

Exhibit D

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Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Carlo Parco (Barwick)Lead Agency: County of Monterey, RMA PlanningContact Person: Nadia Amador, Associate PlannerMailing Address: 1441 Schilling Place, 2nd FloorPhone: 831-755-5025City: SalinasZip: 93901County: Monterey**Project Location:** County: 15360 Plaza Serena City/Nearest Community: SalinasCross Streets: Paradise Canyon Road Zip Code: 93907Longitude/Latitude (degrees, minutes and seconds): -121 ° 42 ' 7.07 " N / 36 ° 48 ' 32.02 " W Total Acres: _____Assessor's Parcel No.: 129-096-034-000

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: _____

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:CEQA: ☐ NOP☐ Early Cons☐ Neg Dec☒ Mit Neg Dec☐ Draft EIR☐ Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: _____

NEPA: ☐ NOI☐ EA☐ Draft EIS☐ FONSIOther: ☐ Joint Document☐ Final Document☐ Other: _____**Local Action Type:**☐ General Plan Update☐ General Plan Amendment☐ General Plan Element☐ Community Plan☐ Specific Plan☐ Master Plan☐ Planned Unit Development☐ Site Plan☐ Rezone☐ Prezone☐ Use Permit☐ Land Division (Subdivision, etc.)☐ Annexation☐ Redevelopment☒ Coastal Permit☐ Other: _____**Development Type:**☒ Residential: Units 1 Acres 2.5☐ Office: Sq.ft. _____ Acres _____☐ Commercial: Sq.ft. _____ Acres _____☐ Industrial: Sq.ft. _____ Acres _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____

Employees _____

Employees _____

Employees _____

☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other: _____**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Agricultural Land☐ Air Quality☒ Archeological/Historical☒ Biological Resources☐ Coastal Zone☐ Drainage/Absorption☐ Economic/Jobs☐ Fiscal☐ Flood Plain/Flooding☐ Forest Land/Fire Hazard☐ Geologic/Seismic☐ Minerals☐ Noise☐ Population/Housing Balance☐ Public Services/Facilities☐ Recreation/Parks☐ Schools/Universities☐ Septic Systems☐ Sewer Capacity☐ Soil Erosion/Compaction/Grading☐ Solid Waste☐ Toxic/Hazardous☐ Traffic/Circulation☐ Vegetation☐ Water Quality☐ Water Supply/Groundwater☐ Wetland/Riparian☐ Growth Inducement☐ Land Use☒ Cumulative Effects☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**Residential/Low Density Residential/Low Density Residential**Project Description:** (please use a separate page if necessary)

A Combined Development Permit consisting of:

- 1) A Coastal Administrative Permit to allow the construction of an approximately 3,000 square foot one-story single family residence with attached garage and an approximately 1,050 square foot detached recreation room;
- 2) A Coastal Development Permit to allow the removal of five (5) Coast live oak trees and the "after-the-fact" removal of one (1) Landmark Coast live oak tree, for a total of six (6) Coast live oaks; and
- 3) A Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area (ESHA- central maritime chaparral plant community, Pajaro Manzanita, Hooker's Manzanita, Monterey ceanothus).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

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

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

Starting Date October 17, 2017 Ending Date November 16, 2017

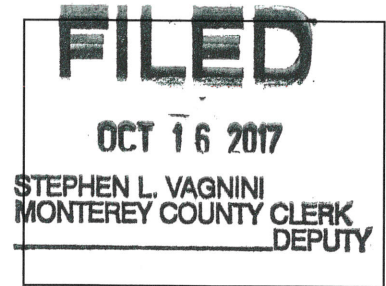
Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 10.13.2017

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

MITIGATED NEGATIVE DECLARATION



Project Title:	Parco Carlo (Barwick Dennis & Janece)
File Number:	PLN160136
Owner:	Parco Carlo
Project Location:	15360 Plaza Serena, Salinas, CA 93907
Primary APN:	129-096-034-000
Project Planner:	Nadia Amador
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of an approximately 3,000 square foot one-story single family residence with attached garage and an approximately 1,050 square foot detached recreation room; 2) a Coastal Development Permit to allow the removal of five (5) Coast Live Oak trees and the "after-the-fact" removal of one (1) Landmark Coast Live Oak tree, for a total of six (6) Coast Live Oaks; and 3) a Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area (ESHA- central maritime chaparral plant community, Pajaro Manzanita, Hooker's Manzanita, Monterey ceanothus).

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, RMA Planning
Review Period Begins:	October 17, 2017
Review Period Ends:	November 16, 2017

Further information, including a copy of the application and Initial Study are available at the Monterey County Resource Management Agency – Planning, 1441 Schilling Place, South 2nd Floor, Salinas, California/(831) 755-5025.

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

1441 Schilling Place, South 2nd Floor

(831)755-4800

Salinas, California 93901-4527

www.co.monterey.ca.us/rma

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

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Parco [Barwick], PLN160136), 15360 Plaza Serena, Salinas, CA 93907 (APN 129-096-034-000) (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency – Planning, 1441 Schilling Place, South 2nd Floor, Salinas, California. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: <http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma/-planning/resources-documents/environmental-documents/pending>.

The Monterey County Planning Commission will consider this proposal at a meeting on November 29, 2017, date and time to be determined in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from October 17, 2017 to November 16, 2017. Comments can also be made during the public hearing.

Project Description:

Combined Development Permit consisting of: 1) A Coastal Administrative Permit to allow the construction of an approximately 3,000 square foot one-story single family residence with attached garage and an approximately 1,050 square foot detached recreation room; 2) A Coastal Development Permit to allow the removal of five (5) Coast Live Oak trees and the “after-the-fact” removal of one (1) Landmark Coast Live Oak tree, for a total of six (6) Coast Live Oaks; and ; 3) A Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area (ESHA- central maritime chaparral plant community, Pajaro Manzanita, Hooker's Manzanita, Monterey ceanothus). The project is located at 15360 Plaza Serena, Salinas, CA 93907 (APN 129-096-034-000), North County Coastal Land Use Plan.

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

CEQAcomments@co.monterey.ca.us

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and

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

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

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

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

County of Monterey
Resource Management Agency – Planning
Attn: Carl Holm, Director of Planning
1441 Schilling Place, South 2nd Floor
Salinas, California

Re: Parco (Barwick); File Number PLN160136

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

____ No Comments provided
____ Comments noted below
____ Comments provided in separate letter

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. California Coastal Commission
4. Monterey Bay Air Resources District
5. California Department of Fish & Wildlife, Marine Region, Attn: Steven Rienecke
6. US Fish & Wildlife Service Dept of Interior, Ventura Office, Attn: Leilani Takano
7. Monterey County RMA-Environmental Services
8. Monterey County Environmental Health Bureau
9. Carlo Parco, Owner
10. Gisela Moreno C/O Maloka Design, Agent
11. Christine Kemp C/O Noland, Hamerly, Etienne & Hoss, Attorney
12. Ed Mercurio, Biologist
13. The Open Monterey Project
14. LandWatch Monterey County
15. Property Owners & Occupants within 300 feet (Notice of Intent only)

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

16. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
17. Emilio Hipolito (ehipolito@nccrc.org)
18. Molly Erickson (Erickson@stamplaw.us)
19. Margaret Robbins (MM_Robbins@comcast.net)
20. Michael Weaver (michaelrweaver@mac.com)
21. Monterey/Santa Cruz Building & Construction (Office@mscbctc.com)
22. Tim Miller (Tim.Miller@amwater.com)

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING

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

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Parco Carlo (Barwick Dennis & Janece)

File No.: PLN160136

Project Location: 15360 Plaza Serena, Salinas, CA 93907

Name of Property Owner: Parco Carlo

Name of Agent: Gisela Moreno, Maloka Design

Assessor's Parcel Number(s): 129-096-034-000

Acreage of Property: 2.5 Acres

General Plan Designation: Low Density Residential

Zoning District: LDR/2.5 (CZ) [Low Density Residential Zoning District, 2.5 acres per unit, Coastal Zone]

Lead Agency: County of Monterey, RMA-Planning

Prepared By: Nadia Amador, Associate Planner

Date Prepared: September 21, 2017

Contact Person: Nadia Amador, Associate Planner

Phone Number: (831) 755-5114

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The project site is located at 15630 Plaza Serena in unincorporated Salinas in the North County Land Use Area Plan of Monterey County (Assessor's Parcel Number 129-096-034-000). The parcel is zoned Low Density Residential, 2.5 acres per unit, Coastal Zone. It is a vacant, but disturbed trapezoidal parcel of approximately 2.5 acres, created by a minor subdivision in 1986. The site has mild to steep slopes (5 to 20 percent), with slopes of approximately 10 percent in the areas of proposed development and primarily covered with coast live oaks, eucalyptus trees and non-native grassland. The parcel has an "L" shaped scenic easement located in the middle of the property, the purpose of which was to prohibit development on slopes in excess of 30 percent.

There is an existing driveway, approximately 450 feet in length that begins at Plaza Serena and extends across the property. The existing driveway would be widened in order to meet fire regulations and gravel would be added to its surface. In staff's review of County records, no permit for the driveway was found; the County requires a construction permit for driveways of more than 150 feet in length. It is unclear if the driveway was constructed at the time of subdivision improvements or sometime after. This driveway avoids the scenic easement located in the center of the property.

The proposed development includes the construction of a one-story single family residence (4 bedroom, 2 baths) with an attached two car garage at the southeastern side of the property and a one-story detached recreation structure with a half restroom (toilet and sink, no shower/bath) at the southwest corner of the property. The square footages for these structures are:

- Residence: 2,501.42 square feet
- Attached Garage: 431 square feet
- Residence Porch: 96 square feet
- Detached Recreation Structure: 996 square feet
- Recreation Structure Porch: 60 square feet

Total lot coverage proposed is 4,084.42 square feet (approximately 3.75% lot coverage). Associated grading for the residence will consist of 334 cubic yards of cut and 128 cubic yards of fill. The remaining 206 cubic yards of excess fill will be used to fill the area of the proposed recreation structure. A septic system for the residence and for the recreation room are proposed.

Entitlements: The project requires the following entitlements: A Combined Development Permit consisting of:

- 1) A Coastal Administrative Permit to allow the construction of an approximately 3,000 square foot one-story single family residence with attached garage and an approximately 1,050 square foot detached recreation room;
- 2) A Coastal Development Permit to allow the removal of five (5) Coast live oak trees and the "after-the-fact" removal of one (1) Landmark Coast live oak tree, for a total of six (6) Coast live oaks; and
- 3) A Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area (ESHA- central maritime chaparral plant community, Pajaro Manzanita, Hooker's Manzanita, Monterey ceanothus).

Tree Removal: The development includes the removal of six (6) oak trees including one (1) previously removed landmark oak tree (landmark oak tree is an oak tree of 24 inches or more in diameter); as well as the removal of eight (8) non-landmark eucalyptus trees¹.

Environmentally Sensitive Habitat Areas: Biological surveys confirmed the presence of the following environmentally sensitive habitats within 100 feet of proposed development: central maritime chaparral plant community, Pajaro manzanita, Hooker's manzanita and Monterey ceanothus. The biological survey update dated September 15, 2017, attaches a map with approximate locations of these plants. See X. *Attachments, Item 3*. Pajaro manzanita and Hooker's manzanita are both present in places close to the existing driveway. The impacts to these plants would result from widening of the driveway to meet current fire standards.

In addition to the sensitive plant species located near the existing driveway, the biologist confirmed the presence of a large area of maritime chaparral on the property, containing Pajaro manzanita, Hooker's manzanita and Monterey ceanothus located north of the proposed home site. No removal of these plants is anticipated although some trimming may be necessary.

See Section VI. 4. Environmental Checklist, *Biological Resources* for a full analysis, recommended conditions and mitigation measures.

B. Surrounding Land Uses and Environmental Setting:

The Parco project is located in the North County coastal zone of Monterey County. This is an unincorporated area, north of the City of Salinas. The parcel is 2.5 acres located at 15360 Plaza Serena. The site is an undeveloped but disturbed site and for the most part it is heavily forested with tree spacing ranging between 5 and 15 feet apart except where development is proposed. The parcel has ranges of mild to steep slopes, ranging from 5% to over 20% with an average slope in the proposed construction areas (house and recreational room) of 10% slopes.

The parcel is located on soils classified by the Monterey County Soils report as Arnold Loamy Sand soils. The Arnold series consists of somewhat excessively drained soils that formed on hills and uplands in old marine sand dunes or in materials weathered from soft sandstone. The vegetation is comprised primarily of native Oak and related understory plants such as poison oak, blackberry, coffee berry, grasses, forbs, chamise, manzanita, and eucalyptus. Permeability is rapid, roots penetrate to a depth of more than 60 inches. Arnold soils are used for range, wildlife habitat, and watershed.

¹ Page 10 of the Tree Resource Assessment dated 9.5.2017 (Source IX. 8) charts the tree removal. The proposed five oaks to be removed are of the following sizes (in diameter): 6 inches (ID #325), 10 inches (ID #326), 10 inches (ID #327), 6 inches (ID #328) and 9 inches (ID #329); Tree ID #s 325,326,327 are located on the area of the proposed septic leach field for the residence; Tree ID #s 328 and 329 are in the proposed residential footprint. Landmark eucalyptus trees are defined as eucalyptus trees of 36 inches or more in diameter. The development proposal requires the removal of eight non-landmark eucalyptus trees within the residential building footprint (ID #158-165).

The parcel is surrounded with other residential parcels of a similar size. Several parcels have homes with accessory structures, including barns.

C. Other public agencies whose approval is required:

This project is located within the Coastal zone of Monterey County. Although the project is not required to receive separate approval from the California Coastal Commission (CCC), the CCC has appeal authority over local decisions for development permitted as a conditional use, such as development within sensitive habitat.

Potential impacts to biological resources are addressed in the biology section of this document and are anticipated to be less than significant with mitigation incorporated. See Section VI. Environmental Checklist, Item 4, Biological Resources of this Initial Study for detailed biological information. It is anticipated that no additional permits are required from outside agencies, including the California Department of Fish and Wildlife (CDFW), although the project is required to pay the CDFW environmental review fee.

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

Monterey County 1982 General Plan and Local Coastal Program – North County Coastal LUP

The proposal was reviewed for consistency with the 1982 Monterey County General Plan and with the North County Coastal Land Use Plan (LUP). The LUP designates this site as a Low Density Residential (LDR) land use designation. Single family dwellings are an allowed use in this zoning district; and therefore, the use is consistent with the land use designation. The project is consistent with all applicable General Plan Policies and avoids impacts to protected resources to the extent feasible under the circumstances.

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

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

Aesthetics

The project area is not located in an area designated as Visually Sensitive or as a Visual Resource. The property is not located on or near a scenic vista; therefore, the project would not have a substantial adverse effect on a scenic vista. The proposed residential development would not create damage to scenic resources, including trees, rock outcroppings, or historic buildings; none of these resources exist on the subject property and the property is not located along a state scenic highway. *No impact.*

Agriculture and Forest Resources

Based upon the General Plan and County resource maps, the property is not within an agricultural area, forest land, timberland or timberland zoned. The project would not convert prime farmland or otherwise conflict with agricultural zoning or uses. The project would not convert forest land to non-forest land. The property is zoned LDR (Low Density Residential) and is not used for agricultural purposes. Use of the property for the construction of a residential structure will not result in conversion of farmland to non-agricultural uses, nor forest land to non-forest land uses. *No impact.*

Air Quality

In order to provide protection and enhancement of Monterey County's air quality, Monterey County 1982 General Plan Policy No. 20.1.1 requires development decisions to be consistent with the natural limitation of the County's air basins. The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. The CARB has established 14 air basins statewide and the project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The MBUAPCD is responsible for enforcing standards and regulating stationary sources through the *2008 Air Quality Management Plan for the Monterey Bay Region (AQMP)* and *2009-2011 Triennial Plan Revision*

("Revision"). Implementation of the proposed project would result in minor grading. CEQA Air Quality Guidelines identify threshold for construction activities with potentially significant impacts for PM₁₀ to be 2.2 acres of disturbance a day. Grading for the proposed project would be less than 2.2 acres of disturbance; therefore, implementation would not create a significant impact. Project construction would not create or produce objectionable odors or exposes sensitive receptors to substantial pollutant concentrations. Furthermore, components of the project would not create additional long-term impacts to air emissions resulting from vehicular traffic. Development on the project site would not affect AMBAG population projections. *No impact.*

Geology/Soils

The project site is located in an area identified in the North County Coastal Land Use Plan as a Seismic Hazard Zone IV. The site is not located within any Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act therefore having a low potential for surface rupture. Since the construction area is relatively flat and has been situated to avoid significant slopes, there is no potential for adverse impacts from landslides. A geotechnical report was prepared for the project concluding the site is suitable for the proposed project, provided that the recommendations made in the report are followed. These recommendations will be made part of the conditions of approval for the project. Therefore, the project will not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides. *No impact.*

Hazards/Hazardous Materials

The proposal involves residential construction where there would be no use of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties. No changes in land use will occur which would allow the property owner to use the residence as a holding or disposal area for hazardous materials. No transportation on, or to the site, of hazardous materials in quantities that would constitute a significant hazard or violate state or County health and safety regulations are anticipated. The proposed residence would not involve stationary operations that might create substantial hazardous emissions. The closest school (Elkhorn Elementary School) is approximately 2.4 miles from the site. The site location and scale of the project site will have no impact on emergency response or emergency evacuation. The site is not included on any list of hazardous materials sites. The property is not located within the vicinity of a public airport or private airstrip and would not constitute a hazard for people residing or working in the area. The North County Fire Protection District reviewed the project application and did not recommend any conditions of approval regarding fire safety. *No Impact.*

Hydrology/Water Quality

The proposed project will not violate any water quality standards or waste discharge requirements. The site is not located within the 100-year floodplain or near a levee or dam that would expose people or structures to significant loss or death if failure resulting in flooding were to occur. The project site is not located in an area subject to inundation by seiche, tsunami, or mudflows. The property will be served by septic systems and a mutual water system.

Therefore, it's not expected that the project will deplete ground water supplies or interfere with recharge or affect nearby wells. *No impact.*

Land Use/Planning

The proposed project will not disrupt, divide, or otherwise have a negative impact on the existing neighborhood or adjacent properties. The proposed project is consistent with the policies and requirements of the North County Coastal Land Use Plan, 1982 Monterey County General Plan, and Zoning Ordinance. The subject property does not have an applicable habitat conservation plan or natural community conservation plan. The zoning regulations allow for the first single family dwelling on a legal lot of record. *No impact.*

Mineral Resources

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

Noise

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

Population/Housing

The site is zoned LDR/2.5 (CZ), or Low Density Residential, 2.5 acres per unit, in the Coastal Zone, which anticipated residential uses. The project involves the construction of a residential dwelling on a 2.5 acre parcel, which will not make a change in growth patterns or displace existing houses or people, requiring the construction of housing elsewhere. The project would not alter the location, distribution, or density of human population in the area in any significant way, or create a demand for additional housing. The project will provide one additional dwelling unit on a residential lot. *No Impact.*

Public Services

The project would have no measurable effect on existing public services. The Monterey County Water Resources Agency, Monterey County Public Works Department, the Environmental Health Bureau, and the North County Fire Protection District have reviewed the project. None of the County departments/service providers indicated that this project would result in potentially significant impacts or alter acceptable service ratios or performance objectives for the following services Fire, Police, Schools and Parks. *No Impact.*

Recreation

The project would not result in a substantial increase in use of existing recreational facilities or

physical deterioration of said facilities. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project. The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. The project does not include recreational facilities nor will the project require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. *No Impact.*

Transportation/Traffic

The project will not generate a significant increase in traffic movements or create new traffic hazards which might result in inadequate emergency access. Cumulative traffic impacts are mitigated through payment of the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The project does not conflict with adopted public transit plans nor

will it affect any or impact programs or performance and safety of pedestrian facilities.

The proposed dwelling meets the parking requirements contained in the Zoning Ordinance Title 20. The project site is not located in the vicinity of an airport and would not result in a change in air traffic patterns substantially increase hazards because the project will not change land use or require additional design and improvements to the existing driveways. *No Impact.*

Utilities/Service Systems


The proposed project involves the construction a single-family residence and a detached recreation structure which will be served by septic systems and a water mutual system. Gas and electricity will be provided by Pacific Gas & Electric. The proposed development will not cause a substantial increase nor exceed the capacity of these utilities and services or cause an increase exceeding the treatment requirements of the California Regional Water Quality Control Board. Solid waste from the project will be collected and brought to the Monterey Regional Waste Management District's Landfill and Recycling Facility, located near the City of Marina. The landfill has the total capacity of 48 million tons, which is expected to provide service through the year 2107. Therefore, the landfill is sufficient to accommodate the project's solid waste disposal needs and will have no impact, resulting in compliance with federal, state, and local statutes and regulations related to solid waste. *No Impact.*

B. DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


 Nadia Amador, Associate Planner

October 13, 2017

Date

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:IX.1,2,3,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source:IX.1,2,3,5,6,7)	<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:IX.1,2,3,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source:IX.1,2,3,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV.

2. AGRICULTURAL AND FOREST RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source:IX.1,2,3,5,6,7)	<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:IX.1,2,3,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. AGRICULTURAL AND FOREST RESOURCES

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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:IX.1,2,3,5,6,7) | <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:IX.1,2,3,5,6,7) | <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:IX.1,2,3,5,6,7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

Refer to Section IV.

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:IX.1,2,3,5,12,13,14)	<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:IX.1,2,3,5,12,13,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:IX.1,2,3,5,12,13,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. AIR QUALITY

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

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d)	Result in significant construction-related air quality impacts? (Source:IX.1,2,3,5,12,13,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Expose sensitive receptors to substantial pollutant concentrations? (Source:IX.1,2,3,5,12,13,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Create objectionable odors affecting a substantial number of people? (Source:IX.1,2,3,5,12,13,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV.

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 Game or U.S. Fish and Wildlife Service? (Source:IX.1,2,3,4,5,6,7,8,9,10)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source:IX.1,2,3,4,5,6,7,8,9,10)	<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:IX.1,2,3,4,5,6,7,8,9,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source:IX.1,2,3,4,5,6,7,8,9,10)	<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:IX.1,2,3,4,5,6,7,8,9,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:IX.1,2,3,4,5,6,7,8,9,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

ESHA: As discussed in *Section II.A., Project Description*, biological surveys confirmed the presence of the following environmentally sensitive habitats within 100 feet of proposed development: central maritime chaparral plant community consisting of Pajaro manzanita, Hooker's manzanita and Monterey ceanothus. The biological survey update dated September 15, 2017, attaches a map with approximate locations of these plants. *Source X. Attachments, Item 3.* Pajaro manzanita and Hooker's manzanita are both present in places close to the existing driveway. The impacts to these plants would result from widening of the driveway to meet current fire standards. The biologist offers mitigation measures that would reduce the impacts to a less than significant level.

In addition to the sensitive plant species located near the existing driveway, the biologist confirmed the presence of a large area of maritime chaparral on the property, containing Pajaro manzanita, Hooker's manzanita and Monterey ceanothus located north of the proposed home site. No removal of these plants is anticipated although some trimming may be necessary on those plants that are closer to the proposed development for fire clearance.

Tree Removal: The development includes the removal of six (6) oak trees including one (1) previously removed landmark oak tree (landmark oak tree is an oak tree of 24 inches or more in diameter)²; as well as the removal of eight (8) non-landmark eucalyptus. The following is a

² Forest Resources Development Standards contained in Section 20.144.050 of the *Monterey County Coastal Implementation Plan, Part 2, Regulations for Development in the North County Land Use Plan Area*, identifies Coast live oaks, 6 inches or more in diameter as protected trees. Coast live oaks of 24 inches or more in diameter are not only protected, but are considered "landmark" trees with specific findings for their removal.

table showing tree identification number in the Tree Resource Assessment report, size in diameter, structure, health, removal, and location (under comments):

ID#	Diameter	Species	Structure	Health	Remove	Comments
325	6	Oak	Fair	Fair	X	Leach Field
326	10	Oak	Fair	Fair	X	Leach Field
327	10	Oak	Fair	Fair	X	Leach Field
328	6	Oak	Fair	Fair	X	Building footprint
329	9	Oak	Fair	Fair	X	Building footprint
158	20,7	Eucalyptus	Poor	Fair	X	Building footprint
159	11,11,4,4,4	Eucalyptus	Poor	Fair	X	Building footprint
160	7,5	Eucalyptus	Poor	Fair	X	Building footprint
161	15,10	Eucalyptus	Poor	Poor	X	Building footprint
162	13	Eucalyptus	Fair	Fair	X	Building footprint
163	17	Eucalyptus	Fair	Fair	X	Building footprint
164	10	Eucalyptus	Fair	Fair	X	Building footprint
165	8,6,6,4	Eucalyptus	Poor	Fair	X	Building footprint

The arborist observed one stump where a 24” diameter Oak tree (#333) was removed without a permit, which has been added to the tree removal count. The tree stump is located within the proposed building foot print. The Tree Resource Assessment concludes that judging by its stump measurement, the tree should be classified as a landmark oak. Evidence suggests that the tree was not visually significant, did not have historical value or it was not more than 1000 years old. The removal of the tree would have been required with this site plan due to the configuration of the lot, which has a scenic easement that makes designing a house difficult on this property. The arborist concludes that the proposed number of trees to be removed is the minimum possible given the site constraints of the property and the proposed tree removal will not significantly affect air movement or noise levels. Trees to be removed are on edges of existing stands of trees and will not disrupt forest continuity or have a negative effect to prevailing sun/wind exposure to trees. The arborist provides recommendations that would reduce impacts to a less than significant levels. These recommendations include, preconstruction meeting and training session with construction staff to educate them on tree protection measures, replanting requirements which include, eight (8), five-gallon or larger Coast Live Oaks trees in locations near or adjacent to the removed trees and monitoring of these trees for three years. All recommendations in the Tree Resource Assessment report would be made conditions of approval of the project.

Conclusions:

4(c) and (f). Conclusion: No Impact.

The proposed project is located on a residential parcel. The subject property does not contain riparian habitat or federally protected wetlands, as defined by Section 404 of the Clean Water Act. There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan recorded on the subject property.

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

Based on the biological and tree assessment reports, the proposed project would not 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. Nor would it conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Conditions of approval requiring best management practices and tree replanting requirements of eight (8) five gallon or larger Coast Live Oaks trees in locations near or adjacent to the removed trees and monitoring of these trees for three years will be required as conditions of approval. Therefore, the project would have a less than significant impact.

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

Mitigation Measure No. 1:

In order to reduce construction impacts to less than significant levels to sensitive species (central maritime chaparral plant community, Pajaro manzanita, Hooker's manzanita and Monterey ceanothus); and in order to allow for wildlife corridor passage and the eradication of invasive exotic plants, the following shall occur (project impacts separated by "driveway widening" and "overall project"):

Driveway Widening: The proposed driveway widening may have potential impacts to sensitive plant species, including Pajaro manzanita (*Arctostaphylos pajaroensis*) and Hooker's manzanita (*Arctostaphylos hookeri* ssp.*hookeri*), which are both present in places close to the existing driveway's edges.

- The widening of the driveway will require the removal of the sensitive plants, these would be transplanted to an area within the property designated by the qualified biologist. The transplanted Pajaro or Hooker's manzanitas will also be supplemented with one additional plant of local origin (2:1 mitigation). See the attached map of sensitive plant species locations at the end of the Biological survey update dated September 15, 2017.
- All sensitive plants that could potentially be impacted by driveway construction will be surrounded by orange construction fencing prior to the start of construction.

Overall Project: In order to maximally protect and preserve all Pajaro manzanitas, Hooker's manzanitas on or near the areas to be developed, to allow for wildlife corridor passage and the eradication of invasive exotic plants, the following measures shall occur:

- All Pajaro manzanitas and Hooker's manzanitas in areas that could be impacted by development will be marked by orange construction fencing prior to the start of construction. If it is determined that any Pajaro manzanitas or Hooker's manzanitas will have to be removed, these will be replaced with two of local origin (2:1 mitigation). Any transplanted Pajaro manzanitas will also be supplemented with one additional one.

- Conservation easements or scenic easements shall be dedicated to preserve sensitive habitat areas on the property, which include the ridge top and north slope areas of central maritime chaparral north of the proposed home site and the area north of the proposed driveway just west of the home site. (See the attached map of sensitive plant species locations at the end of the Biological survey update dated September 15, 2017).
- A preconstruction survey for the presence of sensitive wildlife that could potentially be impacted by construction activities shall be conducted ten days prior to the start of the work. If construction or tree trimming begins between April 1 and August 31, the survey shall also include breeding birds.
- Storage and staging areas for construction shall be on already cleared land and shall not be on or close to areas of natural habitat.
- Perimeter fencing, if present, shall be of a type to allow wildlife to cross. Wire fencing shall have a clearance of eighteen inches between the ground and the first wire and can be any height. Board fencing shall have at least two panels on a side, or every ten feet, with at least fifteen inches between boards.
- Curbs at the edges of driveways, parking areas, or driveways, will be low and have rounded contours, to allow amphibians, reptiles, invertebrates and other small animals to cross them easily.
- All landscaping and restoration plantings on the property shall be composed primarily of native plants of local origin. Other native plants and drought tolerant, fire resistant plants with similar requirements to our native vegetation may also be planted immediately around the home. All other restoration plantings shall be plants native to the area, preferably of local origin. A native plant seed mix from stock of local origin shall be used to restore impacted native understory and ground cover as well as for erosion control. Many suitable plants for drought-tolerant landscaping in our local area are listed on pamphlets and websites available from the Monterey County Resource Management Agency, the Monterey Peninsula Water Management District and other agencies as well as native plant nurseries.
- Invasive exotic plants will, as much as possible, shall be removed from the property. The invasive exotics observed to be on the Barwick Property on my survey are: Hottentot Fig (*Carpobrotus edulis*), French Broom (*Genista monspessulana*) and Pampas Grass (*Cortaderia jubata*).

Mitigation Measure Action No. 1.a: Prior to issuance of a construction permit, the owner/applicant shall incorporate a note on construction plans that the project shall comply with the specifications contained in the *Biological survey update for the Barwick Property, 15360 Plaza Serena, Salinas, California, 93907, APN 129-096-034-000, Ed Mercurio, Biological Consultant, 647 Wilson Street, Salinas, CA 93901, September 15, 2017.*

Mitigation Measure Action No. 1.b: Prior to issuance of a construction permit, the owner/applicant shall submit three (3) copies of a landscaping plan. The landscaping plan shall be accompanied by a letter from a qualified biologist, informing that the landscaping plan follows the recommendations contained in the *Biological survey update for the Barwick Property, 15360 Plaza Serena, Salinas, California, 93907, APN 129-096-034-000, Ed Mercurio, Biological Consultant, 647 Wilson Street, Salinas, CA 93901, September 15, 2017*. This includes information regarding the sensitive species replantation (if applicable), showing this on the landscaping plan, landscaping and restoration plantings consisting primarily of native plants and the plan for eradication of invasive exotic plants, as stipulated in the Mitigation Measure No. 1.

Mitigation Measure Action No. 1.c: Prior to occupancy of the residence, the landscape shall be installed. After installation, the project planner concurrently with a qualified biologist shall inspect the landscaping in order to determine that the landscaping was done in accordance with the approved landscaping plan.

Mitigation Measure Action No. 1.d: A preconstruction survey for the presence of sensitive wildlife that could potentially be impacted by construction activities shall be conducted ten days prior to the start of the work. If construction or tree trimming begins between April 1 and August 31, the survey shall also include breeding birds. A written statement by the qualified biologist that performed the preconstruction survey shall be submitted to the RMA-Planning Dept. with the conclusions and next steps.

Mitigation Measure Action No. 1.e:

Maintenance and monitoring of all the areas stipulated in Mitigation Measure 1, including the status of the central maritime chaparral plant community, Pajaro manzanita, Hooker's manzanita and Monterey ceanothus, shall be monitored and inspected at the following times by a qualified biologist:

- Once within the three months following completion of the development; and
- Once per year, in the spring season, for the following three years.

The qualified biologist shall submit a written report on each inspection to RMA-Planning Department. The report shall include contingency measures.

Mitigation Measure Action No. 1.f: The applicant shall convey to the County those portions of property where central maritime chaparral (which includes Pajaro manzanita, Hooker's Manzanita and Monterey ceanothus) exists through the execution of a conservation and scenic easement in accordance with the procedures in Monterey County Code § 20.64.280.A. A Subordination Agreement shall be required, where necessary. The easement shall be developed in consultation with certified professional. An easement deed shall be submitted to, reviewed and approved by the Director of RMA - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to the final inspection of the construction permit for the single-family dwelling. The following are the steps to take:

1. The applicant shall submit a signed and notarized Subordination Agreement, if required, to RMA-Planning for review and approval.
2. Record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to RMA-Planning.

3. Submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with metes and bound description developed in consultation with a certified professional, to the RMA-Planning for review and approval.

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:IX.1,2,3,4,5,6,7,15)	<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:IX.1,2,3,4,5,6,7,15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source:IX.1,2,3,4,5,6,7,15)	<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:IX.1,2,3,4,5,6,7,15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The subject property is in a low archaeological sensitivity zone, as shown in the Monterey County GIS database. This means that there is a low possibility that the project area was suitable for Native American habitation. The project planner based their determination to not request an archaeological report on the property's classification as low archaeologically sensitive and that the nearest positive archaeological buffer is 5,288 feet (more than 1 mile) away to the west.

On October 10, 2017, staff consulted with a Tribal Chairwoman of the Esselen Nation on this project in accordance with AB52 requirements. The Tribal Chairwoman, absent an archaeological report, required on-site monitoring be a requirement of the project by a tribal monitor. See *Section 17, Tribal Cultural Resources*.

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

The site is currently vacant (no structures) and the proposed project does not include alteration of existing structures on the subject property. Furthermore, background research did not identify historic resources on the subject property. In addition, there is no indication that there are any paleontological resources on the site. Therefore, implementation of the proposed project would have no impact on historical resources, paleontological resources, or geologic features.

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

Given that the project site is classified as being low in archaeological sensitivity and located more than one mile from the closest positive archaeological buffer area, it is very unlikely that the site is an archaeological resource and that the project would uncover any human cultural remains. Therefore, the project would have a less than significant impact.

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: IX. 1,2,3,4,5,6,7,11) 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: IX. 1,2,3,4,5,6,7,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: IX. 1,2,3,4,5,6,7,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: IX. 1,2,3,4,5,6,7,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: IX. 1,2,3,4,5,6,7,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: IX. 1,2,3,4,5,6,7,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: IX. 1,2,3,4,5,6,7,11)	<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: IX. 1,2,3,4,5,6,7,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
Refer to Section IV.

7. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: IX. 1,6)	<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: IX. 1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

7(a) and (b). Conclusion: Less Than Significant Impact.

In 2008-2009 the Office of Planning and Research (OPR) mandated evaluation of Greenhouse Gas (GHG) impacts through the CEQA review process. In 2010, amendments to the CEQA guidelines were adopted to incorporate GHG review in the CEQA process. Awareness of GHG has been growing significantly in recent years. Changes in global climate patterns have been associated with global warming. Global warming means an average increase in the temperature of the atmosphere near the Earth's surface, attributed to accumulation of greenhouse gases in the atmosphere. Greenhouse gases trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural process, while others are created and emitted solely through human activities. The emission of GHGs through the combustion of fossil fuels (i.e., fuels containing carbon) in conjunction with other human activities, appears to be closely associated with global warming.

The project involves the construction of a new single-family residence and a detached recreational room and may create a temporary impact to air quality caused by construction activities and construction equipment that burn fossil fuels and the release of GHGs naturally stored in the ground due to grading disturbance. There will be minor impacts from operational sources through energy consumption for lighting, water use and heating of the buildings. Tree removal also negatively impacts GHG emissions, as a result of the loss of sequestration of CO₂. Trees and vegetation convert CO₂ in the atmosphere to Oxygen and thus they have a positive effect. In this case, trees will be replanted to replace those removed for the project and the sequestration of GHGs will eventually recover.

The project was considered in terms of the multiple state and federal laws passed regarding this subject. It is difficult to implement the goal of the various legislations on a small project level such as this project. Therefore, the project would have a less than significant impact as it relates to GHGs.

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: IX. 1)	<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: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: IX. 1)	<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: IX. 1,7)	<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: IX. 1,7)	<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: IX. 1,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1)	<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: IX. 1,2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV.

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: IX. 1,2,3)	<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: IX. 1,2,3)	<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: IX. 1,2,3,7)	<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: IX. 1,2,3,7)	<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: IX. 1,2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: IX. 1,2,3,7)	<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: IX. 1,2,3,7)	<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: IX. 1,2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: IX. 1,2,3,7)	<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
j) Inundation by seiche, tsunami, or mudflow? (Source: IX. 1,2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV.

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: IX. 1,2,3,4,5,6,7)	<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: IX. 1,2,3,4,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: IX. 1,2,3,4,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV.

11. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: IX. 1,2,3,4,5,6,7)	<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: IX. 1,2,3,4,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
Refer to Section IV.

12. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: IX. 1,2,3,4,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: IX. 1,2,3,4,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX. 1,2,3,4,5,6,7)	<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: IX. 1,2,3,4,5,6,7)	<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 expose people residing or working in the project area to excessive noise levels? (Source: IX. 1,2,3,4,5,6,7)	<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 expose people residing or working in the project area to excessive noise levels? (Source: IX. 1,2,3,4,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
Refer to Section IV.

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 driveways or other infrastructure)? (Source: IX. 1,2,3,4,5,6,7)	<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: IX. 1,2,3,4,5,6,7)	<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: IX. 1,2,3,4,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
Refer to Section IV.

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: IX. 1,2,3,4,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (Source: IX. 1,2,3,4,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (Source: IX. 1,2,3,4,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source: IX. 1,2,3,4,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source: IX. 1,2,3,4,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV.

15. RECREATION			Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:		Potentially Significant Impact			
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: IX. 1,2,3,4,5,6,7)	<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: IX. 1,2,3,4,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV.

16. TRANSPORTATION/TRAFFIC			Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:		Potentially Significant 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?	<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 driveways or highways? (Source: IX. 1,2,3,4,5,6,7)	<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
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: IX. 1,2,3,4,5,6,7)	<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: IX. 1,2,3,4,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: IX. 1,2,3,4,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: IX. 1,2,3,4,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV.

17. TRIBAL CULTURAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or (Source: IX.1,2,3,4,5,6,7,15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

17. TRIBAL CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Source: IX.1,2,3,4,5,6,7,15)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

The subject property is in a low archaeological sensitivity zone, as shown in the Monterey County GIS database. This means that there is a low possibility that the project area was suitable for Native American habitation. The project planner based their determination to not request an archaeological report on the property's classification as low archaeologically sensitive and that the nearest positive archaeological buffer is 5,288 feet (more than 1 mile) away to the west. Therefore, the project site shall not be listed, or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). Therefore, no impact would result from the implementation.

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

On October 10, 2017, staff consulted with a Tribal Chairwoman of the Esselen Nation on this project in accordance with AB52 requirements. The Tribal Chairwoman, absent an archaeological report, required on-site monitoring be a requirement of the project by a tribal monitor. See *Section 17, Tribal Cultural Resources*.

The Tribal Chairwoman expressed concerns with the proposed project since the project involves removal of five Coast live oaks and the stump removal of a 24-inch in diameter Coast live oak, previously cut. She expressed that Coast live oaks were considered important and frequented by her people for food and burials. Also, she had concerns with the excavation depth of the proposed septic and septic leach field areas. Therefore, the Tribal Chairwoman recommended that a tribal monitor be onsite during the removal of the proposed Coast live oaks and during the excavation of the septic and septic leach field areas.

In order reduce potential impacts to archaeological resources such as artifacts, human remains, and/or a sacred site, the following mitigation measure has been recommended:

Mitigation Measure No. 2. An OCEN tribal monitor shall observe the removal of the six Coast live oaks, identified for removal on the subject plans, which includes the stump of the 24 -inch oak tree previously cut. The monitor shall also be on-site for the excavation activities for the proposed septic and septic leach field areas for the proposed single family residence and the

proposed detached recreation room. The OCEN tribal monitor shall have the authority to stop the excavation to analyze resources. If any artifacts are found, the property owner shall return the artifacts to the OCEN tribal monitor. If any remains are found the exaction shall stop and the coroner shall be contacted immediately. Prior to final of construction permit(s) for grading and/or building, the owner/applicant shall submit a letter from the tribal monitor to RMA-Planning verifying all work was done according to the OCEN tribal requirements and the outcome of the monitoring.

18. 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: IX. 1,2,3,4,5,6,7)	<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: IX. 1,2,3,4,5,6,7)	<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: IX. 1,2,3,4,5,6,7)	<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: IX. 1,2,3,4,5,6,7)	<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: IX. 1,2,3,4,5,6,7)	<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: IX. 1,2,3,4,5,6,7)	<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: IX. 1,2,3,4,5,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV.

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

Discussion/Conclusion/Mitigation:

a) - Less than Significant with Mitigation Incorporated

Based upon the analysis throughout this Initial Study, the project does not have the potential to degrade the quality of the environment, 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. The specific work described in the project application will not result in a reasonably foreseeable direct or indirect impact to the habitat of a fish or wildlife species. The project will not result in impacts that are individually limited but cumulatively considerable.

Biological surveys confirmed the presence of the following environmentally sensitive habitats within 100 feet of proposed development: central maritime chaparral plant community consisting of: Pajaro manzanita, Hooker's manzanita, Monterey ceanothus.

Furthermore, although the site is located in a low archaeological sensitivity zone, as shown in the Monterey County GIS database and more than a mile from a positive archaeological buffer area, monitoring by a most likely descendent of the Esselen Nation will be required for the removal of the subject Coast live oaks and for the excavation of the proposed septic and leach field areas for the single family residence and the proposed recreation room.

With mitigation measures incorporated, the project as proposed and conditioned will mitigate the impacts to a less than significant level.

b) and c) – No Impact

The temporary and short-term environmental effects from project-related construction activities would not cause substantial adverse effects on human beings, either directly or indirectly. Cumulative impacts of residential development in residential zones is not significant.

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

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

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 PLN160136 and the attached Initial Study / Proposed Mitigated Negative Declaration.

IX. REFERENCES

1. Project Application/Plans (PLN160136)
2. 1982 Monterey County General Plan
3. North County Coastal Land Use Plan
4. Title 20 of the Monterey County Code (Zoning Ordinance)
5. Site Visit conducted by the project planner on August 31, 2017
6. **Google Earth** Imagery
7. County of Monterey GIS Viewer
8. Tree Resource Assessment 15360 Plaza Serena Prunedale, CA, prepared for Dennis and Janece Barwick, prepared by Frank Ono Urban Forester, ISA Certified Arborist #536, 1213 Miles Avenue, Pacific Grove, CA 93950, September 5, 2017
9. Biological survey update for the Barwick Property, 15360 Plaza Serena, Salinas, California, 93907, APN 129-096-034-000, Ed Mercurio, Biological Consultant, 647 Wilson Street, Salinas, CA 93901, (831) 206-0737, ed_mercurio@yahoo.com, September 15, 2017
10. Biological survey for the Barwick Property, 15360 Plaza Serena, Salinas, California, 93907, APN 129-096-034-000, Ed Mercurio, Biological Consultant, 647 Wilson Street, Salinas, CA 93901, (831) 206-0737, ed_mercurio@yahoo.com, November 14, 2016
11. Soil Investigation Report (Design Phase) UPDATED 5-2-2017, project located at 15360 Plaza Serena, Salinas, California, APN 129-096-034 for SINGLE FAMILY DWELLING, GMD Foundation & Soil Engineering, 11 West Laurel Drive, Suite 225, Salinas, CA (831) 800-7671
12. Monterey Bay Unified Air Pollution Control District. (2008). *2008 Air Quality Management Plan*. Accessed 26 January 2017. Available from: <http://www.mbuapcd.org/mbuapcd/pdf/Planning/2008AirQualityManagementPlan1.pdf>
13. Monterey Bay Unified Air Pollution Control District. (2013). *Triennial Plan Revision 2009-2011*. Accessed 26 January 2017. Available from: http://mbuapcd.org/pdf/Final_Triennial_Plan_Revision_041913.pdf
14. Association of Monterey Bay Area Governments (AMBAG). (11 June 2014). *Appendix A: 2014 Regional Growth Forecast Technical Documentation*.

15. Tribal Consultation Meeting on October 10, 2017, Consultation with Esselen Nation (Louise Ramirez-Miranda), County of Monterey, RMA Office, 1441 Schilling Place, Salinas, CA 93901

X. ATTACHMENTS

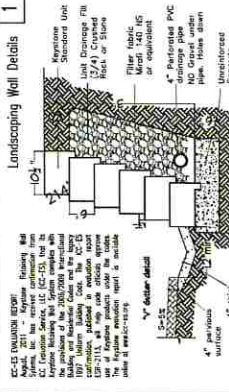
1. Project Plans (PLN160136)
2. Photographs of site, submitted by applicant on March 1, 2016
3. Biological survey update for the Barwick Property, 15360 Plaza Serena, Salinas, California, 93907, APN 129-096-034-000, Ed Mercurio, Biological Consultant, September 15, 2017
4. Vicinity Map

Attachment 1- Project Plans

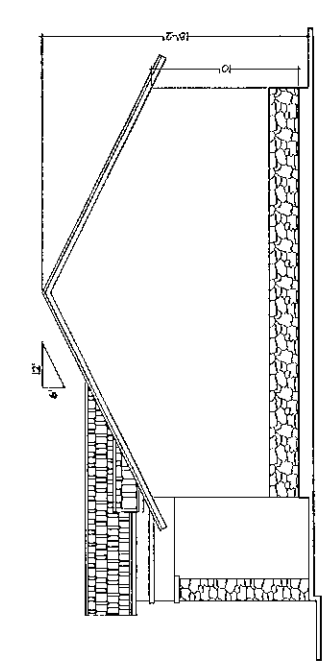
attention function a student answer 8 correct 100%

IRRIGATION LEGEND

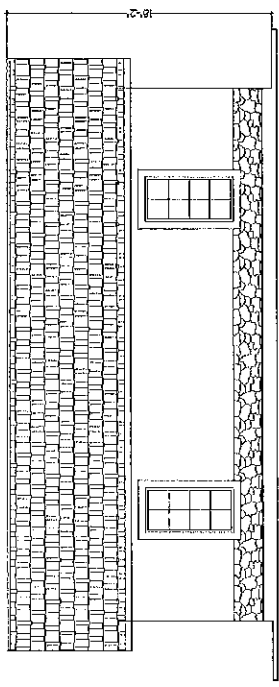
- ⊗ Main Gals valve
- Irrigation valve
- - - - - PVC Water Supply
- Earp tubing polypropylene



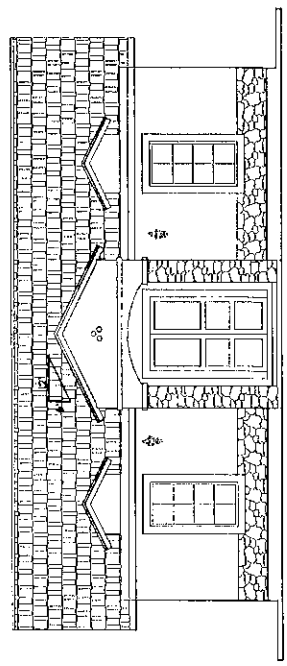
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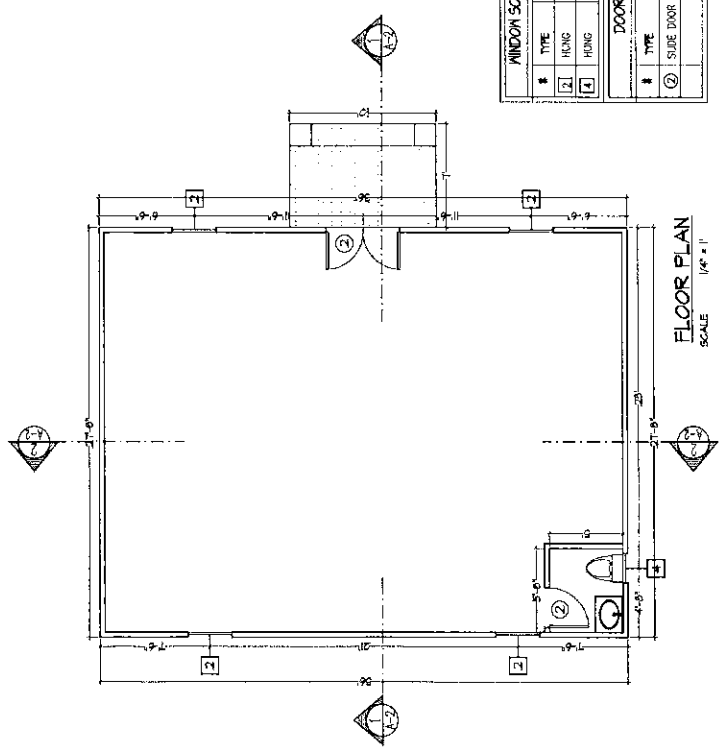
NORTH ELEVATION
SCALE 1/4" = 1'



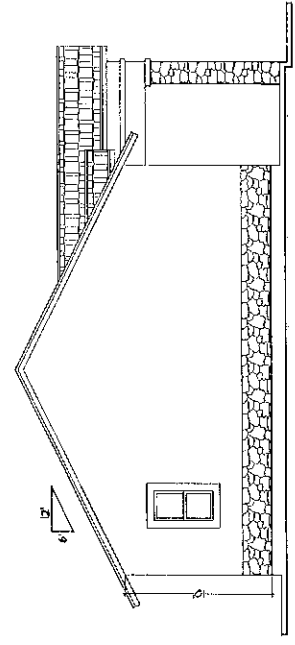
WEST ELEVATION
SCALE 1/4" = 1'



EAST ELEVATION (front)
SCALE 1/4" = 1'



FLOOR PLAN
SCALE 1/4" = 1'

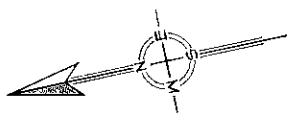
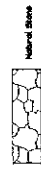


SOUTH ELEVATION
SCALE 1/4" = 1'

WINDOW SCHEDULE				
#	TYPE	FRAME	GLAZ	SIZE (H x W)
1	HUNG	WIND	Clear-glass	3' x 6'
2	HUNG	WIND	Clear-glass	3' x 4'
Remarks: Bedrooms/Living				

DOOR SCHEDULE				
#	TYPE	FRAME	GLAZ	SIZE (H x W)
1	SLIDE DOOR	WIND	Templ.	10' x 8'
Remarks: Exterior door				

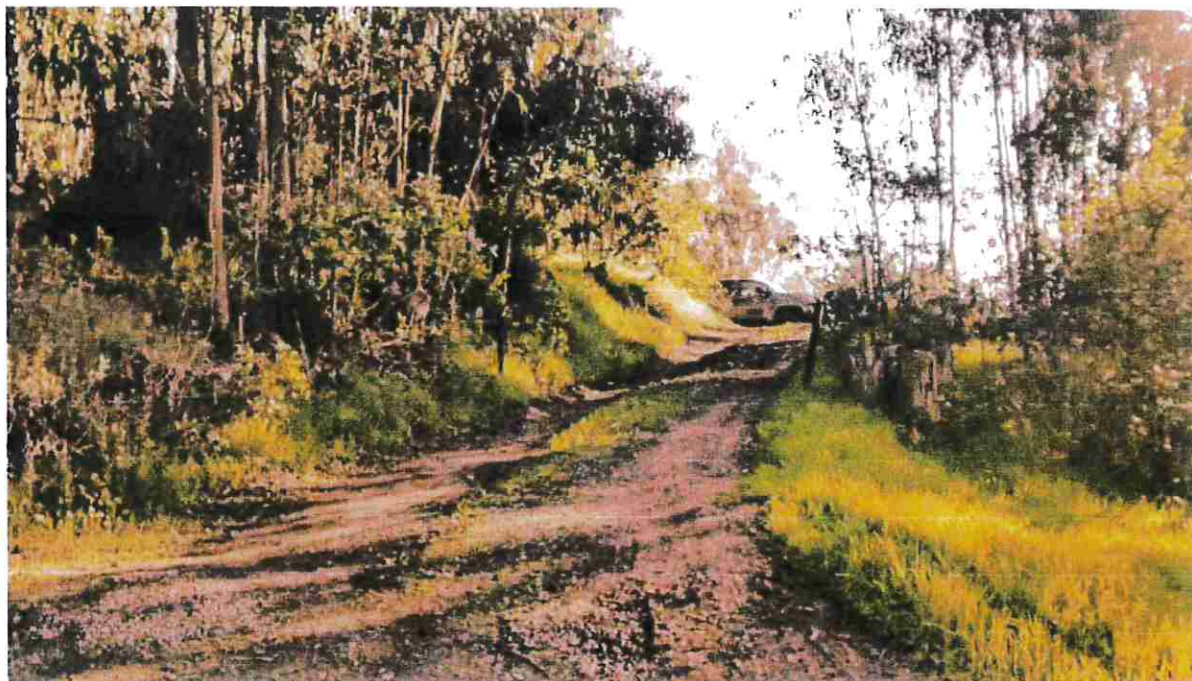
EXTERIOR FINISHES	
ROOF	Composition Shingles 42 year Protection Warranty on 15 year replacement
WALL	Top 18 inch stucco on 2 layers of grade 27 paper
WINDOWS	Vinyl and Stone
SCREENS/VENTS	Painted Metal



Attachment 2- Photographs



View of Plaza Serena to Paradise Road



Access to 15630 Plaza Serena / Salina, CA. 93907

15630 PLAZA SERENA / SALINAS, CA 93907



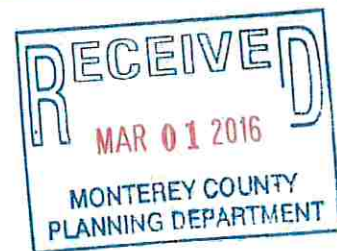


View to the access



Existing driveway

15630 PLAZA SERENA / SALINAS, CA 93907



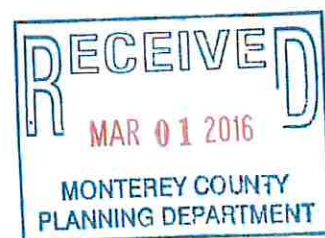


Recreation room area



Existing driveway

15630 PLAZA SERENA / SALINAS, CA 93907

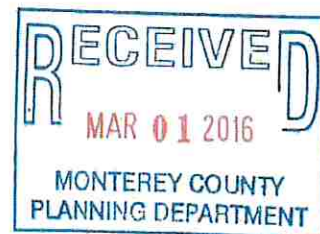




Existing driveway



Existing driveway



15630 PLAZA SERENA / SALINAS, CA 93907



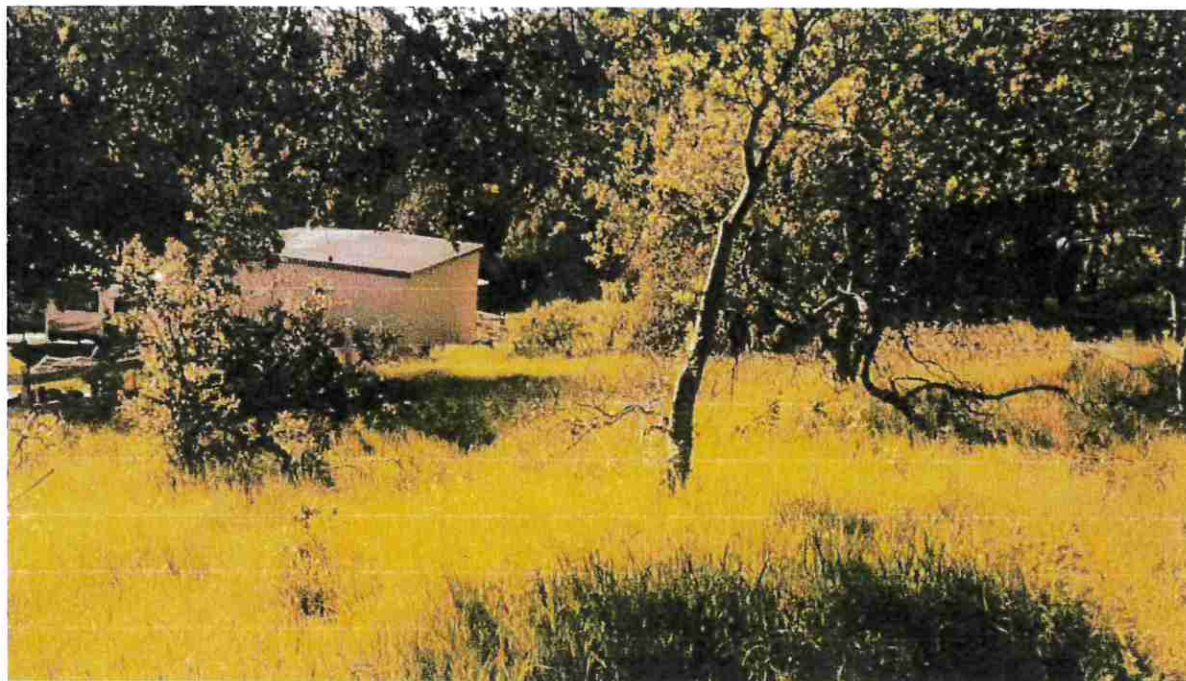
Existing driveway



Leach field area

15630 PLAZA SERENA / SALINAS, CA 93907



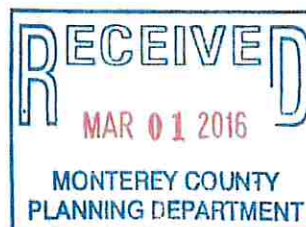


Leach field area



Driveway access to garage area

15630 PLAZA SERENA / SALINAS, CA 93907





Main house area



Garage area.

15630 PLAZA SERENA / SALINAS, CA 93907

Attachment 3- Biological Survey Update

ED MERCURIO, BIOLOGICAL CONSULTANT
647 Wilson Street, Salinas, CA 93901
(831) 206-0737 Cell
ed_mercurio@yahoo.com

Nadia Amador, Associate Planner
Monterey County Resource Management Agency
Planning Department
1441 Schilling Place, 2nd Floor
Salinas, California 93901

September 15, 2017

RE: Biological survey update for the Barwick Property, 15360 Plaza Serena, Salinas, California
93907. APN 129-096-034-000.

Dear Ms. Amador,

I conducted an update survey for the Barwick Property on August 31, 2017. Designer Gisela Moreno, you and Jaqueline Onciano from Monterey County Planning and lawyer Christine Kemp met me on the property, provided the revised site plan and showed me all areas associated with the proposed development.

I walked the areas where development is proposed with you, Jaqueline Onciano and Christine Kemp on August 31, 2017. I surveyed the entire property on foot September 5, 2017. The information for the attached map of sensitive species locations was gathered at that time. This map indicates approximate positions that have not been verified by land surveying.

Please consult my original biological survey dated November 4, 2016, including lists of plants and wildlife, for a complete description of the property and project areas.

ROAD WIDENING

We walked the access road for the project and discussed potential impacts to sensitive plant species Pajaro manzanita (*Arctostaphylos pajaroensis*) and Hooker's manzanita (*Arctostaphylos hookeri* ssp. *hookeri*), which are both present in places close to the existing road's edges. We came to the same conclusions that were arrived at in an analysis of impacts to sensitive plant species from road development for the original biological survey. They are:

1. There should be enough room to avoid having to remove any of the sensitive plant species by widening the road on the opposite side from where plants are located. (Please see the attached map of sensitive plant species locations) Some trimming of plants may be required. At the time that the road is land surveyed for construction, the final determination will be made as to whether any of the plants will need to be removed.
2. All sensitive plants that could potentially be impacted by road construction will be surrounded by orange construction fencing prior to the start of construction.
3. If it is determined that any of the sensitive plants will have to be removed they will be replaced with two of local origin (2:1 mitigation). I recommend transplanting, if possible.

Any transplanted Pajaro or Hooker's manzanitas will also be supplemented with one additional plant of local origin.

4. Chances of impacts to the plants will be less if the road is gravel surfaced and is not paved.

HOME CONSTRUCTION

The proposed position of the home on the property has not changed significantly from the site plan used for the original biological survey. The largest area of continuous central maritime chaparral on the property, containing Pajaro manzanita, Hooker's Manzanita and Monterey ceanothus (*Ceanothus rigidus*), is located north of the proposed home site (Please see map).

From our August 31, 2017 analysis of the position of the home as it appears on the new site plan compared with the locations of sensitive plants in that area, no removal of sensitive plants should be necessary, although some trimming may be necessary. All sensitive plants that could potentially be impacted by home construction will be surrounded by orange construction fencing prior to the start of construction.

LEACH FIELD

The configuration of the leach field has changed somewhat from what was present on the original site plan. No sensitive plant species were observed within the area of the leach field. Some Pajaro manzanitas and Hooker's manzanitas are located near the general perimeter of the leach field, but should not be adversely affected by its presence. Please see the attached map of sensitive species locations and keep in mind that this map indicates approximate positions that have not been verified by land surveying.

CONSERVATION EASEMENT OR SCENIC EASEMENT

The conservation or scenic easement shown on the current site plan contains only a small portion of the central maritime chaparral present on the property. Instead, the configuration of the easement should be changed to primarily include the areas of central maritime chaparral habitat (which includes Pajaro manzanita, Hooker's Manzanita and Monterey ceanothus) as shown on the attached map of sensitive species locations.

EUCALYPTUS

The Barwick Property was historically a Eucalyptus plantation. There are many plantations of this Australian species in north Monterey County. The presence of Eucalyptus degrades the quality of the habitat and seriously diminishes the numbers and vigor of sensitive species growing under them. Removal of Eucalyptus trees from the areas of central maritime chaparral habitat as shown on the attached map of sensitive species locations would greatly enhance the growing environment for the sensitive plant species present there. Removal is desirable, but it is not mandatory. Removal of Eucalyptus trees also lowers the fire danger as well as lowering the danger for limb and tree falling.

Although not a native plant, the presence of a small number of Eucalyptus in areas where sensitive plant species are not present (around one tree per three acres) can have some positive biological

value in serving as preferred perching, roosting and possible nesting sites for raptors. Any Eucalyptus retained for this purpose should be in areas with no understory containing sensitive plant species. Landmark (unusually large) individuals of even non-native tree species are protected. In the case of Eucalyptus, to be considered a landmark individual, it would have to be 36 inches or greater in diameter at breast height. No landmark individuals of Eucalyptus were observed on my surveys of the Barwick Property and none were reported by arborist Frank Ono.

CONDITIONS FOR APPROVAL – MITIGATIONS, AS PRESENTED IN ORIGINAL BIOLOGICAL SURVEY REPORT BUT REVISED TO CONFORM TO THIS UPDATE

1. A preconstruction survey for the presence of sensitive wildlife that could potentially be impacted by construction activities will be conducted ten days prior to the start of the work. If construction or tree trimming begins between April 1 and August 31, the survey will also include breeding birds.
2. All healthy native trees and shrubs on the property will be protected from all impacts that may occur before, during and after construction. This includes protection from direct damage to the branches and roots of the plants, deposition or removal of soil around the plants and compaction of soil around the plants through vehicle use. Care will be taken to make sure that the soil levels within driplines, and especially around the trunks of native trees and shrubs, are not altered and to make sure that drainage slopes away from trunks. These plants should be marked by orange construction fencing, if necessary, during the installation of the new developments to make their locations obvious.
3. Less than one third of branches will be removed from any native tree or shrub that may need to be trimmed. Less than one third of area under the dripline of any native tree or shrub should be paved. Coast live oaks should not be trimmed from February through May. There should be no pavement closer than four feet from the trunks of trees unless permeable pavement is used in these areas and surface roots are deep enough to allow paving without their extensive removal.
4. Storage and staging areas for construction will be on already cleared land and will not be on or close to areas of natural habitat.
5. Most of the property other than the areas impacted by development will remain in its current natural state.
6. Conservation easements or scenic easements will be dedicated to preserve sensitive habitat areas on the property, which include the ridge top and north slope areas of central maritime chaparral north of the proposed home site and the area north of the proposed driveway just west of the home site. Please see attached map of sensitive species locations.
7. Eight coast live oaks will be planted to replace the six mature coast live oaks to be removed from around the home site area as directed by arborist Frank Ono.

8. Measures will be taken to maximally protect and preserve all Pajaro manzanitas and Hooker's manzanitas on or near the areas to be developed. All Pajaro manzanitas and Hooker's manzanitas in areas that could be impacted by development will be marked by orange construction fencing prior to the start of construction. If it is determined that any Pajaro manzanitas or Hooker's manzanitas will have to be removed they will be replaced with two of local origin (2:1 mitigation). I recommend transplanting of the ones present, if possible. Any transplanted Pajaro manzanitas will also be supplemented with one additional one.
9. It is recommended that all landscaping and restoration plantings on the property be composed primarily of native plants of local origin. Other native plants and drought tolerant, fire resistant plants with similar requirements to our native vegetation may also be planted immediately around the home. All other restoration plantings will be plants native to the area, preferably of local origin. A native plant seed mix from stock of local origin will be used to restore impacted native understory and ground cover as well as for erosion control. Many suitable plants for drought-tolerant landscaping in our local area are listed on pamphlets and websites available from the Monterey County Resource Management Agency, the Monterey Peninsula Water Management District and other agencies as well as native plant nurseries.
10. Invasive exotic plants will, as much as possible, be removed from the property. The invasive exotics observed to be on the Barwick Property on my survey are: Hottentot Fig (*Carpobrotus edulis*), French Broom (*Genista monspessulana*), Pampas Grass (*Cortaderia jubata*), Monterey pine (*Pinus radiata*) and Blue Gum Eucalyptus (*Eucalyptus globulus*).
11. Perimeter fencing, if present, will be of a type to allow wildlife to cross. Wire fencing should have a clearance of eighteen inches between the ground and the first wire and can be any height. Board fencing can be of any height and should have at least two panels on a side, or every ten feet, with at least fifteen inches between boards.
12. Curbs at the edges of roads, parking areas, or driveways, will be low and have rounded contours, to allow amphibians, reptiles, invertebrates and other small animals to cross them easily.

I recommend Elkhorn Native Plant Nursery in Moss Landing (831-763-1207, elkhornnursery.com), Central Coast Wilds of Santa Cruz (831-459-0656, centralcoastwilds.com), and Rana Creek Nursery in Carmel Valley (831-659-3820, ranacreekdesigns.com) as sources for native plants of local origin including erosion control seed mixes and plantings and for recommendations on planting and maintaining plants. Native grass mulches and hay bales are recommended and can also be obtained from these sources.

RECOMMENDATIONS ON THE PROJECT

With the successful implementation of the conditions for approval listed above and in the update, impacts to biological values on the Barwick Property should be at a level of insignificance and in compliance with the regulations and standards of the Monterey County Resource Management

Agency and state and federal agencies concerned with the maintenance of habitat quality and protection of biological resources.

Please contact me if you have any questions.

Best regards,

A handwritten signature in black ink, appearing to read "Ed Mercurio". The signature is stylized with a large, looped initial "E" and a cursive "Mercurio".

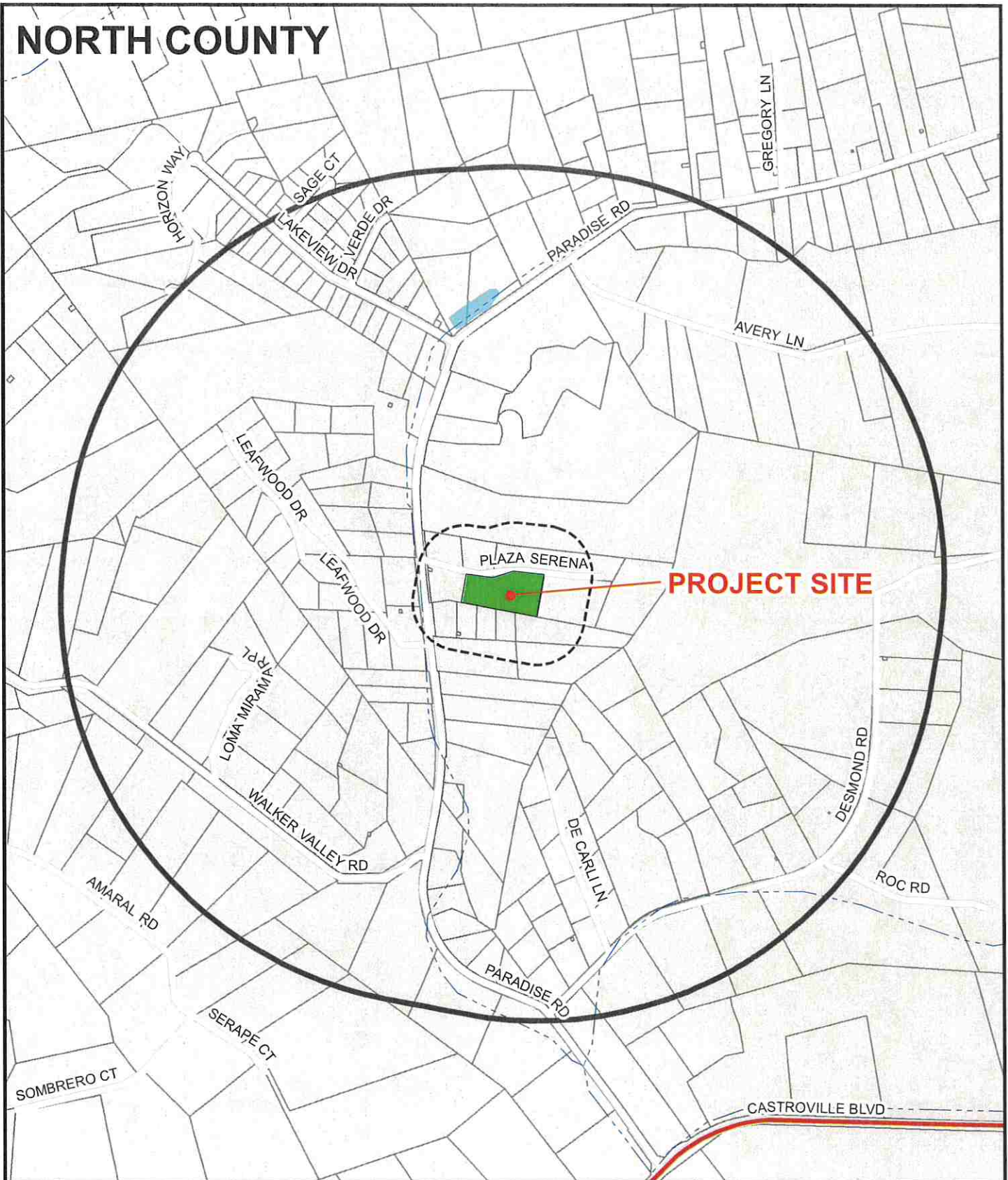
Ed Mercurio,
Biological Consultant

By Ed Mercurio, September, 2017



Attachment 4- Vicinity Map

NORTH COUNTY



APPLICANT: BARKWICK DENNIS & JANECE

APN: 129-096-034-000

FILE # PLN160136



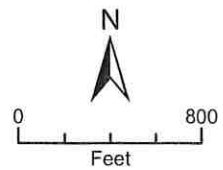
Project Site



2500' Limit



300' Limit



PLANNER: AMADOR