

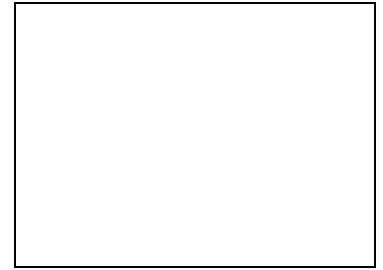
Exhibit E

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County of Monterey

State of California

MITIGATED NEGATIVE DECLARATION



Project Title:	Este Madera
File Number:	PLN180342
Owner:	Este Madera Del Ciervo LP
Project Location:	3186 Del Ciervo Rd.
Primary APN:	008-361-017-000
Project Planner:	R. Craig Smith
Permit Type:	Coastal Development Permit
Project Description:	Minor Subdivision of a 4.71 acre lot into two lots of approximately 2.58 acres and 2.13 acres.

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:	Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	
Review Period Ends:	

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

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

1441 Schilling Place, 2nd FLOOR, SALINAS, CA 93901

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Este Madera Del Ciervo

File No.: PLN180342

Project Location: 3186 Del Ciervo, Pebble Beach, CA 93953

Name of Property Owner: Este Madera Del Ciervo LP

Name of Applicant: Angus Jeffers c/o The Law Offices of Angus L. Jeffers

Assessor's Parcel Number(s): 008-361-017-000

Acreage of Property: 4.71

General Plan Designation: Low Density Residential

Zoning District: LDR/1.5-D(CZ)

Lead Agency: Monterey County Resource Management Agency, Planning Division, RMA)

Prepared by: R. Craig Smith, Associate Planner

Date Prepared: August 2019

Contact Person: R. Craig Smith, Associate Planner

Phone Number: (831) 796-6408

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project

A minor subdivision to subdivide a 4.7 acre parcel in two parcels of 2.18 acres and 2.58 acres, respectfully. A single-family dwelling exists on the property in its current configuration. A detached garage exists on the property and would be located on a separate lot from the single family dwelling once the subdivision is implemented. The garage would be demolished if the subdivision is implemented. No other improvements are proposed at this time. However, it is foreseeable and reasonable to expect that the new undeveloped parcel would potentially be developed with a single-family dwelling at a future, undetermined date. Any future development would be subject to separate permitting. The parcel is located at 3186 Del Ciervo, Del Monte Forest Area, Coastal Zone.

B Surrounding Land Uses and Environmental Setting

Regional Setting

The proposed minor subdivision is located in Pebble Beach, within the Del Monte Forest area in Monterey County. Pebble Beach is a coastal community bordered by Carmel-by-the-Sea and unincorporated Carmel to the south, the city of Pacific Grove to the north and the city of Monterey to the east. The Pacific Ocean is west of the forest and Pebble Beach. The Del Monte Forest and Pebble Beach are a private area accessible to the public in motor vehicles by paying a toll; bicyclists and pedestrians are not required to pay. A variety of land uses are designated in Pebble Beach: residential, light commercial, two resort-level hotels, several golf courses, a private school, and two fire stations. Pebble Beach also includes scenic views, coastline and recreational areas. The Del Monte Forest surrounds and contains Pebble Beach and supports a unique habitat characterized by rare, region-specific trees including Monterey cypress, Monterey pine, Bishop pine, Gowen cypress, and Coast live oak.

Site Setting

The project site is a 4.7 acre parcel located in a residential area developed with single-family dwellings. The project site is developed with a single-family dwelling with a motor court, a detached garage and small utility shed. The site features ornamental landscaping associated with the dwelling that is installed in close proximity to the dwelling; the motor court is incorporated into the landscaping theme. The site also contains numerous non-natives, and, in some instances, invasive plant species scattered throughout. However, the site also contains native plants such as Monterey pine and Coast live oak. These plants are dispersed over the site with the preponderance located in the northern portions of the parcel. The northern portion of the parcel is characterized by the forestation described previously and slopes exceeding 30 percent with a drainage feature located at the toe of the slope. This drainage feature traverses the property line and is also a prominent feature on the adjacent parcel to the north. The subdivision would separate an existing detached garage and utility shed from the residence. The new parcel would utilize the existing driveway serving the site connecting to Del Ciervo and features a terrace area that is fairly level and dominated by invasive plants, including non-native veldt grass and other non-native plants. This terrace is envisioned as a building site for a future single-family dwelling as it would require minimal site disturbance and is in close proximity to the existing driveway, thus minimizing any access driveway that may be required.

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

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

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

1982 Monterey County General Plan: The project site is subject to the Monterey County certified Local Coastal Plan (LCP). Policies of the *1982 Monterey County General Plan* (General Plan) apply where LCP policies are silent. Noise and energy policies are the primary sections that are addressed within the General Plan and not within the LCP. The subdivision will not result in any direct noise or energy impacts and reasonably foreseeable future development including demolition of a garage and construction of a single family dwelling will have insignificant noise and energy impacts and are not anticipated to exceed thresholds established in the General Plan. Therefore, the project proposal is consistent with the General Plan.

Del Monte Forest Land Use Plan Area: The project site is subject to the *Del Monte Forest Land Use Plan* that provides development standards and policies for unincorporated Del Monte Forest. The subject parcel consists of 4.7 acres and is developed with one single-family dwelling. The minor subdivision of the property would result in two parcels. There is no development currently associated with the proposed subdivision, however, it is reasonable to expect future development of the new, undeveloped parcel, with a single-family dwelling, at a future undetermined date. The subdivision will conform to the minimum lot size in the Low Density Residential zone. An existing single-family dwelling will remain on one of the newly created lots and adequate area exists to develop the other lot for residential use in the future without committing sensitive habitat or visually sensitive areas to development. Future development will be subject to separate review and approval in accordance with the development policies in place at the time. The subdivision is not subject to Inclusionary Housing standards because there is only one (1) new lot proposed with a potential one new single-family residential dwelling; Inclusionary contributions are required when five (5) or more residential lots or units are proposed (Monterey County Code Section 18.40.060.A).

Local Coastal Program: In the Del Monte Forest Area, the Local Coastal Plan (LCP) includes the Del Monte Forest Land Use Plan (discussed above) and Implementation Plans Part 1 (the Monterey County Coastal Zoning Ordinance) and Part 5 (Regulations for Development in the Del Monte Forest). The proposed project site is currently zoned as LDR and consists of a single-family home on a parcel of approximately 4.7 acres, approximately one-half mile east of the Pacific Ocean. The project consists of the subdivision of a parcel into two (2) parcels of approximate equal size. There is no development associated with this subdivision, however, it is foreseeable and reasonable to expect that the new parcel would be developed at a future period. Any future development would be subject to County development standards and the Del Monte Forest Land Use Plan. The proposed project is consistent with policies of the Del Monte Forest Area Land Use Plan.

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" 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 checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Traffic | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Wildfires | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

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

☐ Check here if this finding is not applicable.

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

EVIDENCE:

1. Aesthetics: The project is a minor subdivision to a subdivide a parcel that is developed with one (1) single-family residence into two parcels. The existing single-family dwelling would not be disturbed. Over half of the existing lot is undeveloped, there is no other development proposed. Any future development of the newly created, undeveloped parcel would be subject

to the Del Monte Forest Area Land Use Plan, Coastal Implementation Plan, Part 5 (Del Monte Forest), and Title 20 Zoning Ordinance for Monterey County. County GIS maps show that the project site is not located within a scenic viewshed. The proposed lot is not visible from a public viewing area or the private road serving the property, 3186 Del Ciervo. *The Project would not result in impacts to aesthetics in the neighborhood.* (Reference IX: 1, 2, 3, 4, 7, & 8). *No Impact*

2. Agricultural and Forest Resources: The subject property is zoned LDR (Low Density Residential), which allows recreational, public, residential, and limited agricultural services. The Pebble Beach area is designated as a residentially developed zone by the Del Monte Forest Land Use Plan, in recognition that the area contains numerous comparatively small parcels, generally unsuitable for other kinds of development. The subject property does not contain nor is it bordered by agricultural uses or timberland production or harvesting.

The project would not convert important agricultural land to nonagricultural use. The subdivision would not conflict with timberland production or result in the significant loss of forestland. It is reasonable to expect that the new parcel would be developed with a single-family dwelling and possible appurtenant structures; any potential new single-family residential uses would be sited in such a way as to avoid the forestation that exists on the northern portions of the site. The project would not change the environment of the property or surrounding area. *The Project would not result in impacts to forest or agricultural resources.* (Reference IX: 1, 2, 3, 4, 7, & 8). *No Impact*

6. Energy: There is no development proposed at this time; the subject of this Initial Study is for the subdivision of a parcel developed with a single-family dwelling into two separate parcels. It is foreseeable and reasonable to expect future development of the new parcel with a new single-family dwelling. Any future development on the new parcel would be limited to single-family uses and would meet all building requirements to meet Title 24 of the Uniform Building Code (UBC). Thus, any future development would consume modest energy for functions such as internal building lighting, heating or air conditioning. *The Project would not result in impacts to energy resources.* (Reference IX: 1, 2, 3, 4, & 9). *No Impact*
9. Hazards/Hazardous Materials: The subdivision of land would not involve the transportation, storage or disposal of hazardous materials that would constitute a threat of explosion or other significant release which would pose a threat to neighboring properties. Similarly, any future development of the new parcel with a new single-family dwelling would not involve the transportation or storage of hazardous materials. The project site is not located within one-quarter mile of an existing or proposed school. The subject site is not included on a list of hazardous materials sites, including the state's Cortese List. Furthermore, the subject site is located outside of the Monterey Regional Airport Master Plan planning area and is not in the vicinity of a private airstrip. The site location and scale would not create an impact on emergency response or emergency evacuation and would not create an impact because it does not physically interfere with an emergency response plan. Therefore, the subdivision or any potential future development associated with the subdivision would have no impact to existing or proposed schools because there are no school sites in the vicinity of the project; is not located on a hazardous materials site; and would not affect an airport plan or create hazardous

conditions as a result of its proximity to a private airstrip. *No impact would occur.* (Reference IX: 1, 2, 3, & 8) *No Impact*

10. Hydrology/Water Quality: The proposed subdivision would not violate any water quality standards or waste discharge requirements nor substantially alter the existing drainage pattern of the site or area. The proposal that is the subject of this initial study is for the subdivision of one parcel into two parcels. Any future development on the new parcel would be limited to a single-family dwelling and uses. The proposed subdivision is not located within a 100-year floodplain; any future development of the newly created undeveloped parcel would not impede or redirect flood flows. The proposed subdivision would not require a SWPPP because the project consists of the subdivision of land that would create a new lot that could support a future single-family residence on parcel of approximately 2.18 acres. Additionally, any future project associated with the new parcel would include BMPs to control potential storm-water runoff or erosion during the construction phase of a single-family dwelling. The Monterey County Geographic Information Systems (GIS) and review by the Monterey County Environmental Services Department indicate that the subject property is not located within a 100-year floodplain, where flooding would result in the failure of a dam or levee or impede or redirect water flows. Potable water to serve potential future development would come from California American Water through the Pebble Beach entitlements. *The project would not result in impacts related to hydrology or water quality.* (Reference IX: 1 & 7) *No Impact*.
11. Land Use/Planning: The proposed project involves the subdivision of a parcel of approximately 4.7 acres into two separate parcels. The existing parcel is zoned Low Density Residential, 1.5 acres per residential dwelling, with a Design Control overlay district (Coastal Zone) [LDR/1.5-D (CZ)], and the surrounding area has this same zoning and land use designation; the adjacent land uses are single-family residential. The project will have no impact on this designation or use, and the proposed project is consistent with this designation and use because the resulting lots will remain more than 1.5 acres each in size. The site supports an existing single-family dwelling; the new parcel resulting from the subdivision could support a single-family dwelling. The subdivision would not physically divide, disrupt, or otherwise have a negative impact upon an established community, the existing neighborhood, or adjacent properties. Also, the subdivision would not conflict with any habitat conservation plan or natural community conservation plan, as none are applicable to the project site. The proposed project was reviewed for consistency with the 1982 Monterey County General Plan and the Local Coastal Program (Part 5, Del Monte Forest Area). As proposed, the subdivision is consistent with applicable General Plan and LCP policies as discussed in Section III of this Study. The existing single-family dwelling would continue to meet all development standards of the Monterey County Code 20.14; the new parcel would be of sufficient size that a single-family residence could be developed and comply with all aspects of MCC 20.14, including setbacks and lot coverage. *The project would not result in impacts to land use and planning.* (Reference IX: IX. 1, 2, 3, 4, 5, 6 & 8) *No Impact*
12. Mineral Resources: According to County resource maps, no mineral resources had been identified on the project site or would be affected by the project. County resources maps have not changed since the implementation of this project and no mineral resource are currently associated with this parcel. Therefore, the proposed project had no impacts on mineral

resources. *The project would have no impact on mineral resources.* (Reference IX: 1, 2 & 7) *No Impact.*

14. Population/Housing: Implementation of the subdivision would result in a new parcel that could support the development of a single-family dwelling. The subdivision would not cause or lead to the displacement of existing housing units. The subdivision would create a new lot for potential development of a future single-family dwelling, thus contributing to the region's housing stock. However, the new lot or foreseeable development of the lot would not substantially induce population growth in the area, either directly or indirectly, as no new public infrastructure would be extended to the site because the site is currently served by the Pebble Beach Community Services District, which provides sanitary and water services. *The project would have no significant impacts related to population and/or housing.* (Reference IX: 1, 2, 5 and 8) *No Impact.*
15. Public Services: As described in Section II.A – *Description of Project* of this Initial Study, the proposal is limited to the subdivision of a parcel with an existing single-family dwelling into two (2) parcels. The new parcel could foreseeably be developed with a single-family dwelling and possible appurtenant structures; it is reasonable to consider that the new lot would be developed with a single-family dwelling. This subdivision would not result in impacts to existing public services provided by the Cypress Fire Protection District, Monterey County Sheriff Department, schools within the Carmel Unified School District, or public parks (also see evidence for Recreation below). The project would not result in the expansion of other public facilities such as public roads or other form of infrastructure (also see Section VI.16). *The project would have no impact to public services.* (Source: 1, 2 and 7 & 8) *No Impact.*
16. Recreation: The project includes the subdivision of a parcel developed with one single-family dwelling into two (2) parcels. The new parcel could foreseeably support the development of a single-family dwelling. This proposed subdivision creating a new lot zoned for single-family development does not trigger the need to provide park or recreation land and/or in-lieu fees established by the 1975 Quimby Act. Therefore, the subdivision would not result in a significant increase of the use of existing neighborhood and regional parks or other recreational facilities, causing substantial physical deterioration. The subdivision and/or the foreseeable development of the new parcel does not include or require construction or expansion of recreation facilities. *The project would not create significant recreational demands.* (Source: 1, 2 and 8) *No Impact.*
18. Tribal Cultural Resources: The subject parcel is located in the aboriginal territory of the Ohlone/Costanoan-Esselen Nation (OCEN) and the Esselen Tribe of Monterey County (ETMC). Pursuant to Public Resources Code requirements, tribal consultation with OCEN took place on June 20, 2019 regarding the proposed project. The Esselen tribe was notified of the project proposal on May 24, 2019 but expressed no interest in participating in a consultation. The project is for the subdivision of one (1) parcel resulting in the creation of a new, undeveloped parcel. No earth disturbance or development is proposed for the new parcel at this time. The outcome of the consultation with OCEN was a request for future consultation if the new parcel is developed. *The project would not create significant transportation demands or increase traffic loads in a significant way.* (Source: 1 and 7) *No Impact.*

19. Utilities/Service Systems: Potable water for the existing lot is provided by California American Water (Cal-Am) company. Monterey Peninsula Water Management District (MPWMD) allocates and manages available water supplies to the region, including those of Cal-Am. Existing wastewater service is provided by Pebble Beach Community Services District (via the Carmel Area Wastewater District (CAWD)). The Pebble Beach Community Services District and Cal-Am have provided letters indicating that the new lot resulting from the proposed subdivision would be served by their respective agencies. Existing solid waste disposal is provided by the Monterey Regional Waste Management District and the operational component of the new lot would not result in a substantial increase of solid waste production. Adequate capacity exists within these facilities to serve the newly created lot. *The proposed project would not result in impacts related to utilities/services.* (Source: 1, 7 & 8) *No Impact.*

B. DETERMINATION

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

R. Craig Smith

Date

Associate Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described below, 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 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 Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source:)	<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:)	<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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II.A (Project Description) and B (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

2. AGRICULTURAL AND FOREST RESOURCES		Potentially Significant Impact	Less Than Significant Impact 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 nonagricultural use? (Source: 1, 2, 3, 7 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 3, 7 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. AGRICULTURAL AND FOREST RESOURCES

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

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? (Source: 1, 2, 3, 7 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use? (Source: 1, 2, 3, 7 & 8)	<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 nonagricultural use or conversion of forestland to non-forest use? (Source: 1, 2, 3, 7 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

See previous Sections II.A (Project Description) and B (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

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 Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 2, 3, 9)	<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 Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

In order to provide protection and enhancement of Monterey County's air quality, the Monterey County 1982 General Plan (General Plan, Source 2) Policy No. 20.1.1 requires development decisions to be consistent with the natural limitation of the County's air basins. Additionally, Policy 20.2.4 of the General Plan requires the County to operate in accordance with current regional, state, and federal air quality standards while Policy 20.2.5 encourages the use of the "best available control technology". The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California and has established 14 air basins statewide. The project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the MBARD. MBARD 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") to evaluate a project's potential for cumulative adverse impact on regional air quality (ozone levels).

3 (a), (b), (c), (e) and (f). Conclusion: No Impact.

The AQMP addresses state air quality standards. Population-generating projects that are within the AQMP population forecasts are considered consistent with the plan. The proposed project includes a minor subdivision resulting in the creation of one new vacant lot. The creation of a new residential lot would not exceed the regional growth forecasts for Monterey County. The proposed project is not growth-inducing; the subdivision of the lot results in two lots; it is foreseeable that the new undeveloped lot would be developed with a single-family dwelling. However, a new single-family dwelling is not growth inducing and does not create substantial air pollutants. Because there is minimal potential for increased population resulting from this project, the subdivision is consistent with the AQMP and would have no impact to the base line air quality within the MBARD or State base line air quality.

The proposed subdivision would not create objectionable odors from stationary sources affecting a substantial number of people. The subdivision itself is a change in property boundaries and does not induce any air quality impacts. Therefore, no impacts related to generation of odors are expected to occur. See Previous Section IV (Environmental Factors Potentially Affected).

3 (d). Conclusion: Less Than Significant Impact.

At present, Monterey County is in attainment for all federal air quality standards and state standards for Carbon monoxide (CO), Nitrogen dioxide (NO₂), and fine particulate matter (PM_{2.5}). However, Monterey County is designated as “non-attainment-transitional” for respirable particulates (PM₁₀) for the state 2-hour ozone standard. Although the subdivision of the parcel does not require any construction activities, it is foreseeable that the new parcel would be developed with a new single-family dwelling. Any foreseeable single-family development would require construction activities with temporary impacts to air quality, but due to the scale of any potential construction activities any impacts to air quality would be temporary and are considered in AQMP. Therefore, any potential air emissions would meet the standard for pollutants and would not create a situation where it adds a considerable cumulative net increase of any criteria pollutant. Therefore, as noted by CEQA, potential air emissions would be less than significant for PM₁₀ due to the non-attainment designation.

Any potential construction would be contained within less than an acre – approximately 0.32 acre - of the proposed new lot. Therefore, construction and grading activities would operate below the 2.2 acres per day threshold established by the CEQA Air Quality Guidelines “Criteria for Determining Construction Impacts,” (Table 5.2). Furthermore, construction-related air quality impacts would be controlled by implementing Monterey County RMA standard conditions for erosion control that require watering, erosion control, and dust control. These impacts are considered less than significant based on the foregoing conditions and best management practices which are required for future development, thus reducing air quality impacts below the threshold of significance.

The subject property is located within an established low-density residential area characterized by single-family residential development on lots of one acre or larger; tenants within the vicinity of the subject site would be considered sensitive receptors. Potential impacts caused by construction activities would be temporary. The short-term emissions relating to potential construction activities are accounted for in the AQMP inventory. Therefore, any foreseeable construction

activity following the subdivision of the property would be temporary cause a less than significant impact to construction-related air quality and sensitive receptors.

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (Source: 1, 3, 4, 8 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (Source: 1, 3, 4, 8 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: 1, 3, 4, 8 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 3, 4, 8 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 3, 4, 8 & 11)	<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: 1, 3, 4, 8 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Data for this section was taken from the biological survey of the project site that was conducted in June 2019 (Ballerini). The survey was performed to observe plant communities present on the site and to determine if existing conditions were suitable habitat for any special-status plants or wildlife species, and to determine if any sensitive habitats were present.

4 (b), (c), (d) & (f). Conclusion: No Impact.

The subdivision is located within the Del Monte Forest that is characterized by the Monterey pine tree and coast live oak. The land that is the subject of the proposed subdivision supports numerous non-native and invasive plants such as French broom, poison hemlock, veldt grass, and periwinkle. An intermixed coast live oak and Monterey pine forest is located along the northern reaches of the parcel, on slopes in excess of 30 percent terminating at a seasonal drainage feature and would not be subject to any future development. The new lot includes an area for future development; this portion of the property is level – terrace like - and does not contain any native plants but did contain several highly invasive wattle trees that have been removed, and other non-native plants such as poison hemlock, and periwinkle, and exotic veldt grass. The likelihood that sensitive plants are present on the lot and in the vicinity of the potential building site on the new parcel is very low given the dominance of the monoculture of veldt grass on terrace.

4 (a) and (e). Less Than Significant Impact with Mitigation Measures

Vegetation communities within the property are dominated by invasive, non-native plants such as French broom, periwinkle, veldt grass, and poison hemlock. Monterey pine are located on the property in such a way that after the subdivision, both properties would contain scattered instances of Monterey pine and coast live oak. However, the preponderance of the Monterey pine is found along the northern portions of the property on slopes in excess of 30 percent that would not be subject to development. The subdivision would be conditioned such that a conservation easement would be recorded protecting the drainage feature and slopes within 100 feet of the ravine bottom. The proposed subdivision does contain an area demarked as a building site, located on a terrace-like portion of the lot, that would be a suitable building site for a future single-family dwelling. This portion of the property is characterized by veldt grass. Any native trees in the proximity of a proposed single-family dwelling would be subject to tree protections measures as contained in the MCC. It is possible that native tree(s) would be removed to accommodate reasonably foreseeable future development of the new lot. It is anticipated that any possible removal would be minimal as the building site is largely devoid of native trees or plants as described above. However, if native tree removal were required to accommodate future development, any removed trees must be replanted with like species at a ratio of two (2) trees for every one (1) tree removed.

5. CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. CULTURAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The data for this section comes from the preliminary cultural resources reconnaissance that was prepared for the project site in September 2018, as part of the CDP application (Schlagheck, LIB190052). The Schlagheck study consisted of a site record search through the Northwest Regional Information Center in Rohnert Park, and a pedestrian reconnaissance of the site followed by a single hand-auger excavation. The records research showed that there were no previous surveys associated with the property and that no archaeological sites have been recorded within the property or adjacent to the property. There are 11 archaeological sites within one kilometer of the subdivision site with the nearest archaeological site located more than 400 feet southeast of the subdivision site.

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

See previous Sections II.A (Project Description) and B (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

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

The nearest archaeological site is characterized by shell midden; however, soils indicate that site is discontinuous and heavily impacted by heavy construction conducted over the decades as the area was developed with single-family dwellings. Breschini resurveyed the site described above in 2017 and concluded, based on the lack of shell fragments and other constituencies associated with midden – choppers, manos, chert or quartz lithics - that the materials may have been imported as part of a landscaping treatment, a common practice in the area until about 1980. The Schlagheck study notes that no artifacts or cultural indicators were observed on the subject site and the probability of the site containing such artifacts as very low.

Regardless, any future development of the new parcel would be conditioned to protect against the destruction of unexpected discovery of cultural or archaeological resources:

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.

Based on the cultural resource assessment and documentation, the subdivision would have no impact on historic or paleontological resources, and potential future development of the new lot would have no impact on historic or paleontological resources (items a and c).

6. ENERGY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (Source: 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (Source: 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II.A (Project Description) and B (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

7. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 2, 3, 4, 7 & 12) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii)	Strong seismic ground shaking? (Source: 1, 2, 3, 4, 7 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (Source: 1, 2, 3, 4, 7 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Landslides? (Source: 1, 2, 3, 4, 7 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (Source: 1, 2, 3, 4, 7 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (Source: 1, 2, 3, 4, 7 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: 1, 2, 3, 4, 7 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 2, 3, 4, 7 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

The site is identified as having a low risk for landslide and liquefaction on a portion of the parcel in the County's database. The northern portions of the property, those parts that contain a drainage feature and feature slopes in excess of 30 percent, have high liquefaction characteristics as depicted in the County's database. However, there is no development proposed on this portion of the property. The project is condition such that a conservation easement shall be recorded that encompasses the drainage feature and associated slopes. Furthermore, any foreseeable development would be located on a portion of the new parcel that is on level ground and not susceptible to liquefaction. Although the project site would be exposed to ground-shaking from any of the faults that traverse Monterey County, the project would be constructed in accordance with applicable seismic design parameters contained in the current California Building Code. The nearest fault lines to the site are an unnamed fault approximately 2,133 feet to the southeast, and the Hatton Canyon fault, approximately 4,000 feet east of the site. Both faults are inactive according to the County GIS data base. The project site does contain moderate to highly expansive soils, however this impact would be mitigated through site preparation and construction techniques.

7 (a), (b), (c) & (e). Conclusion: No Impact.

There will be no impact with regards to unstable soils or earthquake faults. The project does not include a septic system, therefore there are no impacts relating to septic system functions. See previous Sections II.A (Project Description) and B (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced. Therefore, there are no impacts.

7 (d) Expansive soils Conclusion: Less Than Significant Impact.

The geotechnical report found the site suitable for development as the soils were stable and only slightly to moderately expansive soils were observed. The slightly to moderate expansive soils are coincidental with the depth of concrete footings associated with structural development, start

at approximately 2.5 feet below the surface. The geotechnical report includes recommendations for construction techniques in response to mitigation of the slightly expansive soils condition (Taluban, LIB190051). Mitigation Techniques includes over excavation and compaction densities and foundation design, including specifying reinforcement bars within the foundation elements and “flat work” or sidewalks or floor slabs. Additionally, the soils compaction and foundation design would have to meet minimum building standards as required in the Uniform Building Code (UBC) and Monterey County Building Code.

8. GREENHOUSE GAS EMISSIONS				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The subdivision would not require any mechanical activities to implement as only the property boundaries would be redrawn to meet legal requirements. However, it is foreseeable and reasonable to expect that the new lot would be developed with a single-family dwelling at a future date. Constructing a new dwelling would require mechanical equipment for site preparation and constructing such a structure.

According to the United States Environmental Protection Agency (EPA), greenhouse gases (GHG) are emitted by natural processes and human activities such as electricity production, motor vehicle use, and agricultural uses. These gases trap heat in the atmosphere and the elevation of GHGs has led to a trend of unnatural warming of the earth’s climate, otherwise known as the “greenhouse effect”. In order to reduce the statewide level of GHG emissions, the State Legislature adopted California Assembly Bill 32 (AB 32) California Global Warming Solutions Act of 2006. AB 32 established a comprehensive statewide program of regulatory and market mechanisms to achieve reductions in GHG emissions, thereby reducing the State’s vulnerability to global climate change. The Monterey Bay Air Resources District (MBARD) is responsible for the monitoring of air quality and regulation of stationary sources throughout the North Central Coast Air Basin, where the proposed Project is located, by enforcing standards and regulating stationary sources through the *2008 Air Quality Management Plan for the Monterey Bay Region* (AQMP) (Source 5) which evaluates a project’s potential for a cumulative adverse impact on regional air quality (ozone levels).

Greenhouse Gas Emissions 8 (a) and (b) – Less than Significant Impact

Future grading activities would involve light and medium-duty equipment and vehicle use associated with construction would be temporary. Operational elements of a future single-family dwelling would have a negligible increase over the baseline amount of GHGs currently emitted at the site and in the general vicinity. Grading related to the potential construction of new single-

family dwelling would cause a small, but permeant increase of vehicle trips over what is existing and potentially cause an increase in the emission of carbon dioxide (CO₂) by fuel combustion. As described above, any future development of the new parcel would include temporary construction-related impacts to GHG emissions and permanent operational emissions to the area. However, these emissions are below the applicable GHG significance thresholds established by CARB, and the MBUAPCD has no established GHG thresholds. The project would not conflict with any local or state GHG plans or goals. Future construction of a new single-family residence would be required to comply with the current California Building Code standards including the minimum building and electrical efficiency requirements in the Green building code. Single family residential development meeting building code standards would have a negligible contribution to GHG's and would not conflict with state or local reduction efforts.

Geographically, the site is located within the Del Monte Forest and governed by the Del Monte Forest Land Use Plan. For this reason, cumulative impacts are discussed using the Del Monte Forest Land Use Plan geographic scope. The Del Monte Forest is considered built-out with the approval and implementation of the Del Monte Forest build-out plan with the exception of privately-owned individual lots of record that have enough area to support division of the land while meeting the minimum density requirements. Parcel sizes were compared against existing zoning designation density limitations within the Del Monte Forest Land Use Plan area. The comparison revealed significant limitations due to Resource Conservation zoning, Open Space Zoning, and Building Site restricted zoning designations which would not allow further subdivision. In addition, a majority of the existing lots within the Del Monte Forest are of a size that would not permit subdivision given the minimum density restrictions in the land use plan and under the zoning designation. Conservatively, approximately ten (10) individually owned lots that are of sufficient size to support a lot split (one property into two) were identified, although resource limitations would likely restrict the potential for division of some of these lots. The division of ten lots would also not result in population increases beyond regional growth forecasts and this additional potential for residential development would also not exceed any established greenhouse gas thresholds or significantly contribute to non-attainment of reductions. Therefore, the project would have a less than significant impact as it relates to GHGs (Source: IX. 1, 5).

9. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 2, 3)	<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 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3)	<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: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II.A (Project Description) and B (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

10. HYDROLOGY AND WATER QUALITY

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements? (Source: 1, 2, 3, 4 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 2, 3, 4 & 7)	<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 erosion or siltation on- or off-site? (Source: 1, 2, 3, 4 & 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 flooding on- or off-site? (Source: 1, 2, 3, 4 & 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: 1, 2, 3, 4 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Otherwise substantially degrade water quality? (Source: 1, 2, 3, 4 & 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: 1, 2, 3, 4 & 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: 1, 2, 3, 4 & 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: 1, 2, 3, 4 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j)	Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 3, 4 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

See previous Sections II.A (Project Description) and B (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

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

Discussion/Conclusion/Mitigation:

See previous Sections II.A (Project Description) and B (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

12. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II.A (Project Description) and B (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

13. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The subject property is located within a low-density residential area where there are sensitive noise receptors established. Operational components of any future single-family dwelling, once completed, would have no impact on existing noise levels in the area. However, there would be temporary noise impacts during any construction associated with a new single-family dwelling.

13 (c), (e), and (f). Conclusion: No Impact.

The operational component of a future single-family dwelling would be commensurate with the operational noises associated with existing dwellings in the neighborhood and would have a negligible contribution to the ambient noise level in the neighborhood. Therefore, foreseeable development of the new lot, in conformance to Monterey County Code, would not expose people to noise levels that exceed Monterey County standards and would not substantially, increase ambient noise levels. Data contained in the Monterey County Geographic Information System (Reference 7), and as observed during staff's site visit (Resource 8), confirms that the subject property is not within an area subject to an airport land use plan, within 2 miles of an airport, or

within the vicinity of a private airstrip. Therefore, the subdivision and foreseeable development of the new lot would not expose people residing or working in the area excessive noise levels associated with airports.

13 (a), (b), and (d). Conclusion: Less Than Significant Impact.

Foreseeable construction activities could produce noise not typically found in the area. Any site preparation (excavation and compaction) relating to the construction of a new single-family dwelling would have the potential to create ground-borne vibrations. Since these impacts would be temporary, they are not considered significant. Furthermore, Monterey County Code Chapter 10.60 establishes regulations for noise requirements and compliance with these regulations would ensure any noise impacts be reduced to a less than significant level.

14. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II.A (Project Description) and B (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

15. PUBLIC SERVICES

		Potentially Significant Impact	Less Than Significant Impact 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: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (Source: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (Source: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II.A (Project Description) and B (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

16. RECREATION

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II.A (Project Description) and B (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

17. TRAFFIC		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in inadequate emergency access? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The subdivision would result in the creation of one (1) new lot suitable for a single-family residential use and would not conflict with adopted policies, plans, or programs supporting alternative transportation. The immediate subdivision would not introduce new traffic to existing local or regional roadways. However, foreseeable future development of the new lot would introduce new traffic to the Pebble Beach area and the Monterey Peninsula.

17 (a) and (b). Conclusion: Less Than Significant.

A traffic analysis prepared for the subdivision analyzed potential traffic impacts associated with development of the new parcel (Higgins, LIB190053). The analysis concluded that development of the new parcel with a single-family dwelling would have an insignificant impact on the local roads within Pebble Beach and the road network of the Monterey Peninsula. None the less, foreseeable development of the new parcel would have an incrementally cumulative impact to the Monterey Peninsula roadways and any future single-family development of the new parcel would

have pay cumulative traffic impact fees established by the Transportation Agency for Monterey County. Additionally, any future development of the lot would be required to pay their fair-share portion for regional traffic impacts through the Monterey County Regional Development Impact Fee.

17 (c), (d), (e), and (f). Conclusion: No Impact.

The Project does not include the use of aircraft or establishment of structures with heights or exterior lighting that would not result in a change in air traffic patterns. There are no needed improvements along Del Ciervo or other streets in the neighborhood as the result of this project and there would be no substantial increase of hazards due to a design failure or result in inadequate emergency access or parking capacity. The Project for residential use would not conflict with adopted policies, plans, or programs supporting alternative transportation. The replacement single-family dwelling would not introduce new traffic to existing local or regional roadways.

18. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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: 1, 2, 3, 4, 7 &14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: 1, 2, 3, 4, 7 &14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II.A (Project Description) and B (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II.A (Project Description) and B (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

20. WILDFIRE		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan? (Source: 1, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (Source: 1, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (Source: 1, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (Source: 1, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The proposed subdivision is located in an area that is considered Very High Fire for fire hazard by a public agency. The risk of fire is above the normal risks associated with single-family residential development within a developed residential neighborhood. The project site – and neighborhood – are served by the Cypress Fire Protection District.

20 (a), (c) and (d). Conclusion: No Impact.

The proposed subdivision and foreseeable development of the new lot with a single-family dwelling is located in an area of the Del Monte Forest that is developed as a single-family neighborhood. The proposed subdivision and any future operational activities will not impair any existing response plan or emergency evacuation plan, does not require the installation or maintenance of additional infrastructure, or expose people or structures to landslide or downstream flooding.

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

Any future development of the new lot would be required to meet all current Fire codes, including defensible areas surrounding structural development, any codes that may be incorporated into construction technique and fire sprinklers incorporated within any structural development.

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 Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: 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: 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 Impact

The project may result in less than significant impacts to Air Quality, Greenhouse Gas Emissions, and Noise. Operation of vehicles during construction activities may generate airborne odors (e.g., diesel exhaust); however, such emissions would be localized to the immediate area under construction and would be short in duration. The primary source of criteria air pollutant and GHG emissions would stem from the use of equipment during construction activities. However, equipment use would be intermittent and limited to site preparation and construction activities. Pollutant emissions resulting from equipment used during construction would not exceed significance thresholds established by the CARB for GHG because the duration of use would be limited. Moreover, the project would not create any significant air emissions beyond those associated with current residential uses established on the property. Construction-related noise or vibration impacts would be minimized by the limited project scope. (Source: IX. 1, 2, 3, 5, 6, 7, 9, 10)

Additionally, the project would not result in cumulative impacts to Aesthetics, Hazards and Hazardous Materials, Land Use and Planning, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. See Sections II, III, and VI of this study.

b) & c) No Impact

The project is located within a built-out residential neighborhood characterized by small – medium size lots, typically less about an acre. There is a seasonal drainage feature located in the northern reaches of the lot but there is no development proposed for this portion of the property. Furthermore, the neighborhood is not a migratory route for wildlife. The project would not 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, or restrict the range of a rare or endangered plant or animal. The Project would not result in impacts to Agriculture and Forest Resources, Biological Resources, Geology and Soils, Hydrology and Water Quality, and Mineral Resources. Based upon the analysis throughout this Initial Study, the project would not result in cumulative impacts. Implementation of the project, as proposed and conditioned, would not result in a considerable cumulative increase in development potential for the project site or the surrounding area. See Sections II, III, and IV of this study.

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 [now the Department of Fish and Wildlife]. Projects that were determined to have a de minimis effect were exempt from payment of the filing fees.

SB 1535 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 PLN180342 and the attached Initial Study/Proposed Mitigated Negative Declaration.

IX. REFERENCES

1. Subdivision Application/Plans (PLN180342).
2. Monterey County General Plan.
3. Del Monte Forest Land Use Plan Area.
4. Monterey County Coastal Implementation Plan, Part 5 (Del Monte Forest CIP)
5. Monterey County Coastal Subdivision Ordinance (Title 19)
6. Monterey County Coastal Implementation Plan, Part 1 (Title 20 Zoning Ordinance)
7. Monterey County Geographic Information System (GIS)
8. Site visit conducted by the project planner on January 3, 2019
9. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, revised February 2008; 2008 Air Quality Management Plan Monterey Bay Unified Air Pollution Control District, dated August 2008; and Rule 402 – Nuisance Monterey Bay Unified Air Pollution Control District, adopted September 1, 1968, revised August 21, 2002.
10. Extended Phase I Archaeological Assessment, May 18, 2108 (Monterey County File No. LIB190049), Prepared by John Schlagheck, M.A., RPA of Holman & Associates, Archaeological Consultants, San Francisco, CA.
11. Biological Resource Review: Fred Ballerini, June 9, 2018 (Monterey County File No. LIB190050), .
12. “Geotechnical Investigation,” dated August 3, 2018 (Monterey County File No. LIB190051). Prepared by Soil Surveys Group, INC., Salinas, CA
13. Preliminary Cultural Resources Reconnaissance of Assessor’s Parcel Number 008-361-017, 3186 Del Ciervo Road, Pebble Beach, September 2108 (Monterey County File No. LIB190052). Prepared by John Schlagheck, M.A., RPA of Holman & Associates, Archaeological Consultants, San Francisco, CA.
14. Ohlone/Costanoan-Esselen Nation (OCEN) consultation memo, July 25, 2019, Louise J. Miranda Ramirez, Monterey, CA.
15. “Traffic Analysis,” November 13, 2018 (Monterey County File No. LIB190053). Prepared by Keith Higgins, PE, TE., Gilroy, CA.