, the existing house is not visible from Seventeen Mile Drive or the Sunset Point Vista Point. The proposed single family dwelling is a modern, two-story structure with a flat, planted roof (green roof). Colors and materials for the proposed single family dwelling consist of channel glass, tan limestone cladding, Ipe siding, and bronze metal accents. Majority of the roofline will be at the same elevation as Seventeen Mile Drive. The proposal includes a covered stairway to access the roof deck area (**Figure 7**) which will be constructed of electrochromic glass on three sides and Ipe siding on the north side. The light transmission properties of electrochromic glass changes in response to voltage. During the daytime, the glass structure will be visually transparent when viewed from Seventeen Mile Drive. At night, the electrochromic glass becomes darker and translucent in order to avoid a “lighthouse effect” (i.e. to minimize visibility from Seventeen Mile Drive at night).



Figure 7: View from elevated walkway

Although the covered stairway is situated above the roofline, the structure is barely visible from Seventeen Mile Drive due to the density of the forest and distance from Seventeen Mile Drive (**Figure 8**). As designed, the proposed project, would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.



Figure 8: Entry view from inside gate

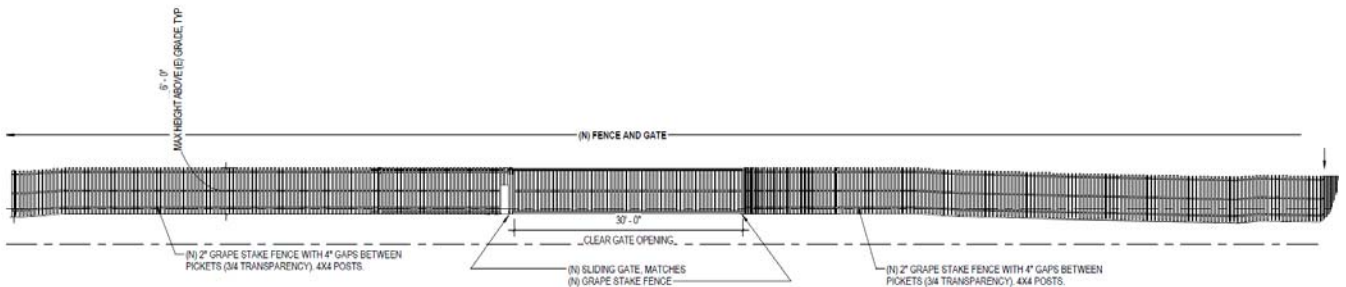


Figure 9: Photo simulation and graphic of proposed gate and open fence

The property is currently screened from Seventeen Mile Drive by an existing solid 5-foot grape-stake fence (see **Figure 6**). In order to minimize obstructions of and degradation to views from the road to the sea, the proposal includes installing a 30-foot wide gate entrance along Seventeen Mile Drive. The existing grapestake fence will be replaced with an open-slatted fencing south of the accessory dwelling unit to the south property line to create more open views to the sea (see **Figure 9**) and more closed-slatted fencing along the accessory dwelling unit to the north property line where views are hindered by existing development. Ornamental shrubbery along the fence line will be removed to further create open views. Therefore, the proposed project would have a less than significant impact on scenic vistas.

2. AGRICULTURAL AND FOREST RESOURCES

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

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source:)	<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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

3. AIR QUALITY

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

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

Discussion/Conclusion/Mitigation:

The proposed project site is located in the North Central Coast Air Basin (NCCAB), which is comprised of Monterey, Santa Cruz, and San Benito counties. The Monterey Bay Unified Air Pollution Control District (MBUAPCD) is the agency with jurisdiction over the air quality regulation in the subject air basin. The MBUAPCD is responsible for enforcing standards and regulating stationary sources through the *2008 Air Quality Management Plan for the Monterey Bay Region* (AQMP) and *2009-2001 Triennial Plan Revision* ("Revision") evaluate a project's potential for a cumulative adverse impact on regional air quality (ozone levels).

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

The AQMP and Revision addresses state air quality standards. Population-generating projects that are within the AQMP population forecasts are considered consistent with the plan. The proposed project would result in the replacement of an existing residential use. Therefore, implementation of the project would not be considered an increase in population. Since there is no potential for increased population, the proposed project is consistent with the AQMP and would have no impact.

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

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

The North Central Coast is in non-attainment for ozone (O₃) and inhalable particulates (PM₁₀). For PM₁₀, the threshold of significance for construction impacts is 82 lbs/day. Potentially significant impacts result from construction sites with grading and excavation above 2.2 acres per day. The project site involves the demolition of a single family dwelling and the reconstruction of a main single family dwelling within the same footprint, which would have the potential to significantly impact air quality. The project site is 2.98 acres and site grading and removal of hardscape would be less than ½ acre of disturbance. Therefore, grading would be within the threshold. The structure to be demolished was constructed in 1951-1952. Therefore, a condition of approval has been incorporated, and when implemented, would ensure demolition activities are consistent with the MBUAPCD Rule 439. Compliance with this condition would reduce exposure of lead paint to sensitive receptors to a less than significant level.

Best Management Practices for construction and grading activities include wetting exposed soil to minimize the potential for dirt to become airborne through wind erosion or vehicle disturbance and replanting and stabilizing graded areas as soon as possible. For construction vehicles, adherence to state required idle restrictions and use of properly maintained and tuned equipment with diesel particulate matter filters would minimize vehicle exhaust related emissions during construction. Generally, in the long-term, the primary source of air emissions is vehicular traffic. Vehicle traffic reduction measures are considered on a regional basis through regional planning efforts. The replacement of a single family dwelling would not affect the regional traffic planning efforts and would not cause significant increases in traffic congestion in the area. Standard conditions requiring adherence to Best Management Practices and the preparation of a Construction Management Plan would minimize construction related air quality impacts for the project. Therefore, there would have a less than significant impact.

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (Source: 2, 3, 5, 8c, 8d)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (Source: 2, 3, 5, 8c, 8d)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 8d)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: 8d)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 2, 3, 4, 8c, 8d)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 3, 5, 8d)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The project site is directly west of Crocker Grove, within the indigenous Monterey cypress habitat as shown on Figure 2a of the Del Monte Forest LUP. The project consists of demolition of a 6,871 square foot one-story single family dwelling with a 1,550 square foot attached garage and construction of a 13,130 square foot two-story single family dwelling with an attached 754 square foot garage, within approximately the same building and hardscape footprint as the existing single family dwelling (**Figures 3 and 5**).

The subject property includes at least 66,000 square feet of coastal bluff habitat and indigenous Monterey cypress habitat. This restoration opportunity allows the applicant to propose 57,000 square feet coastal bluff habitat and indigenous Monterey cypress habitat restoration (shown in blue on **Figure 4**) along with at least 8,700 square feet of asphalt driveway and greenhouse that

will be converted back to habitat (shown in purple on **Figure 4**). The overall site coverage reduction exceeds 12,000 square feet.

Within the Del Monte Forest, environmentally sensitive habitat areas shall be protected through deed restrictions or permanent open space conservation and scenic easements granted to the Del Monte Forest Foundation. Where development has already occurred within or near areas containing environmentally sensitive habitat, property owners are encouraged to voluntarily grant conservation and scenic easements to the Del Monte Forest Foundation (LUP Policy 13). LUP Policy 15 states that non-invasive Del Monte Forest-appropriate native plant species shall be required in landscape materials used in projects and invasive plant species shall be prohibited, especially in developments adjoining environmentally sensitive habitat areas. Non-native and/or invasive plant species should be removed, and such removal is encouraged.

The existing LUP Policy 20 states that all use and development in or adjacent to indigenous Monterey cypress habitat areas shall be compatible with the objective of protecting this environmentally sensitive coastal resource. All improvements (such as structures and driveways, etc.) shall be carefully sited and designed to avoid potential damage or degradation of Monterey cypress habitat, including the microhabitat of individual cypress trees, and must be located within existing hardscaped areas and outside of the dripline of individual cypress trees. Within the perimeter of the identified habitat area for a site, including at a minimum as defined by the driplines of the outermost indigenous Monterey cypress trees on the site, removal of native trees or other indigenous vegetation, grading, paving, building construction activity, landscape alterations and summer watering shall be prohibited. Open space conservation and scenic easements are required for all undeveloped areas of a parcel within the Monterey cypress habitat area, and such easements shall be secured consistent with Policy 13.

The amendment to LUP Policy 20, adopted by the Board of Supervisors in a resolution of intent on December 6, 2016, states that within their indigenous range, Monterey cypress trees and habitat shall be protected to the maximum extent possible. All development that could impact Monterey cypress trees and/or Monterey cypress habitat mapped in this area shall be carefully sited and designed to avoid adverse impacts and potential damage or degradation to both individual cypress trees and cypress habitat, and shall be required to include measures that will enhance Monterey cypress habitat values. All development shall be consistent with the limitations and standards provided in Del Monte Forest Implementation Plan Section 20.147.040(D) to ensure no Monterey cypress trees are harmed, and that Monterey cypress habitat is increased, restored as high-value and self-functioning Monterey cypress habitat, and placed under a Conservation Easement.

Consistent with LUP Policy 12, a Biological Assessment (Source 8.d) and a Tree Resource Evaluation (Source 8.c) were submitted by the applicant to identify any potential impacts to any biological resources as well as specifically the Monterey cypress and their habitat.

Vegetation

According to the Biological Assessment prepared for the project, the dominant vegetation type along the upper northeastern portion of the terrace is the Monterey cypress forest consisting of native stands of large and various aged indigenous Monterey cypress (*Hesperocyparis macrocarpa*) trees, an extension of the Crocker Grove, found throughout the property and along

the perimeter of the proposed construction zone (**Figures 5 through 10**). These trees vary in age and diameter with several standing over 20 meters in height. Monterey cypress are List 1B.2 (Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere) of the California Native Plant Society Inventory of Rare, Threatened, and Endangered Plants of California.

Northeast and west of the existing main house, the understory vegetation beneath the almost solid tree canopy is dominated by a mix of landscaped succulents that have naturalized the site. The understory also consists of mixed, non-native ornamental landscaping plants. Invasive non-native species also have a foothold in this location and inhibit germination of new Monterey cypress to maintain the healthy but maturing forest. Sparse native herbaceous understory species, including intertwining coastal bluff scrub species, are found growing in a deep cypress duff layer. The limited native understory consists of seaside daisy (*Erigeron glaucus*), Douglas iris (*Iris douglasiana*), beach aster (*Corethrogyne filaginifolia*), California hedge nettle (*Stachys bulata*) and other less dominated species. Understory plantings are not conducive to the germination of Monterey cypress seeds. Monterey cypresses require a bare mineral soil for seed germination and establishment. If germination occurs, seedling mortality is high when the area is planted with herbaceous material and shaded.

West of the entry, an accessory dwelling unit and access driveway is nestled amongst the cypress grove and contains a small footprint of ornamental landscaping surrounding the cottage. Further down the main driveway along the east property line, a row of exotic aloe succulents lines the property fence. As the forest canopy opens toward the ocean bluff to the southwest, the cypress trees thin and become stunted from the prevailing ocean winds.

On the ocean bluff, south and west of the driveway leading to the garage of the existing main house, mixed Mediterranean species dominate the plant palette. Invasive species are interspersed and growing in large swaths along the bluff. These and other invasive species along with the introduction of ornamental species including aloe and mixed succulents have nearly out-competed the coastal bluff species that are struggling to maintain a presence on site (**Figures 10-11**).

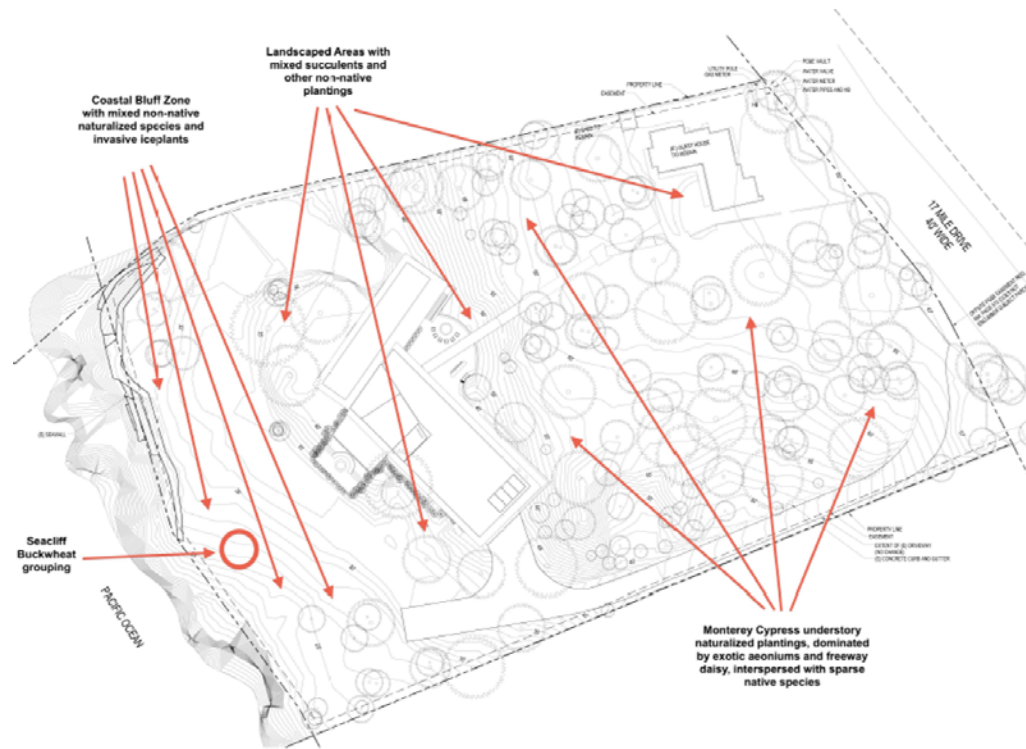


Figure 10: Existing Vegetation Areas



Figure 11: Coastal Bluff Areas

Several lizard tail (*Eriophyllum staechadifolium*), coast gum plant (*Grindelia stricta* var. *platyphylla*), woolly lotus (*Lotus heermannii* var. *orbicularis*), and seaside daisy are found scattered along the coastal bluff, mostly in an area within native soils centrally-located on the

bluff. Approximately 10 Seacliff buckwheat (*Eriogonum parvifolium*) plants were observed in this location. (**Figures 10-12**).



Figure 12: Seacliff buckwheat



Figure 13: Native and non-native species

Around the existing main house perimeter, mixed introduced succulents and drought tolerant non-native ornamental landscape plantings are growing interspersed with several herbaceous native species that include beach aster, seaside daisy and coast gumweed (**Figure 13**).

Pocket gophers are pervasive within the granitic rocky soils of this location. Several larger native landscape-planted and exotic shrubs flank the southwest facing deck growing in tandem with a few established wind-sculpted Monterey cypresses. Courtyard landscape plantings at the rear of the existing house continue this planting theme. Non-native Ngaio tree (*Myoporum laetum*) and Karo (*Pittosporum crassifolium*) align the northwestern fence line used as a screen planting along the property boundary.

Overall, apart from the towering Monterey cypress grove, the native habitat is extremely sparse, low in diversity and poor quality due to the influx of non-native landscape introductions and past site impacts.

Wildlife

No raptor or migratory bird nests were observed on the project site during the survey, but the cypress trees could provide marginally suitable nesting habitat for some species. The most notable bird activity during the survey was the presence of three turkey vultures roosting in the upper canopy of several Monterey cypress trees near the accessory dwelling unit at the northeast section of the property. These species are likely residents of the area as large piles of bird droppings were noted under their roosting locations.

A survey was also conducted for the presence of the Federally-listed Smiths' blue butterfly (*Euphilotes enoptes smithi*) and none were observed. This species is likely not occurring on site due to poor habitat conditions, even though approximately 10 (ten) Seacliff buckwheat (*Eriogonum parvifolium*) plants were observed along the coastal bluff at the central portion of the bluff within native soils.

The sensitive Monarch butterfly (*Danaus plexippus*) are documented as overwintering on trees in near proximity to the subject parcel, but are not expected to be found overwintering on the parcel trees due to the open proximity to the elements and exposure to coastal driven winds. Monarchs

prefer protected cover, open southern exposure with morning sun and nearby nectar and water sources. The Monterey cypress trees could be utilized by adult monarchs as resting locations for migratory movement, but unlikely to be used for overwintering.

California sea otter (*Enhydra lutris nereis*) and harbor seal (*Phoca vitulina*) were observed in the marine resource offshore from the coastal bluff. The nearest shoreline used by harbor seals for pupping is located approximately 600 feet northwest of the project site.

4(f). Conclusion: No Impact.

No adopted Habitat Conservation Plan exists on the project site. Therefore, there will be no conflict with an adopted Habitat Conservation Plan.

4(c) and (d). Conclusion: Less Than Significant Impact.

The project site does not contain any federally-protected wetlands as defined by Section 404 of the Clean Water Act. No wetlands were noted on the site in the Biological, Tree Resource Evaluation, Geologic or Geotechnical reports prepared for the project. With standard erosion control and drainage plan conditions of approval, sedimentation and run-off will be controlled and maintained on site. Therefore, impacts will be less than significant. Demolition and construction of the proposed single family dwelling include construction activities that would be in proximity numerous tree. For projects involving this type of activity, it is Monterey County's regulatory standard to incorporate a condition of approval in accordance with the Migratory Bird Treaty Act. This condition would require the owner/applicant to retain a County qualified biologist to perform a nest survey within the project site or within 300-feet of proposed tree removal if the activity occurs during the typical bird nesting season. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. This condition would be incorporated in the project and implementation would reduce impacts to nesting birds to less than significant.

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

The Monterey cypress is a CNPS Listed 1B.2 rare species. These trees, in varying degrees of age and establishment, are present throughout the site along the proposed construction perimeter. Proposed deconstruction of hardscape and landscape elements will be conducted in areas that are near the Critical Root Zone of several Monterey Cypress trees. Deconstruction, site grading and construction near the native stands of Monterey cypress require extreme caution to prevent any adverse impacts to the trees and supporting root systems. Severe grading in the root zones, compaction of soils, improper deposition of excavated soils near the base of the Monterey cypress during project implementation, and cutting of tree root systems could cause the decline or death of the trees, resulting in a significant impact to biological resources.

Approximately 10 Seacliff buckwheat (*Eriogonum parvifolium*) plants were observed on the coastal bluff. Seacliff buckwheat is not a listed species, but is one of two vital host plants for the Federally-Endangered Smith's blue butterfly (*Euphioltes enoptes smithi*) in the local coastal area that supports all life stages of the Smith's blue butterfly; larva and adults feed on the flowers and breeding females lay their eggs on the flower heads. No element of the project occurs in habitat that supports Seacliff buckwheat, though the driveway decommissioning activities require work in close proximity (within approximately 25 feet) to the sensitive plants. Proposed habitat

restoration activities and improved habitat quality along the coastal bluff would enhance the area and increase the potential for the Smith's blue butterfly's existence.

The proposed restoration of coastal bluff habitat and indigenous Monterey cypress habitat restoration involves removal of unnecessary hardscape and detrimental growing conditions for at least five existing trees will be improved with its removal.

The proposed project is consistent with the amended language of Del Monte Forest LUP Policy 20 (see Section 10 below for further discussion). The project has been sited and designed within the existing hardscape and disturbed areas on the property and outside the driplines of individual cypress trees. The project is designed to avoid damage or degradation of Monterey cypress habitat through the implementation of the mitigation measures #4-1 through #4-8.

The proposed project is also consistent with the restoration requirements approved by the Monterey County Board of Supervisors on December 6, 2016 (Resolution of Intent No. 16-321) which included the adoption of a Resolution of Intent to amend the text of the Del Monte Forest Area Land Use Plan and to adopt an ordinance to amend the text of Section 20.147.040.D.2 of the Coastal Implementation Plan regulating development within the indigenous Monterey cypress habitat. The purpose of the amendment is to recognize residential projects in the Del Monte Forest that may alter their existing footprint following confirmation that project will improve existing Monterey cypress habitat. To confirm a project's net benefit to the Monterey cypress habitat, a project must meet each of the following requirements:

1. The project must not harm any existing individual Monterey cypress tree; and
2. The project must reduce the existing legally established baseline for building and site coverage to increase Monterey cypress habitat; and
3. All areas outside of the approved development envelope must be restored to and enhanced as high value and self-functioning Monterey cypress habitat and placed into a permanent conservation easement; and
4. An off-site area shall be restored and/or enhanced and/or an off-site mitigation fee shall be collected based upon a 2:1 ratio assessed against all areas of new coverage and applied to benefit the native Monterey cypress habitat in the Del Monte Forest; and
5. The new development has been sited and designed in such a way as to avoid the critical root zone and the most sensitive habitat areas of the site as much as possible and alternative construction methods have been developed by the project arborist for all development in critical root zones.

With the implementation of the following mitigation measures, the proposed development is consistent the standards in the Del Monte Forest Coastal Implementation Plan Section 20.17.040.D.2 (Development Standards for Monterey Cypress Habitat).

Apart from the sensitive species Monterey cypress and the Seacliff buckwheat, no Federal or State listed Rare or Endangered species were found on the property. Implementation of the following mitigations measures would reduce impacts to Monterey cypress and coastal bluff habitats to less than significant:

Mitigation Measure No. 1: *Tree Protection During Demolition.* In order to ensure impacts to cypress trees during removal of structures and hardscape are minimized, the following protection measures shall be in place during demolition activities:

1. Demolition of the driveway shall incorporate the following measures:
 - The existing driveway will be removed using manual labor and small track driven equipment.
 - No equipment will be allowed on the newly exposed soil; all equipment must operate from the existing pavement area.
 - Monitoring of excavation will be completed by the project arborist.
 - Any roots encountered will be properly pruned by the project arborist.
2. Demolition of the existing residence will be completed using the following specifications:
 - Perimeter walls along the northern and southern edge of the house will be removed from the interior of the house. Material will be pulled toward the center of the house.
 - Demolition of these areas will be monitored by the project arborist.
3. Trees #120-125, #130 and #132 are growing within or adjacent to existing paved areas and require special treatment and protection during the demolition process, including but not limit to:
 - The demolition of the pavement surrounding these trees will be done using either manual labor or small equipment that is run on tracks as wheeled equipment increases soil compaction when compared to a tracked system.
 - During the demolition, roots that may have been damaged during the past construction will be exposed and the damage can be evaluated. If necessary, root pruning that should have been completed previously will be done after exposure.
 - The project arborist will be on site to inspect and evaluate all root development. If necessary, dead or decayed roots will be removed using the appropriate tools.
 - Minor grading or contouring in these areas will be done using manual labor.
 - No equipment will be allowed within the CRZs unless approved by the project arborist

Mitigation Measure Monitoring Action No. 1a: Prior to issuance of permits for demolition, the owner/applicant shall submit a demolition plan with all protection measures identified in Mitigation Measure No. 1 to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 1b: Prior to the issuance of permits for demolition, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified arborist (referred to as the *project arborist*). The contract shall include provisions for Monterey cypress trees, and include specific measures for trees identified as Nos. 120-125, 130, and 132. In addition, the contract shall include producing a final report indicating that the protection measures in place were successful. The contract shall be submitted to the

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

Mitigation Measure Monitoring Action No. 1c: Prior to issuance of construction permits for the single family dwelling, the owner, applicant, or project arborist shall submit a final report to RMA-Planning demonstrating that demolition has been completed and implementation of the protection measures were successful.

Mitigation Measure No. 2: *Tree Management During Construction.* In order to ensure impacts to cypress trees during construction are minimized, the following protection measures shall be implemented:

1. All trees will be protected by exclusionary fencing bordered by straw bale barricades. The location of the fencing is shown on the site plan in the June 22, 2016 Tree Resource Evaluation (County File Number LIB160239) and will be inspected by the project arborist prior to the onset of construction.
2. Exposed soils from construction activities should be stabilized with proper erosion and sediment control devices so as to prevent any sedimentation deposits within the critical root zones of the trees.
3. In areas where encroachment into the CRZ cannot be avoided and tree retention is desired, alternative construction methods or preconstruction treatments are defined to avoid or substantially reduce impacts. The alternative methods can include, but not be limited to, the following:
 - Supplemental irrigation;
 - Manual digging or soil contouring;
 - Proper root pruning;
 - Modifications to traditional construction methods;
 - Spanning root structures, pier and above grade beams or cantilevering structures or bridging paved areas.
4. Construction of the new driveway/garage access shall incorporate the following measures:
 - The existing driveway will be removed using manual labor and small track driven equipment.
 - No equipment will be allowed on the newly exposed soil; all equipment must operate from the existing pavement area.
 - Monitoring of excavation will be completed by the project arborist.
 - Any roots encountered will be properly pruned by the project arborist.
5. Construction of the fire department hammerhead at the end of the drive shall be constructed utilizing turf rings and meadow plantings or an equivalent alternative

paving system approved for emergency vehicles and reduces impacts to tree root systems.

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

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

Mitigation Measure Monitoring Action No. 2c: Prior to final of construction permits for grading or building, the owner, applicant, or project arborist shall submit a final report to RMA-Planning demonstrating that demolition has been completed and implementation of the protection measures were successful.

Mitigation Measure No. 3: *Erosion Control, Restoration, and Habitat Protection Guidelines.* In order to ensure biological impacts due to erosion are minimized and that restoration and habitat protection guidelines are implemented, the following best management practices shall be incorporated during construction activities:

1. Use of heavy equipment shall be restricted to areas within the building envelope and excluded from critical root zone areas.
2. Sediment control devices shall be installed on the downhill perimeter of the building envelope.
3. All disturbed, non-landscaped, and unvegetated areas shall be mulched with sterile mulch. Native seeding or plant installation should occur in the late fall months to take advantage of seasonal rains.
4. Prior to final grading, all construction debris shall be removed and construction activities completed in the areas to be treated with the native seed mix.
5. On-site stockpiled topsoil shall be spread over disturbed areas prior to seeding activities to provide a suitable medium for vegetation establishment and growth. If this is not achievable, excess soil shall be hauled off-site to the appropriate landfill.

6. Final grading shall consist of a roughened condition, perpendicular to the slope, in order to augment seed germination and soil stabilization.
7. The seed mix shall consist of local ecotypes of native grass and forbs species identified from existing native plant community locations and site-specific seed from coastal scrub species hand collected from site. Native seed collections should occur during the summer months as seed becomes viable for collection.
8. Native plant revegetation will be necessary, specifically on the coastal bluff, in the areas where exotic plants have been removed and the area of the existing driveway that is slated for decommission. After completion of soil disturbance activities, seed and plant materials should be installed in any non-landscaped areas in the fall months after the initial seasonal rains, when soil moisture levels have reached a minimum depth of 3 inches. Any transplanted stock can be replanted immediately and supplemented with a temporary irrigation system for the first year or two. Restoration implementation protocols shall be specified in the Landscape Plan and may contain additional Monterey cypress restoration protocols from the Project Arborist.
9. Protective fencing shall be installed to protect the existing trees and tree root zones per the recommendations of the Arborist Report (County File Number LIB160239). Site protection measures shall also be installed to protect the existing sensitive areas and restoration areas from construction and pedestrian impacts. Locations include the coastal bluff scrub along the southwest coastal bluff area where Seacliff buckwheat are present, coastal bluff restoration areas along the southwest, and cypress critical root zone areas. All construction personnel shall avoid these areas and maintain foot traffic to the construction impact areas and existing foot trails.

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

Mitigation Measure Monitoring Action No. 3b: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a Landscape Plan incorporating the restoration measures including in Mitigation Measure No. 3.

Mitigation Measure Monitoring Action No. 3c: Prior to issuance of construction permits for grading or building, the owner, applicant, or contractor of record submit photo documentation to RMA-Planning demonstrating that protective fencing has been installed.

Mitigation Measure Monitoring Action No. 3d: Prior to final of construction permits for grading or building, the owner, applicant, or contractor of record shall notify RMA-Planning that Mitigation Measure No. 3 has been successfully implemented. In addition, RMA-Planning staff shall conduct a final site visit to verify successful implementation.

Mitigation Measure No. 4: *Exotic Species Eradication.* To preserve and enhance the existing Monterey cypress understory and coastal bluff scrub habitat within the Coastal Bluff Zone, focused exotic plant eradication shall be instituted on the property. Invasive Ngaio trees (*Myoporum laetum*) and Karo trees (*Pittosporum crassifolium*) along the north fence near the accessory dwelling unit and northwest fence line above the main residence shall be thoroughly removed from the site. Eradication shall include hand-pulling of vegetation in conjunction with restoration activities after construction to prevent it from spreading to new areas on or off property. Prompt removal will help support the existing coastal bluff native plant species, minimize soil disturbance and avoid root impacts to native cypress tree critical root zones. Vegetation shall be responsibly disposed of at an approved offsite solid waste facility.

Mitigation Measure Monitoring Action No. 4a: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a Landscape Plan incorporating measures for the eradication of exotic species specified in Mitigation Measure No. 4.

Mitigation Measure Monitoring Action No. 4b: Prior to final of construction permits for grading or building, the owner, applicant, or contractor of record shall notify RMA-Planning that eradication of exotic plants species has been complete. RMA-Planning staff shall conduct a final site visit to verify successful implementation.

Mitigation Measure No. 5: *Restoration of Monterey cypress habitat.* In order to ensure successful restoration of Monterey cypress habitat, the following activities shall be incorporated into the restoration plan.

1. Within the new cypress germination area identified on the site plan in the June 22, 2016 Tree Resource Evaluation (County File Number LIB160239), the following procedures shall be utilized to remove vegetation:
 - All landscape material shall be removed with care using manual labor and small hand tools.
 - Loose soil attached to roots shall be shaken off to the best extent possible.
 - All existing irrigation lines and emitters shall be removed using manual labor
 - Planting holes shall be backfilled with care and not compacted.
 - The surface of new bare soil shall be carefully raked to remove approximately 0.5 to one inch of soil.
 - Seedlings found on the site or obtained from Pebble Beach Company shall be installed in this area.
 - No nursery propagated cypress shall be utilized on this site.
2. Within the existing cypress grove, the following procedures shall be implemented to increase potential for seed germination prior to final of the construction permit:
 - Utilize fallen branching and foliage as a potential cypress seed source.
 - Rake any open sunny areas within the existing grove to remove at least two inches of duff material.
 - Spread potential seed sources within sunny areas.
 - Plant seedlings found on site in areas identified by the project arborist and biologist.

Mitigation Measure Monitoring Action No. 5a: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a Landscape Plan incorporating a Monterey cypress habitat restoration plan as specified in Mitigation Measure No. 5.

Mitigation Measure Monitoring Action No. 5b: Prior to final of construction permits for grading or building, the owner, applicant, or contractor of record shall notify RMA-Planning that restoration of Monterey cypress habitat has been completed per the restoration plan. RMA-Planning staff shall conduct a final site visit to verify successful implementation.

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

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

Mitigation Measure No. 7: *Restoration and Enhancement of Off-Site Monterey Cypress Habitat.* All areas of new coverage shall be offset through restoration and/or enhancement (as high value and self-functioning Monterey cypress habitat) of an off-site area located within the Monterey cypress habitat area, as mapped in Del Monte Forest Land Use Plan Figure 2a at a ratio of 2:1 and/or payment of a mitigation fee, commensurate with the cost to restore/enhance such an area, to an acceptable public agency or private group effectively able to both manage such a fee and to implement such measures. Such off-site restoration/enhancement areas shall be selected for their potential to result in the greatest amount of overall benefit to the native Monterey cypress habitat in the Del Monte Forest.

Mitigation Measure Monitoring Action No. 7a: Prior to issuance of construction permits for grading or building, the owner/applicant shall work with RMA-Planning and the Del Monte Forest Conservancy to determine if there is an appropriate off-site area for restoration or if an off-set fee shall be paid.

Mitigation Measure Monitoring Action No. 7b: Prior to final of construction permits for grading or building, the owner/applicant shall submit sufficient evidence to RMA-Planning demonstrating compliance with Mitigation Measure No. 7.

5. CULTURAL RESOURCES

Would the project:	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: 8a, 14)	<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: 8b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 8b, 8f, 12, 13)	<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: 8b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

A Phase I Historic Review was prepared for this project by Kent Seavey. The report indicates that the main house on the property was designed by Harry Sims Bent and constructed in 1951-52 as a rambling, one-story wood-framed modern residence reflective of the post-WWII Western Ranch Style of architecture with Asian inspired decorative detailing. The detached wood-framed accessory dwelling unit, created out of two earlier garage structures, lacks any historic integrity and was not part of the analysis. The report notes that significant changes to the design occurred to the main house, both inside and out, in the 1960s and 1980s.

The 2013 Pebble Beach Historic Context Statement notes that qualification for architectural / design significance for Ranch style residences “is best reserved for buildings that demonstrate particularly strong artistic merit, or clearly demonstrate the influence of a particular architect or builder. Resources qualified under this criterion must be excellent examples of types and/or styles and retain most of their original features. In order to qualify for national, state, or local listing under this criterion, a mid-century residence must be an outstanding example of a Modern architectural style, and should ideally represent the work of a master architect.” Harry Sims Bent is not included on the list of significant architects and designers within the Context Statement.

In 1988, a preliminary cultural resources reconnaissance was conducted on the project site. This survey of the project parcel revealed midden constituents between the shore and the asphalt driveway that runs between the cliffs and the residence. All evidence points to the fact that any site in that area has been totally destroyed. This portion of the project parcel west of the driveway most likely contained a Late Period abalone haul out site; although this is not absolutely clear, as that portion of the property has been thoroughly disturbed as a result of side-casting of debris originating from the depression created for the existing home site. Auger testing conducted on August 8, 2015 in the soils along the cliff west of the driveway contained marine shell, faunal materials, ground stone, and chipped stone. However, the auger testing proved these soils to be highly disturbed.

An updated report, Preliminary Cultural Resources Reconnaissance, was prepared specifically for this project by Susan Morley on April 2016. The report found two recorded sites within 1/8-mile of the project parcel: CA-MNT-1084 and CA-MNT-1244. However, no sites were reported to exist within the project parcel boundaries.

The upper portion of the project parcel, above the main residence and west of the existing guesthouse, contains a shell midden deposit; the subsequent auger testing conducted August 8, 2015 confirmed this deposit to be at least 80 centimeters in depth. No paleontological resources or human remains were found on the property.

LUP Policy 59 states that where significant archaeological resources are identified, all available measures including dedication of open space conservation or scenic easements and purchase of development rights shall be considered to avoid development on significant archaeological sites. LUP Policy 60 states that when developments are permitted on parcels where archaeological or other cultural resource sites are located, project design shall be required which avoids or mitigates impacts to such sites.

Lead agencies must now evaluate under CEQA a project's potential impact to a "tribal cultural resource." Pursuant to Public Resources Code Section 21080.3.1 et seq., the County shall request a consultation of the project's potential impact on tribal cultural resources prior to the release of a negative declaration, mitigated negative declaration or environmental impact report for a project. Assembly Bill 52 (Native Americans: California Environmental Quality Act) applies only to projects that have a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. There are two tribes in the County's jurisdiction that the County confers with, the Salinan Tribe and the Ohlone/Costanoan-Esselen Nation (OCEN).

On May 18, 2017, formal notification to the OCEN tribe was sent notifying them of the County's intent to circulate a CEQA document and giving them the opportunity to request additional mitigation measures within the document. OCEN's first priority is that their ancestors' remains be protected, undisturbed and the site preserved; and/or all cultural and sacred items be left with their ancestors on site or where they are discovered.

5(a) and (c). Conclusion: No Impact

Eligibility for historic listing rests on the twin factors of historic significance and integrity. Both factors must be present to be considered eligible for national, state or local listing. The integrity of design, materials and workmanship has been compromised by unsympathetic changes to the original design in the 1960s and 1980s. No event of significance to the nation, state or region has been identified with the existing property. The Phase I Historic Review concludes that the existing residence is not historically significant. Therefore, the project would have no impact on a historic resource.

Paleontology involves the fossilized remains of animal and plant life. Fossils are nonrenewable resources because they are extinct and therefore limited. The potential for presence of paleontological resources is based on the paleontological sensitivity of the geology. According to the Geologic Atlas on the Department of Conservation's website, the underlying geology of the

project site is Mesozoic granitic rocks. These deposits are rated as low sensitivity to contain paleontological resources.

As part of the preparation of the Coastal Bluff Recession Study, Certified Engineering Geologist Mark Foxx made a site inspection and observed the geologic conditions on the project site and the area proposed for development. No paleontological resources were observed on the bluff face. The geologic conditions at the site are relatively simple; as seen in the coastal bluff face, conditions vary slightly across the site, with granite bedrock exposed up to within 2 to 8 feet of the top of the coastal bluff in many areas. Topsoil and coastal terrace deposits consisting of sands, silts and gravels overlie the bedrock. No known paleontological resources would be affected as a result of grading and excavation activities at development sites. Therefore, the project would have no impact on paleontological resources.

5(b) and (d). Conclusion: Less Than Significant Impact with Mitigation Incorporated

During the current survey and auger testing, evidence for cultural resources was noted across the upper elevation (the level area) of the project parcel as shell midden. It is clearly visible on the surface and augering revealed that that deposit extends to depths of 80 centimeters. The testing also revealed cultural materials along the cliff west of the driveway containing marine shell, faunal materials, ground stone, and chipped stone. However, the auger testing proved these soils to be highly disturbed. No human remains were found during the testing.

In a letter dated June 12, 2017, provided to staff by Louise J. Miranda Ramirez, Chairperson of the Ohlone/Costanoan-Esselen Nation (OCEN), it is stated that the “Ohlone/Costanoan-Esselen Nation objects to all excavation in known cultural lands, even when they are described as previously disturbed, and of no significant archaeological value.” The letter further states that it is their desire that any cultural items uncovered during land disturbance be returned by the property owner to OCEN. Due to the subject property’s proximity of known sites and identification of shell midden deposit, OCEN recommends that all earth disturbance activities be monitored by a Native American Monitor of Ohlone/Costanoan-Esselen Nation, approved by the OCEN Tribal Council within their aboriginal territory.

No excavation or grading is proposed for either upper elevation or the cliff area of the project parcel. The plans for removal of non-native succulents and the proposed elevated walkway do not include subsurface excavation or grading in the location of the cultural resources encountered on the upper elevation. However, because cultural resources were found, implementation of the following mitigation measures would reduce impacts on archaeological resources and human remains to less-than-significant:

Mitigation Measure No. 8: *Monitoring of Construction Activities.* In order to reduce potential impacts to cultural resources that may be discovered during grading and construction activities, a qualified archaeological monitor shall be present during soil disturbing activities. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the monitor and/or principal archaeologist. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated, with the concurrence of the RMA-Planning, and implemented.

Mitigation Measure Monitoring Action No. 8a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 8. The owner/applicant shall submit plans to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 8b: Prior to the issuance of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include provisions that the monitor shall be present during all activities that involve soil disturbance, how sampling of the excavated soil will occur, giving the monitor authority to stop work in the event that resources are found, and any other logistical information such as providing monitor sufficient notice of when soil disturbing activities will occur. In addition, the contract shall include preparation of a report suitable for compliance documentation shall be prepared within four weeks of completion of the data recovery fieldwork. The contractor shall provide sufficient notice to the archaeologist so they may arrange to be present when construction begins. The contract shall be submitted to the RMA-Planning for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Mitigation Measure Monitoring Action No. 8c: If archaeological resources are unexpectedly discovered during construction, work shall be halted on the parcel until the find can be evaluated and appropriate mitigation measures are formulated and implemented. Data recovery shall be implemented during the construction and excavation monitoring. This means that if intact cultural features are exposed, they shall be screened for data recovery using method appropriate to site and soil conditions. Any potentially significant cultural materials will be subject to archaeological recovery and analysis, which will include at a minimum, the following:

- At least three radiocarbon dates shall be obtained from suitable shell samples, preferable *Mytilus* (mussel).
- Professional analyses should be conducted on other prehistoric materials if adequate amounts are recovered; this may include lithic artifacts and debitage, analysis of faunal remains, and shell bead analysis.

Mitigation Measure Monitoring Action No. 8d: A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to RMA-Planning and the Northwest Regional Information Center at Sonoma State University.

Mitigation Measure No. 9: *Protection of cultural resources and sacred places.* In order to reduce potential impacts to cultural resources and sacred places, earth disturbance activities shall be observed by a Native American Monitor of Ohlone/Costanoan-Esselen Nation (OCEN), approved by the OCEN Tribal Council.

Mitigation Measure Monitoring Action No. 9a: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a contract with a OCEN

approved tribal monitor to RMA Planning for review and approval. The contract shall outline logistics for monitoring during earth disturbance activities as well as how cultural resources will be handled if uncovered in coordination with the project archaeologist.

Mitigation Measure Monitoring Action No. 9b: During earth disturbance activities, the OCEN approved monitor shall be onsite observing the work, consistent with the approved contract discussed in Mitigation Measure No. 8. Prior to final of construction permits for grading or building, the owner/applicant shall submit a letter from the tribal monitor verifying all work was done consistent with the tribal monitor contract to RMA-Planning.

Mitigation Measure No. 10: *Unidentified Cultural Resources.* Due to the project's proximity to existing recorded archaeological resources, there is potential for human remains to be accidentally discovered. If archaeological resources or human remains are inadvertently encountered during construction, work shall be halted within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

Mitigation Measure Monitoring Action No. 10a: Prior to the issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language within Mitigation Measure No. 9. The owner/applicant shall submit plans to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 10b. If human remains are accidentally discovered during construction activities, there shall be no further excavation or disturbance within 50 meters (160 feet) of the find until it can be evaluated by a qualified professional archaeologist and the following shall occur:

- The owner, applicant or contractor shall contact the Monterey County Coroner to determine that no investigation of the cause of death is required,
 - If the coroner determines the remains to be Native American:
 - The coroner shall contact the Native American Heritage Commission and RMA – Planning within 24 hours.
 - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.
 - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993.
- When human remains are exposed, the Health and Safety Code §7050.5 requires that no further excavation or disturbance occurs in the area and that the County Coroner is called so that the coroner can verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner calls the Native

American Heritage Commission if the remains are known or thought to be Native American. The Native American Heritage Commission reports to the Most Likely Descendant. The MLD has 24 hours to respond. All work will halt with a 50-yard radius until an osteologist can examine the remains, and a treatment plan for any said remains has been provided according to the Most Likely Descendant.

Mitigation Measure No. 11: *Protection of Shell Midden Site.* In order to protect archaeological resources found on the site from future development impacts, a conservation easement shall be conveyed to the County over the portions of the property where the resources exist. Specifically, the shell midden site on the upper elevation of the parcel, as illustrated in Figure 9 of the *Preliminary Cultural Resources Reconnaissance*, prepared by Susan Morley (Monterey County File Number LIB160238). This easement shall be developed in consultation with a qualified archaeologist, show the exact location of the easement on the property with a metes and bounds description, and contain a clear and concise list of prohibited activities within the easement area.

Mitigation Measure Monitoring Action No. 11: Prior to final of construction permits for grading or building, the owner/applicant shall submit a final draft of the easement to deed to RMA-Planning for review and approval. The easement shall prohibit ground disturbance except for shallow soil maintenance of the existing Monterey cypress habitat. The easement shall allow the parking pad and the elevated walkway to be maintained. conveying the location of, for review and approval. Subsequent to RMA-Planning's approval, the Board of Supervisors shall accept the conveyance and the deed shall be recorded with the Monterey County Recorder's Office.

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, 8(f), 8(g)) 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, 8(f), 8(g))	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (Source: 1, 2, 3, 8(f), 8(g))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Landslides? (Source: 1, 2, 3, 8(f), 8(g))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1, 2, 3, 8(f), 8(g))	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 2, 3, 8(f), 8(g))	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, 8(f), 8(g))	<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, 8(f), 8(g))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The proposed residence will be located on an existing building site at the seaward edge of a coastal terrace of Seventeen Mile Drive between Sunset Point and Pescadero Point. The geologic conditions at the site are relatively simple, as seen in the coastal bluff face, and only vary slightly across the site; with granite bedrock exposed up to within 2 to 8 feet of the top of the coastal bluff in many areas. The coastal terrace slopes gently seaward at slope gradients between 5 to 20 percent. Topsoil and coastal terrace deposits consisting of sands, silts and gravels over the bedrock. Granite rock outcrops on the order of 25 feet tall line the shore of the property. The shore has been modified with several coastal protection structures (constructed in the early 1980s) including vertical gunite seawalls as well as grouted and un-grouted rip rap revetment structures. Seaward of the retaining walls, a very craggy irregular (and scenic) granitic bedrock surface slopes downward to the ocean.

Pursuant to Section 20.147.060.A.1.b.2 of the Coastal Implementation Plan, Part 5, "Regardless of a parcel's seismic hazard zone, a geologic report shall also be required for any development project located within 50 feet of the face of a cliff or bluff, or within the area of a 20-degree angle above horizontal from the face of a cliff, whichever is greater." The proposed residence generally utilizes the same footprint as the existing residence which is over 80 feet from the Coastal bluff. While a Geological and Coastal Bluff Recession study is not required for this project, the Applicant submitted the June 2016 Coastal Bluff Recession Study and June 2016 Geotechnical Investigation (Geotechnical Report) prepared by Haro, Kasunich and Associates to confirm all project elements are located behind the estimated extent of bluff recession over the next 75 years.

6(a.i), (a.iii), (a.iv), (d), and (e). Conclusion: No Impact.

According to Monterey County Geographic Information System (GIS), the Cypress Point fault is located 2,000 feet inland of the subject property. Due to the nature of the soils, the risk of seismically-induced liquefaction on the project site is low. Therefore, there would be no impact to exposure of people or structures involving rupture of a known earthquake fault or liquefaction.

The risk for landslides on the project site is low. The Geotechnical Report found that the soils on the site are native overburden soils comprised of medium dense to dense silty sand over the granite bedrock formation, which are not expansive soils. Therefore, the project would not expose people or structures to landslide and would not be located on expansive soils.

The existing structures are connected to the Pebble Beach Community Services District for sewage disposal and services will continue for the replacement dwelling. Therefore, there would be no impacts to the soils through the disposal of wastewater.

6(a.ii), (b), and (c). Conclusion: Less than Significant Impact.

Although the project is not located within 660 feet of an active fault, the Geotechnical Report found that it is highly probable that a major earthquake would occur in northern California during the next 50 years. During a major earthquake epicentered nearby, there is potential for severe ground shaking at this site. Therefore, structures shall be designed in accordance with the most current California Building Code (CBC).

Surficial soils at the site are prone to erosion which can be severe where there are steep slopes and uncontrolled runoff, particularly where the natural drainage is modified by the works of man and not properly controlled. The proposed drainage improvements are shown to decrease the volume of runoff flow rate shedding away from the site and to discharge to multiple locations. The existing graded cut/fill pad consists of un-documented fill. The Geotechnical Report recommends that the new home and garage be supported by conventional spread foundations embedded uniformly into engineered fill and/or granite bedrock.

Implementation of the standard conditions requiring that recommendations of the technical reports prepared for the project be adhered to and review and approval of drainage plans will address the issues of strong seismic shaking, adequate foundation support of new buildings, differential settlement between engineered fill and granite bedrock, stability of newly constructed fill slope, temporary cut slopes during construction, maintenance of coastal protection structures, coastal bluff erosion, and control of concentrated surface runoff. Therefore, the impact of seismic ground shaking, soil erosion, or unstable soils on the project would be less than significant.

7. GREENHOUSE GAS EMISSIONS				
Would the project:	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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Greenhouse gases such as carbon dioxide and methane contribute to the “ozone” effect that leads to global warming. Generally, redevelopment of an existing lot of record for residential purposes is not a significant contributor to the global problem; however, the project will involve the temporary and stationary sources that generate minor amounts of greenhouse gas emissions.

7(b). Conclusion: No Impact.

Monterey County does not have an adopted plan for the reduction of greenhouse gases. Preparation of such a plan has begun, but is not yet applicable. Instead, the project is considered in terms of the multiple State and Federal laws passed regarding this subject. It is difficult to implement the goals of the various legislations on a small project-level basis such as this project. Rather climate action plans are being developed, and the Office of Planning and Research (OPR) recommends that each jurisdiction establish their own thresholds of significance. Monterey County has not adopted either a climate action plan or thresholds of significance, but it can be inferred from other agencies, including the California Air Resources Board (CARB) whose thresholds have been established well in excess of a single-family project and the current environmental practices that the redevelopment of a single family dwelling would not substantially conflict with greenhouse gas reduction planning. GHG sources targeted in such plans generally involve vehicle miles traveled reductions, waste diversions, and technologies such as electric vehicles, and renewable energy sources, not single residential projects. Therefore, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

7(a). Conclusion: Less than Significant Impact.

The proposed development would generate greenhouse gas emission through removal of non-native vegetation that not only processes carbon dioxide (CO₂) and releases oxygen back into the air, but also releases CO₂ once removed and composted, or burned. Greenhouse gases would also be created through use of construction equipment, vehicle trips, and stationary operations within the proposed dwelling including furnaces, fireplaces, and hot water heaters. Use of construction equipment is anticipated to be intermittent and limited to site preparation and some construction activities. Pollutant emissions resulting from heavy equipment used during construction are not anticipated to exceed any significance thresholds or significantly contribute to greenhouse gas effects on the environment. The reconstruction of the existing single family residence would not

permanently create a greater amount of vehicle trips nor would it cause an increase in the emission of carbon dioxide (CO₂) by fuel combustion.

For the stationary sources, current building codes require new development to use energy efficient furnaces and water heaters to comply with Title 24.

All of these impacts are anticipated to provide minuscule and nearly immeasurable contributions of greenhouse gases when viewed in connection with the global contributions on a cumulative basis. It is not anticipated that greenhouse gases generated by the proposed project would have a significant impact on the ozone or the environment. Therefore, impacts to greenhouse gases would be less than significant.

8. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 2, 3, 5, 7)	<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, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, 2, 3, 5, 7)	<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, 2, 3, 5, 7)	<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, 2, 3, 5, 7)	<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, 2, 3, 5, 7)	<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, 2, 3, 5, 7)	<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, 2, 3, 5, 7, 8(e))	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The proposed project is a residential structure, within a residentially zoned site, and surrounded by residential uses and open space forest. Due to the nature of the project, hazards and hazardous materials would not be typically found with the intended use. However, based on the age of the existing single family dwelling, its demolition would have the potential to temporarily expose the immediate area to hazardous materials.

8(a), (c) though (g). Conclusion: No Impact.

The proposed use does not include routine transport or disposal of hazardous materials, produce hazardous emissions, nor is it located on a hazardous materials site. In addition, the subject property is not located in proximity of an airport or private airstrip. The demolition and rebuild of a single family residence on the subject property would not have an effect on the Multi-Jurisdictional Hazard Mitigation Plan adopted by Monterey County. Therefore, implementation of the project would have no impact on the environment based on these hazards.

8(b) and (h). Conclusion: Less than Significant Impact.

The single family residence and garage proposed for demolition was built in 1951-1952. This was during a time when construction materials typically contained asbestos and lead paint. Therefore, implementation of the project would have the potential to create a temporary impact during demolition. To address this impact, the project shall be conditioned to incorporate work practice standards in accordance with Monterey Bay Unified Air Pollution Control District Rule 439. Compliance with these standards would ensure that any hazardous materials do not become airborne during demolition activities. Therefore, the project as conditioned, would have a less than significant impact to the environment due to potential release of hazardous materials.

The project site is within a State Responsibility high fire hazard area. A Fuel Management Plan (County File Number LIB160241) has been prepared for the project site. The Plan concludes that the current landscaping has minimal fire risk as the majority of vegetation throughout the lot is low groundcover vegetation with succulent type vegetation and minimal flammable material. Tree limbs are pruned high (30+ feet) off the ground and there is no canopy contact with the existing roofline or near chimney points. A standard condition requiring that the recommendations of the Fuel Management Plan prepared for the project be adhered to shall be applied to the project. Therefore, through this standard condition of approval, exposure of people

or structures to a significant risk of loss, injury or death involving wildland fires would be less than significant.

9. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements? (Source: 1, 2, 3, 5, 8(f))	<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, 5, 8(f))	<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, 5, 8(f))	<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, 5, 8(f))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 2, 3, 5, 8(f))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Otherwise substantially degrade water quality? (Source: 1, 2, 3, 5, 8(f))	<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, 5, 8(f))	<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, 5, 8(f))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 5, 8(f))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 3, 5, 8(f), 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The proposed residence is located on an existing building site at the seaward edge of a coastal terrace of Seventeen Mile Drive between Sunset Point and Pecosadero Point. The coastal terrace slopes gently seaward at slope gradients between 5 to 20 percent. Topsoil and coastal terrace deposits consisting of sands, silts and gravels over the bedrock. The shore has been modified with several coastal protection structures (constructed in the early 1980s) including vertical gunite seawalls as well as grouted and un-grouted rip rap revetment structures. Seaward of the retaining walls, a very craggy irregular (and scenic) granitic bedrock surface slopes downward to the ocean.

The Del Monte Forest Land Use Plan requires that new development shall be sited and designed to minimize risk from geologic, flood, or fire hazards; to assure stability and structural integrity; and to not threaten the stability of a site, contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas (LUP Policy 38).

LUP Policy 43 states that no habitable structures shall be permitted along the shoreline in areas subject to storm wave run-up. New development shall be sited and designed in such a manner as to avoid the need for shoreline armoring and/or other such shoreline altering development over the development's lifetime, and shall include enforceable provisions for addressing any future bluff retreat/erosion danger to the development without shoreline armoring (e.g., moving the development, removing the development, etc.). In addition, bluff and cliff top development shall be permitted only if design and setback provisions are adequate to assure stability and structural integrity for the development's lifetime and if the development (including associated storm runoff, foot traffic, grading, and irrigation) will neither create nor contribute significantly to erosion problems or geologic instability of the site or surrounding area. Development on bluff faces shall be prohibited except for public access pathways, including stairways.

9(a) through (i). Conclusion: No Impact.

The water purveyor for existing dwelling is a California-American Water and potable water will continue to be provided for the replacement dwelling. Consistent with the 2009 Cease and Desist Order adopted by the California State Water Resources Control Board against California-American Water, the project will not intensify water demand. This conclusion is based upon the replacement of existing water fixtures with high efficiency fixtures and the application of on-site water credits.

A Geotechnical Investigation was conducted by Haro, Kasunich and Associates, Inc. The reports noted that surficial soils at the site are prone to erosion which can be severe where there are steep slopes and uncontrolled runoff, particularly where the natural drainage is modified by the works of man and not properly controlled. The proposed drainage improvements are shown to decrease the volume of runoff flow rate shedding away from the site and to discharge to multiple locations. The proposed project will decrease on-site impervious surfaces and does not include land uses that introduce new sources of pollution. The report did not identify potential environmental impacts that would result from the project as a result of stormwater drainage. Approval of the project requires implementation of standard conditions of approval requiring an erosion control plan, a grading plan, inspection during and after construction, and that the recommendations of the technical reports prepared for the project be adhered to. With implementation of these standard conditions, the proposed project would not violate water quality or waste discharge standards, deplete groundwater supplies or interfere with groundwater recharge, alter the existing drainage pattern, or contribute runoff.

A Coastal Bluff Recession Study was conducted by Haro, Kasunich and Associates, Inc. The proposed development is not located within a 100-year flood hazard area nor is it within proximity to a dam or levee. The report did not identify potential impacts to the project from mudflow. Therefore, the proposed project would not be impacted by floods or mudflow.

9(j). Conclusion: Less than Significant Impact.

The proposed single family dwelling is located between 80 and 110 feet from the edge of the coastal bluff. A Coastal Bluff Recession Study was conducted by Haro, Kasunich and Associates, Inc. The rate that sea level is rising is accelerating, and increased bluff recession rates will result from that. The Report estimated that future bluff recession rates will be 25 percent (0.05 feet) faster than historical bluff recession rates. Based on the proposed design, the Report concluded that proposed residential structure is located behind the estimated extent of the accelerated bluff retreat for the next 75 years.

The July 1, 2009 Monterey County Tsunami Inundation Map shows the limit of the tsunami inundation line is near the bluff edge based on comparison with the USGS Topographic Map and the Topographic Survey for the project. The Coastal Bluff Recession Study concluded that the tsunami hazards at the property are low. Therefore, the impacts to the project by flooding due to sea level rise or inundation by tsunami would be less than significant.

10. LAND USE AND PLANNING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 1, 2, 3, 4, 5, and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 4, 5, and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3, 4, 5, and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The proposed project is the demolition of a single family dwelling and the reconstruction of a single family dwelling within a Low Density Residential zoning district which allowed with approval of a Coastal Administrative Permit.

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

The project, as proposed, would not physically divide an established community, nor conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project adopted for the purpose of avoiding environmental effect. The project would not conflict with any applicable habitat conservation plan, or natural community plan. Therefore, there would be no impact.

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

The proposed development is consistent with the policies of the 1982 General Plan. However, the project is inconsistent with the strict interpretation of the currently adopted language of Policy 20 the Del Monte Forest Land Use Plan and Subsection 2 of Subsection D of Section 20.147.040 of Part 5 of the Coastal Implementation Plan (CIP). Implementation of the Policy requires that improvements to the site must be located within the *existing hardscaped areas* and outside of the dripline of individual cypress trees. Although the project includes a substantial reduction in hardscaped areas and a plan to restore these areas to cypress habitat, it also includes a minor amount of development outside of the existing footprint, but within disturbed landscape areas. The County of Monterey interprets that the intent of the policy is to protect existing native habitat and promote restoration, while allowing for development to occur in already disturbed areas, and allow opportunity for restoration. Therefore, the County of Monterey has been working on a Local Coastal Program (LCP) Amendment to modify language of Policy 20 and the CIP to address projects similar to the proposed development and to allow for more effective implementation of the intent of the policy. The Monterey County Board of Supervisors adopted a resolution of intent to approve the amendment on December 6, 2016. On May 10, 2017, the California Coastal Commission approved the LCP amendment, with modifications. County staff

is currently working on bringing the amendment back before the Board of Supervisors for final approval. Final approval of the LCP amendment will not occur prior to public review of this Initial Study. Although the project does not meet the strict interpretation of the policy, it does meet the intent. Therefore, staff has determined that the project would have a less than significant impact on land use and planning.

11. MINERAL RESOURCES					
		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

12. NOISE					
		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
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, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1)	<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, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The proposed project does not include the change of use on the subject property. Therefore, there are no foreseen noise impacts caused by the operational elements of project implementation. However, since project components include demolition and construction of a single family residence and garage within an established residential neighborhood, there would be potential for temporary noise impacts associated with construction activities. The 1982 General Plan and Monterey County Code Chapter 10.60 (Noise Control) establish noise levels in the unincorporated County areas.

12(c), (e), (f). Conclusion: No Impact.

The permanent operational elements of the project include people residing within a single family residence. Normal use of the dwelling would not include noise producing devices resulting in an increase in ambient noise levels within the neighborhood. As previously discussed in Section IV.8 – Hazards and Hazardous Materials of this Initial Study, the subject property is not located within an airport land use plan or in the vicinity of a private airstrip. Therefore, project implementation would not expose people working or residing in the area to excessive noise levels.

12(a), (b), (d). Conclusion: Less than Significant Impact.

Although the project includes the demolition and construction of structures that would cause a temporary increase in noise levels, these activities would not typically exceed the noise levels established by the Noise Hazards section of the 1982 Monterey County General Plan or Chapter 10.60, Noise Control, of the Monterey County Code (MCC). Furthermore, Chapter 10.60 of the MCC restricts nighttime noise between the hours of 10:00 p.m. and 7:00 a.m. preserving the ambient noise levels in the area. The Construction Management Plan proposed for the project limits construction to Monday through Friday 8:00 am to 5:00 pm. Therefore, temporary impacts to noise levels caused by the proposed construction activities would have a less than significant impact on the environment.

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

Discussion/Conclusion/Mitigation:

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

14. PUBLIC SERVICES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

15. RECREATION				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

16. TRANSPORTATION/TRAFFIC				
Would the project:	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:)	<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:)	<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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. TRANSPORTATION/TRAFFIC				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

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

Discussion/Conclusion/Mitigation:

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

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, 4, 5, 7, 8(a)-(g), 13, 14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source: 1, 2, 3, 4, 5, 6, 7, 8(a)-(g), 9, 10, 11, 12, 13, 14, 15) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: 1, 2, 3, 4, 5, 6, 7, 8(a)-(g), 9, 10, 11, 12, 13, 14, 15)	<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, 4, 5, 6, 7, 9, 10, 11, 12, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

There are no identified impacts on Agriculture and Forest Resources, Mineral Resources, Population/Housing, Public Services, Recreation, Transportation/Traffic or Utilities/Service Systems as a result of project implementation.

Less than significant impacts have been identified for Aesthetics, Air Quality, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, and Noise. Conditions of approval will be included to assure compliance with County requirements, therefore, reducing potential impacts to a less-than-significant level.

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

Less than Significant with Mitigation Incorporated (a):

Based upon the analysis throughout this Initial Study, the proposed project may have the potential to degrade the quality of the environment, threaten to eliminate a plant community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California prehistory. Mitigations measures proposed are designed to protect trees and nesting birds during construction, to implement construction best management practices, to eradicate exotic species and restore habitat, to monitor the site during soil-disturbing activities, to manage the discovery of cultural resources during construction, and to protect archaeological resources through easements. These mitigations would reduce potential impacts to biological resources and cultural resources to a less than significant level. See previous Sections II.B (Project Description) and II.C (Environmental Setting) and Section IV.4 and VI.5. (Environmental Checklist) as well as the sources referenced.

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

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

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

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

To be considered for determination of “no effect” on fish and wildlife resources, development applicants must submit a form requesting such determination to the Department of Fish and Game. Forms may be obtained by contacting the Department by telephone at (916) 631-0606 or through the Department’s website at www.wildlife.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 PLN160117 and the attached Initial Study / Proposed Mitigated Negative Declaration.

IX. REFERENCES

- 1) Project Application/Plans in County File Number PLN160117
- 2) 1982 Monterey County General Plan
- 3) Del Monte Forest Land Use Plan and Coastal Implementation Plan (Part 5)
- 4) Title 20 of the Monterey County Code (Zoning Ordinance)
- 5) Monterey County GIS Database for Parcel 008-491-021-000
- 6) CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008
- 7) Interdepartmental Review Comments
- 8) Technical Reports:
 - a) Phase 1 Historic Review, dated September 25, 2015, and prepared by Kent L. Seavey
 - b) *Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 008-491-021 in an Unincorporated Area of Pebble Beach County of Monterey, California*, dated April 2016, prepared by Susan Morley, M.A. (County File Number LIB160238)
 - c) *Tree Resource Evaluation, Project Impact Analysis, and Tree Protection Plan*, dated June 22, 2016, and prepared by Maureen Hamb (County File Number LIB160239)
 - d) *Biological Assessment of El Why Square LLC Property, APN 008-491-021*, dated June 24, 2016, and prepared by Fred Ballerini (County File Number LIB160240)
 - e) *Fuel Management Plan, APN 008-491-021, 3168 17 Mile Drive, Pebble Beach*, dated June 24, 2016, and prepared by Fred Ballerini (County File Number LIB160241)
 - f) *Geologic Report and Coastal Bluff Recession Setback Study for Sanderling Residence, 3168 17 Mile Drive, Pebble Beach, California*, dated June 2016, and prepared by Haro, Kasunich and Associates, Inc. (County File Number LIB160242)
 - g) *Geotechnical Investigation for Sanderling Residence, 3168 17 Mile Drive, Pebble Beach, California, APN 008-491-021*, dated June 2016, and prepared by Haro, Kasunich and Associates, Inc. (County File Number LIB160243)
- 9) Monterey Regional Waste Management District website accessed on April 12, 2017: <http://www.mrwmd.org/about/>
- 10) Department of Conservation website accessed on April 12, 2017: http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/Monterey
- 11) Green Waste website accessed on April 12, 2017: <http://www.greenwaste.com/pebble-beach-csd>

- 12) Geologic Atlas of California on the State of CA Department of Conservation website accessed on April 12, 2017:
<http://www.quake.ca.gov/gmaps/GAM/santacruz/santacruz.html>
- 13) Pebble Beach Company Draft Environmental Impact Report, dated November 2011, Section 3.5 – Cultural Resources, found on the RMA-Planning website:
<http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/current-major-projects/pebble-beach-company/draft-eir-november-2011>
- 14) Pebble Beach Historic Context Statement, dated August 29, 2013, found on the RMA-Planning website: <http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/resources-documents/agriculturally-related-historic-context-statements>
- 15) Monterey County Code Chapter 10.60 – Noise Control

Figures

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