

# Exhibit C

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County of Monterey

State of California

## **MITIGATED NEGATIVE DECLARATION**

<b>Project Title:</b>	Wilkins John D & Bushra
<b>File Number:</b>	PLN200316
<b>Owner:</b>	Wilkins John D & Bushra
<b>Project Location:</b>	2901 Bird Rock Road, Pebble Beach
<b>Primary APN:</b>	007-661-005-000
<b>Project Planner:</b>	Mary Israel
<b>Permit Type:</b>	Use Permit and Design Approval
<b>Project Description:</b>	Design Approval for construction of a 2,340 square foot one-story single family dwelling with an attached 740 square foot, two-car garage, 200 square foot covered porch, a 66 square foot balcony, a 225 square foot gazebo, and a 575 square foot accessory dwelling unit. Additionally, site improvements include approximately 3,200 square feet of driveway (pervious pavers) and 475 square feet of impervious hardscape requiring 550 cubic yards of grading (320 cut, 230 fill) and a Use Permit for removal of up to 30 living and dead/dying trees (13 living Monterey Pine ( <i>Pinus radiata</i> ) and 2 living Coast Live Oak ( <i>Quercus agrifolia</i> ), one Acacia (not a protected tree) and a remainder number of dead and dying Monterey Pines as well as two dead Coast Live Oaks.

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

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

<b>Decision Making Body:</b>	Planning Commission
<b>Responsible Agency:</b>	County of Monterey
<b>Review Period Begins:</b>	July 11, 2025
<b>Review Period Ends:</b>	August 11, 2025

Further information, including a copy of the application and Initial Study are available at the Monterey County Housing & Community Development, 1441 Schilling Place South, 2<sup>nd</sup> Floor, Salinas, CA 93901/(831) 755-5025

# COUNTY OF MONTEREY

## HOUSING AND COMMUNITY DEVELOPMENT

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Planning – Building – Housing  
1441 Schilling Place, South 2<sup>nd</sup> Floor  
Salinas, California 93901-4527  
(831) 755-5025

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

NOTICE IS HEREBY GIVEN that Monterey County Housing & Community Development has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Design Approval for a new residence and Use Permit for removal of native trees in Pebble Beach, California. (Wilkins, PLN200316) at 2901 Bird Rock Road, Pebble Beach (APN 007-661-005-000) (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Housing & Community Development – Planning, 1441 Schilling Pl South 2<sup>nd</sup> Floor, Salinas, California, and the Harrison Memorial Public Library in Carmel-by-the-Sea. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: <https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/recent-environmental-documents>.

The Planning Commission is tentatively expected to consider this proposal at a meeting on August 27, 2025 at 9:00 a.m. in the Monterey County Board of Supervisors Chambers, Government Center, 168 West Alisal Street, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from **July 11, 2025** to **August 11, 2025**. Comments can also be made during the public hearing.

**Project Description:** A Design Approval for construction of a 2,340 square foot one-story single family dwelling with an attached 740 square foot, two-car garage, 200 square foot covered porch, a 66 square foot balcony, a 225 square foot gazebo, and a 575 square foot accessory dwelling unit. Additionally, site improvements include approximately 3,200 square feet of driveway (pervious pavers) and 475 square feet of impervious hardscape) requiring 550 cubic yards of grading (320 cut, 230 fill) and a Use Permit for removal of up to 30 living and dead/dying trees (13 living Monterey Pine (*Pinus radiata*) and 2 living Coast Live Oak (*Quercus agrifolia*), one Acacia (not a protected tree) and a remainder number of dead and dying Monterey Pines as well as two dead Coast Live Oaks. The property is located at 2901 Bird Rock Road, Pebble Beach, (Assessor's Parcel Number 007-661-005-000), Greater Monterey Peninsula Area Plan.

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

[CEQAcomments@countyofmonterey.gov](mailto:CEQAcomments@countyofmonterey.gov)

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-

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

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

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

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

County of Monterey  
Housing & Community Development  
Attn: Mary Israel  
1441 Schilling Pl South 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: Wilkins John D & Bushra; File Number PLN200316

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

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

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

## DISTRIBUTION

1. State Clearinghouse (1 copy of the Executive Summary & Notice of Completion)
2. County Clerk's Office
3. CalTrans District 5 (San Luis Obispo office)
4. Association of Monterey Bay Area Governments
5. Monterey Bay Air Resources District
6. California Department of Fish & Wildlife, Region 4, Renee Robison
7. US Fish and Wildlife Service, Chad Mitcham ([chad\\_mitcham@fws.gov](mailto:chad_mitcham@fws.gov) )
8. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esselen Nation
9. California American Water Company
10. Cypress Fire Protection District C/O Pebble Beach CSD
11. Monterey County HCD-Engineering Services
12. Monterey County HCD-Environmental Services
13. Monterey County Public Works, Facilities & Parks
14. Monterey County Environmental Health Bureau
15. Harrison Memorial Public Library
16. Wilkins John D and Bushra, Owners
17. Laura Lawrence C/O The Law Offices of Aengus L Jeffers, Agent
18. Aaron Tollefson, Architect
19. The Open Monterey Project
20. LandWatch Monterey County
21. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

22. U.S. Army Corps of Engineers ([cespn-pa2@usace.army.mil](mailto:cespn-pa2@usace.army.mil) )
23. Juan Barboza ([jbarboza@nccrc.org](mailto:jbarboza@nccrc.org) )
24. Molly Erickson ([Erickson@stamplaw.us](mailto:Erickson@stamplaw.us) )
25. Margaret Robbins ([MM\\_Robbins@comcast.net](mailto:MM_Robbins@comcast.net) )
26. Michael Weaver ([michaelrweaver@mac.com](mailto:michaelrweaver@mac.com) )
27. Monterey/Santa Cruz Building & Construction ([caseyv@smw104.org](mailto:caseyv@smw104.org) )
28. Garry Hofer ([garry.hofer@amwater.com](mailto:garry.hofer@amwater.com) )
29. Jack Wang ([Jack.Wang@amwater.com](mailto:Jack.Wang@amwater.com) )
30. Jeana Arnold ([jeana.arnold@pge.com](mailto:jeana.arnold@pge.com) )
31. Louise Miranda-Ramirez ([Ramirez.louise@yahoo.com](mailto:Ramirez.louise@yahoo.com) )
32. Mimi Sheridan ([mimisheridan@msn.com](mailto:mimisheridan@msn.com) )
33. California Department of Fish & Wildlife ([r4ceqa@wildlife.ca.gov](mailto:r4ceqa@wildlife.ca.gov) )
34. Michael Lozeau C/O Lozeau Drury LLP ([michael@lozeaudrury.com](mailto:michael@lozeaudrury.com) )
35. Juliana Lopez C/O Lozeau Drury LLP ([juliana@lozeaudrury.com](mailto:juliana@lozeaudrury.com) )
36. California Department of Fish & Wildlife, Marine Region ([r7ceqa@wildlife.ca.gov](mailto:r7ceqa@wildlife.ca.gov) )

# COUNTY of MONTEREY

## HOUSING & COMMUNITY DEVELOPMENT

1441 SCHILLING PL SOUTH 2<sup>nd</sup> FLOOR, SALINAS, CA 93901

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



### *INITIAL STUDY*

### *BACKGROUND INFORMATION*

<b>Project Title:</b>	Wilkins John D & Bushra
<b>File No.:</b>	PLN200316
<b>Project Location:</b>	2901 Bird Rock Road, Pebble Beach
<b>Name of Property Owner:</b>	Wilkins John D and Bushra
<b>Name of Applicant:</b>	John D. and Bushra Wilkins
<b>Assessor's Parcel Number:</b>	007-661-005-000
<b>Acreage of Property:</b>	0.45 acres
<b>General Plan Designation:</b>	Residential – 4 units/acre
<b>Zoning District:</b>	Medium Density Residential with a B-6 overlay, Design Control District, and major Recreational Equipment Storage in seaward zone overlay, or “MDR/B-6-D-RES”
<b>Lead Agency:</b>	County of Monterey
<b>Prepared By:</b>	Mary Israel, Supervising Planner
<b>Date Prepared:</b>	June 2025
<b>Contact Person:</b>	Mary Israel, Supervising Planner
<b>Phone Number:</b>	(831) 755-5183

## II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

This Project includes:

1. Design Approval for construction of an approximately 2,340 square foot (sf) one-story single-family dwelling with an attached approximately 740 sf two-car garage, a 200 sf covered porch, a 66 sf balcony, a 225 sf gazebo, and a 575 sf accessory dwelling unit (ADU). Additionally, site improvements include approximately 3,200 sf of driveway (pervious pavers) and 475 sf of impervious patio and walkways requiring 550 cubic yards of grading (320 cut, 230 fill).
2. Use Permit for removal of up to 30 living and dead/dying trees (13 living Monterey Pine (*Pinus radiata*) and 2 living Coast live oak (*Quercus agrifolia*), one acacia (not a protected tree) and a remainder number of dead and dying Monterey Pines as well as two dead Coast live oaks.

The Project proposes development within proximity to sensitive habitat area where protected understory plant species are reported. As the project is located within the Inland Zoning area, there is no discretionary permit for development near sensitive habitat areas.

The subject parcel is within Pebble Beach area planned build out of Monterey Peninsula Country Club subdivision #4.

This Initial Study/Mitigated Negative Declaration ("IS/MND") describes and identifies the environmental impacts associated with the Project based on existing public data, Applicant-provided site plans and technical reports.

This IS/MND identifies mitigation to address the impacts resulting from project construction and use.

### A. Project Description:

#### Introduction

The Project (PLN200316) includes construction of a single-family residence and associated infrastructure at 2901 Bird Rock Road, Pebble Beach, California, APN 007-661-005-000 (Figure 1. Regional Map and Figure 2. Vicinity Map for PLN200316).

Project construction includes:

1. a 2,341 sf two-story split level single family dwelling with a 200 sf covered porch, 66 sf balcony, and 738 sf attached garage;
2. a 575 sf one-story ADU with a 225 sf gazebo, 475 impervious patio/walkway, retaining walls and driveway requiring approximately 320 cubic yards cut & 230 cubic yards fill (Figure 3. Site Plan);
3. Removal of 13 protected living and approximately 13 dead/dying Monterey pine trees, removal of 2 protected living and 2 dead Coast live oak trees (total 30 trees with one unprotected acacia), and



4. Construction in proximity to habitat containing a native orchid, Yadon's piperia (Yadon's Rein Orchid, *Piperia yadonii*), a federally listed endangered plant species, endemic to Monterey County, and other sensitive plants found in Monterey Pine Forest.

#### **Site Access**

The Project site is accessible from Bird Rock Road or Congress Road. The project was redesigned during application reviews to have driveway entrance proposed from Congress Road. The Project includes an auto court in front of the main dwelling's 738 sf garage.

The driveway location that serves both the main dwelling and the ADU has been redesigned to avoid steeper slopes and minimize impacts to sensitive plant habitat. The applicant provided a letter from the Pebble Beach Company's Architectural Review Office that stated they found the driveway alignment acceptable.

#### **Lighting**

The Project includes exterior lighting. Exterior light fixtures shall be unobtrusive, downlit and shielded to mitigate nighttime glare as much as possible. Fixtures include wall 12 wall sconces.

The plans include an illustration of an exterior lighting wall sconce that would not meet County exterior lighting regulations. Therefore, a condition of approval shall be added to the Project permit to ensure appropriate shielding (Condition No. 6).

#### **Building Colors and Materials, Heights**

Design Approval for the project is required because the Project is within a Design Control overlay district.

Colors and materials are proposed as beige colored stucco body and dark gray roof, dark bronze windows and doors and beige/gray stone veneer accents. The roofs of both structures are proposed as charcoal gray Class A composite roofing shingles. (Figure 4, Colors and Materials).

The primary dwelling's maximum height (at the highest point of the roof in the structure's center) is 19 feet (') and 6 inches (") from average natural grade.

The ADU is 12'9" from average natural grade. The gazebo is anticipated to be approximately 11 feet tall, constructed of natural brown wood. (Figure 5. Elevations).

#### **Utilities**

The Project will connect to existing utility infrastructure for electrical power, potable water, and wastewater/sewage disposal.

*Electricity* - The Project will connect to the existing electrical grid through underground service connections.

*Water* - The Project will connect to California American Water, the local water service provider.

**Sewer** - The Project will connect to the Pebble Beach Community Services District (Pebble Beach CSD) wastewater system.

### **Stormwater Drainage**

The Project is located within the Sawmill Gulch section of the Pescadero Watershed. Stormwater management is designed to protect watershed functions (Figure 6. Erosion Control Plan).

The Project proposes a stormwater drainage system designed to comply with County of Monterey's urban stormwater quality management and discharge control ordinance (Chapter 16.14). The system captures runoff from impervious surfaces for onsite percolation with appropriate flow dissipation.

In a controlled design, some runoff will be directed to the ditch in the Pebble Beach right-of-way at the front of the property and routed down along the road.

### **Landscaping**

The Project proposes landscaping that complies with 2010 General Plan Policies OS-5.6 and GMP-3.4, utilizing native and native-compatible drought-resistant species. The landscape plan includes hedges and other plantings that will integrate the built environment with the natural setting and screen the visual impact of new development.

Non-developed portions of the parcel shall be conserved with existing vegetation, giving special attention to areas containing Yadon's piperia.

A restoration plan will be implemented for areas currently overrun by invasive species. Required ongoing maintenance will ensure that invasive species are effectively controlled over the long term.

### **Construction**

During construction, residential development will generally involve dump trucks, backhoes, graders, concrete trucks, equipment and material delivery trucks, pick-up trucks, cars, etc. Most of the equipment would be brought to the site at the beginning of work and remain on-site until project completion.

Trucks will deliver materials to the site as necessary. Construction equipment and stockpiles will be kept on-site. When construction starts depends on the Project's approval date, seasonal factors and the contractor's schedule.

Once approved, construction is expected to last approximately 12-18 months. Construction activities will be limited to the hours between 7 AM to 4 PM, Monday through Friday. Some Saturdays may be included. No construction activities would occur on Sundays or holidays.

Construction access will be controlled through access points on Bird Rock Road and Congress Road. Construction workers and materials will arrive at the site via nearby major roadways.

On-site construction parking will accommodate six construction vehicles, which should be sufficient. Should more parking be required, construction personnel will park at an offsite parking lot and carpool to the site.

A Biological Monitor will be onsite during the preconstruction meeting and construction activities to ensure protection of sensitive habitat areas. Temporary construction fencing will be installed to protect habitat areas containing Yadon's piperia.

Figure 1. Regional Map



Figure 1. 2901 Bird Rock Road shown in Google Earth image dated 2/11/2007. The property is in the Pebble Beach area of the Monterey Peninsula,

Figure 2. Vicinity Map

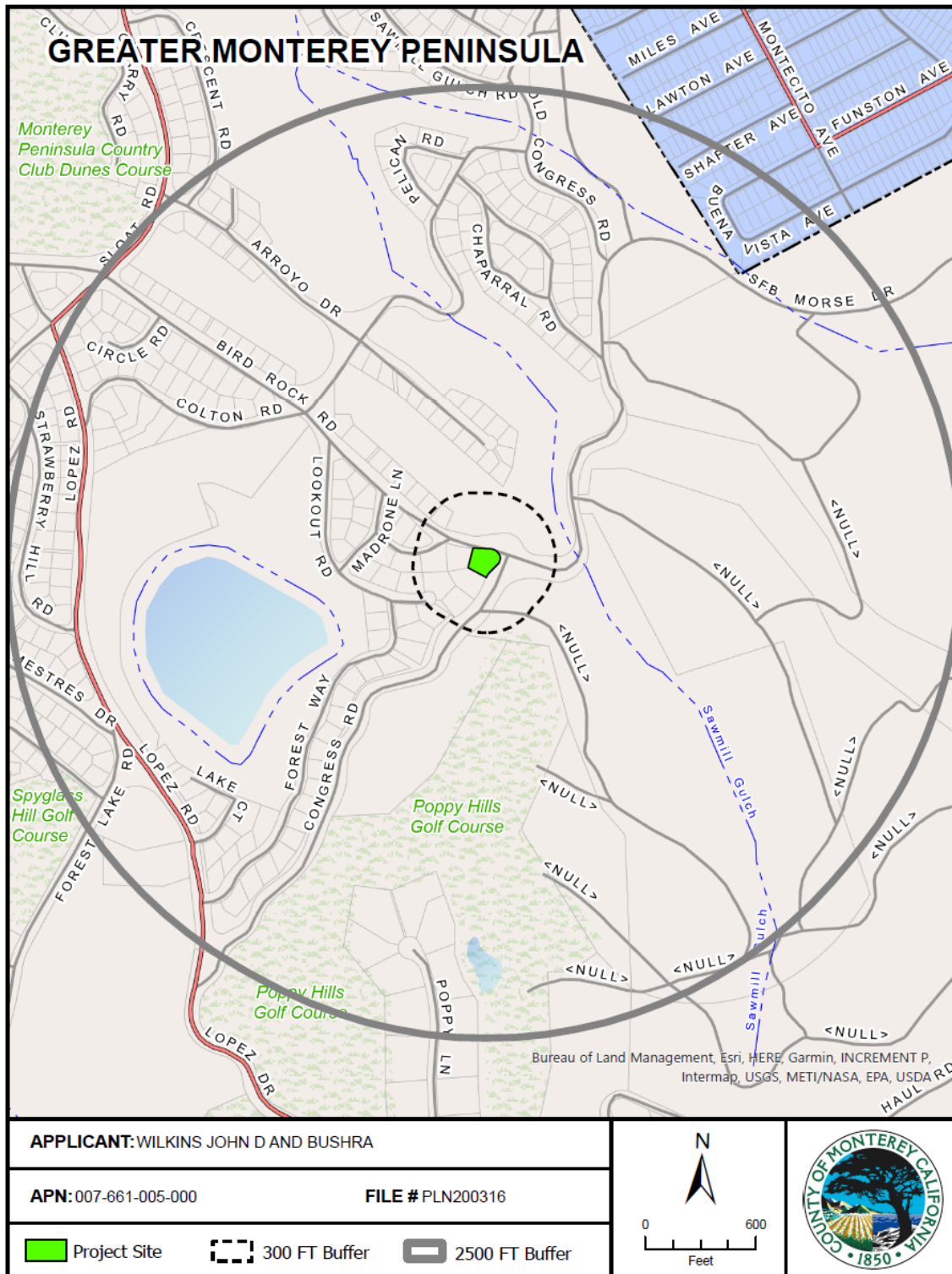




Figure 3. Site Plan

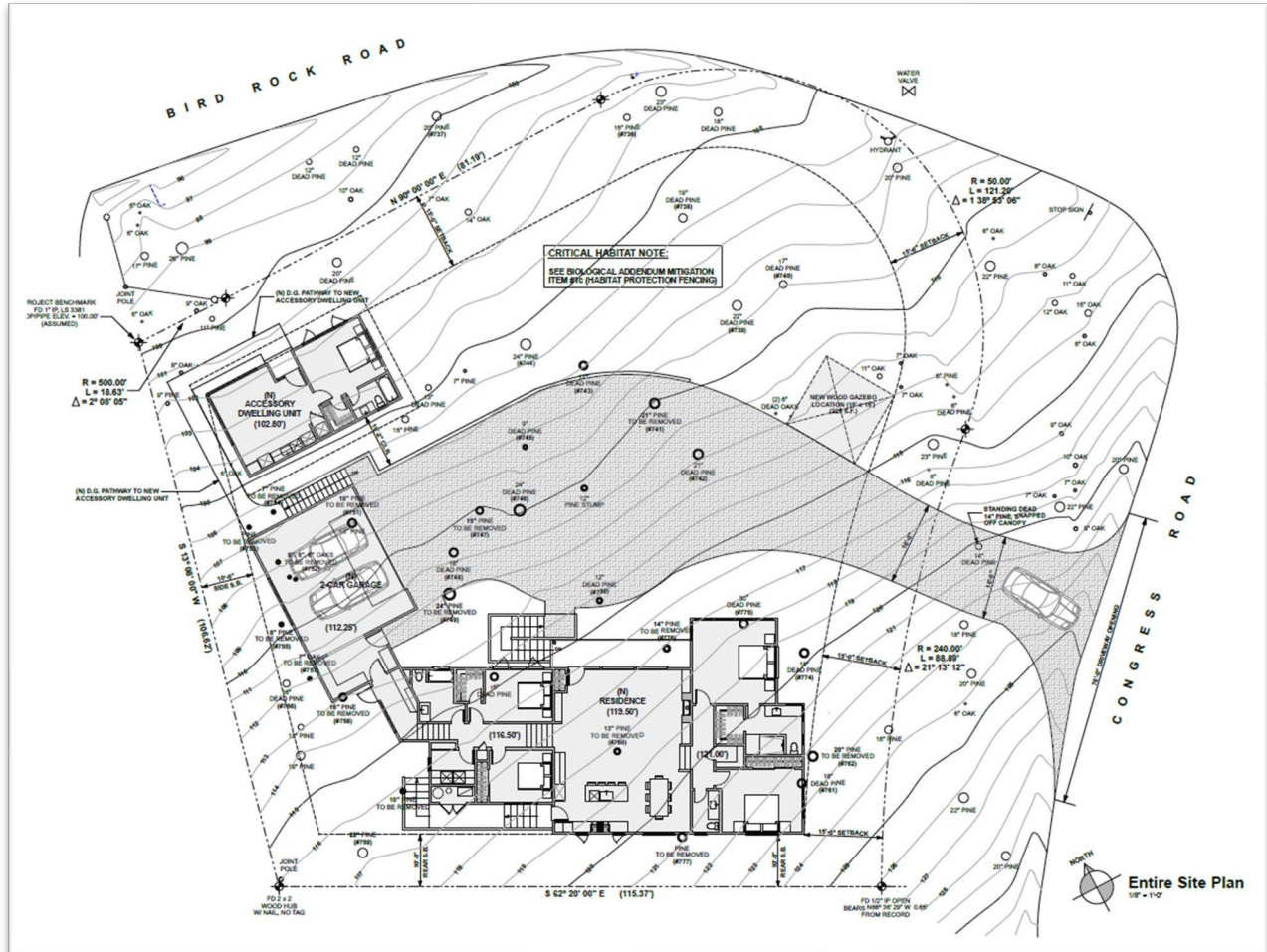


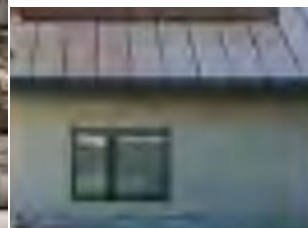
Figure 4. Colors and Materials



Smooth stucco body

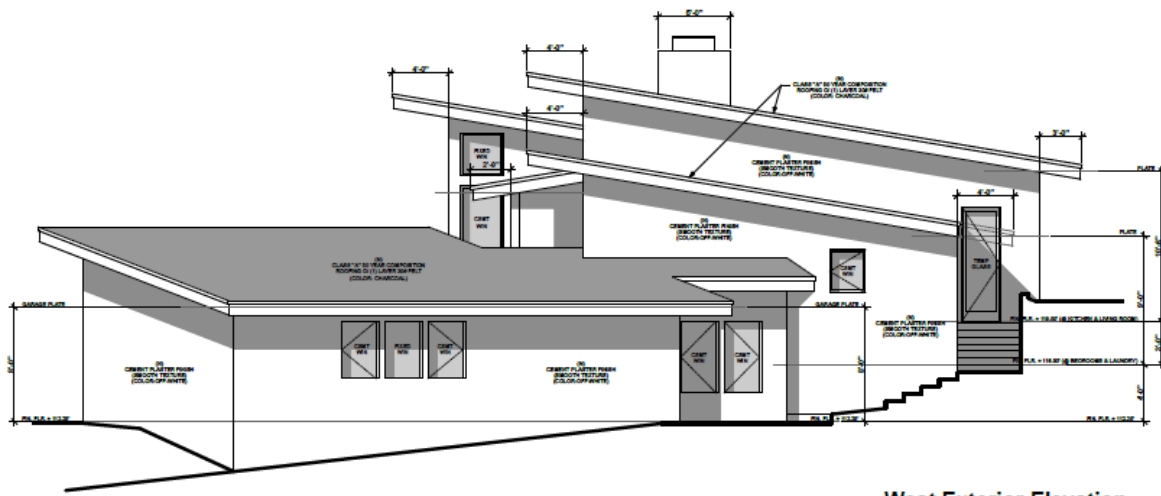


Beige stone veneer

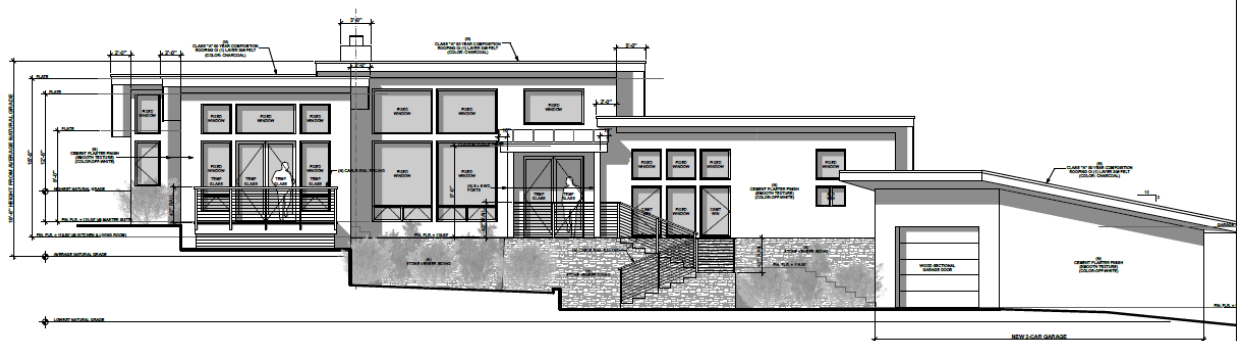


Gray composite roof & metal windows.

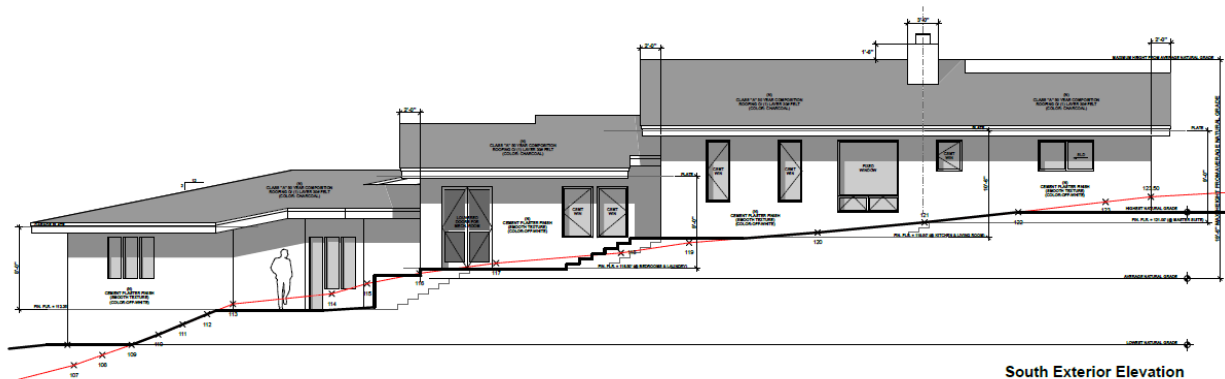
Figure 5. Elevations



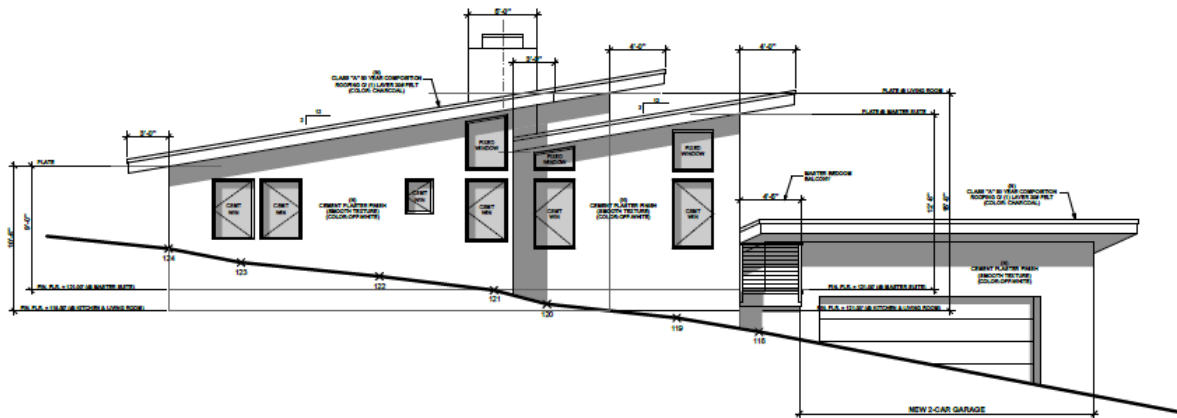
West Exterior Elevation  
1/4" = 1'-0"



North Exterior Elevation  
1/4" = 1'-0"

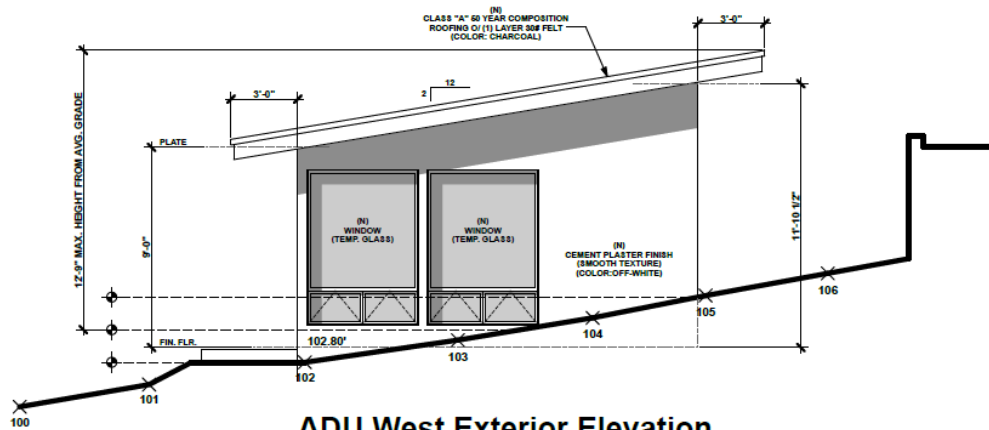


South Exterior Elevation  
1/4" = 1'-0"



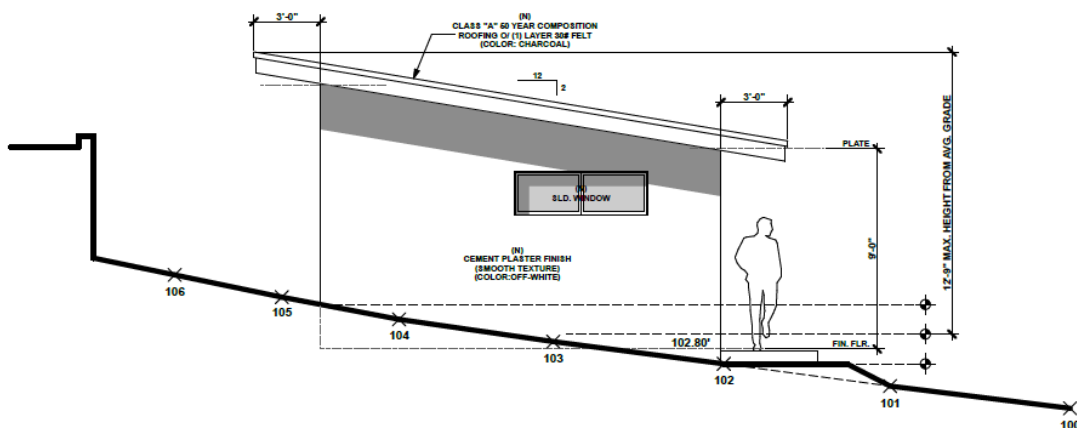
**East Exterior Elevation**

1/4" = 1'-0"



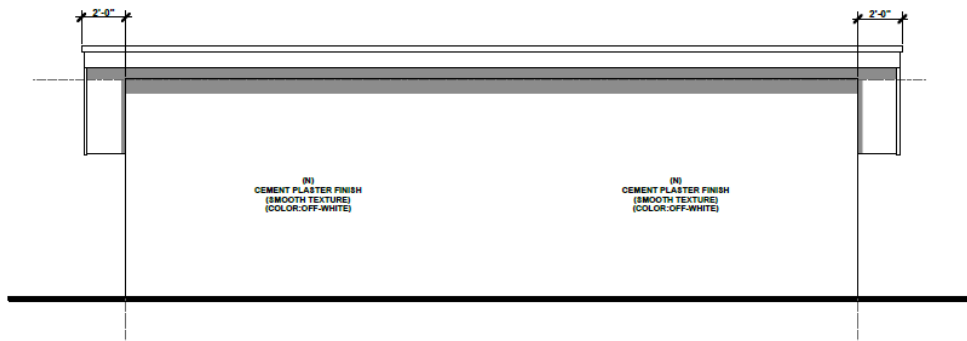
**ADU West Exterior Elevation**

1/4" = 1'-0"

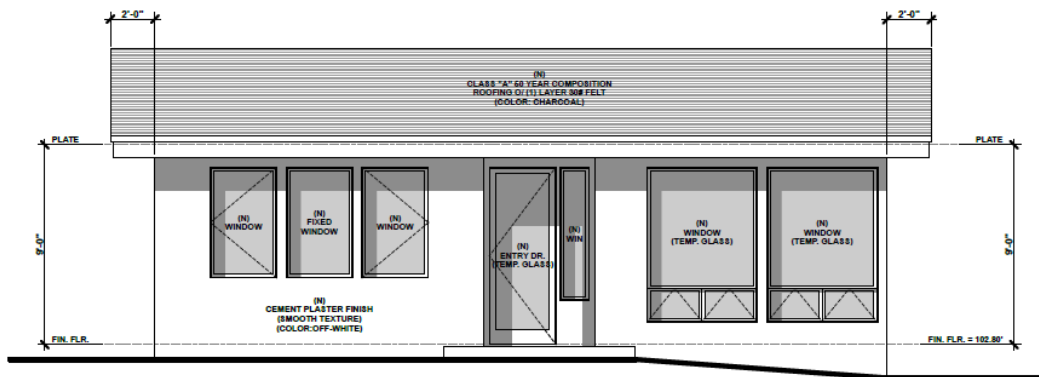


**ADU East Exterior Elevation**

1/4" = 1'-0"



**ADU South Exterior Elevation**  
1/4" = 1'-0"



**ADU North Exterior Elevation**  
1/4" = 1'-0"



***Wilkins***  
***PLN200316***



***Wilkins***  
***PLN200316***



***Wilkins***  
***PLN200316***



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

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

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

General Plan/Area Plan: The Project is in Pebble Beach, CA, an unincorporated area in Monterey County. Land use and development within the Project site is governed by the 2010 Monterey County General Plan.

Together with the Greater Monterey Peninsula Area Plan (GMPAP), these planning documents provide guidance to support development and future growth while preserving scenic and environmental resources as much as possible.

The Project site is designated as "RESIDENTIAL 4 Units per acre" with zoning of Medium Density Residential with a B-6 overlay, Design Control District, and major Recreational Equipment Storage in seaward zone overlay, or "MDR/B-6-D-RES". This designation allows for single-family residential development on the parcel.

The Project consists of a single-family residence with associated improvements, including removal of 15 protected living trees and several deemed-hazardous dead trees. Dwelling and accessory structure construction requires a Design Approval, development by right. The project requires a Use Permit because of number of trees proposed for removal. The project's construction and operation will be consistent with the land use designation upon granting of required permits.

The parcel was created as part of the Monterey Peninsula Country Club No. 4 subdivision, Tract No. 429. The subdivision final map was filed in Volume 7 Cities and Towns Page 87 on April 9, 1963. The parcel is Lot 5 in Block 400, a legal lot.

*General Plan Policies* - The 2010 General Plan policies include guidance on natural resources, environmental constraints, human resources, area development and plan implementation. County noise ordinances are included in the Countywide noise ordinance updates.

Issues discussed in the 2010 General Plan's goals and objectives which relate to this project include policies focusing on conservation of critical habitat and minimizing impacts to listed species.

Key 2010 GP Policies include OS-5.3, which requires careful planning and development to provide for conservation and maintenance of critical habitat. Policy OS-5.4 requires development avoid, minimize, and mitigate impacts to listed species and critical habitat to the extent feasible.

The Project is designed to be consistent with these policies by locating development on the least biologically-significant portion of the parcel, where no Yadon's piperia (a federally listed endangered

plant) are known to grow. The area where this protected plant is known to grow will be permanently conserved in a conservation easement deed.

*Biological Resources:* The Project is consistent with OS-5.16 and OS-5.17. A Biological Report was prepared and potential impacts to Monterey pine forest understory plants, including Yadon's piperia and species of concern. During project reviews, the project was redesigned to place the main dwelling away from the critical habitat area and reduce the size of the autocourt. Additional accessory structures were also added in consultation with the Biologist to ensure they would not impact Yadon's piperia or the species of concern. Mitigation measures are proposed to reduce the impacts to Yadon's piperia and species of concern to a less-than-significant level.

The United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) have an opportunity to review this Initial Study and make recommendations on the mitigation measures.

The Project can be made consistent with OS-5.14 with adoption of a mitigation measure to develop and follow a restoration plan focused on areas now overrun with invasive species, and long-term maintenance will ensure the invasive species are effectively controlled.

*Tree Preservation:* The Project can be made consistent with GMPAP Policy GMP-3.5 as long as the Tree Replacement Plan, (for the 15 protected living trees proposed for removal) is followed. The number of trees replacing the 15 removed are expected to be fully established by the end of the monitoring period.

*Critical Habitat:* The Project can be made consistent with GMPAP Policy GMP-3.9 because the development is proposed to be located on the least biologically significant portion of the parcel. The project will impact the onsite Monterey Pine Forest habitat, with understory species including special status plants. Proposed mitigation measures will reduce these impacts to a less-than-significant level.

*Landscape:* The Project can be made consistent with GMPAP Policy GMP-3.4 with the proposed landscape plan placing Monterey pine trees in the front setback, blocking the main dwelling from street views and adding screening hedges - integrating the development with the natural environment and soften visual impacts.

*Greater Monterey Peninsula Land Use Advisory Committee Review:* The Project is located within the Greater Monterey Peninsula Land Use Advisory Committee's ("LUAC") jurisdiction, responsible for reviewing project applications and providing advice and assistance to planning decision-makers on the development application review. a duly-noticed public hearing review of project was conducted on March 21, 2024.

The LUAC, considering the project's conformance with the 2010 General Plan, has recommended approval. Neighbor concerns regarding construction personnel parking, sensitive habitat protection, tree replacement and driveway size were considered by the LUAC.

The LUAC voted unanimously to recommend the project be supported as proposed (8 ayes, 0 noes, 0 absent). With that feedback and staff-level consistency review, HCD finds that, as conditioned and mitigated, the Project is consistent with the 2010 Monterey County General Plan. **CONSISTENT**



*Water Quality Control Plan:* The Project lies within the Sawmill gulch section of the Pescadero Watershed area, Surface soils in the Sawmill Gulch area are primarily silty sand underlain by shallow bedrock and clay layers.

According to the geotechnical report prepared for this project (Grice, January 2022, LIB220015), soils include “damp” and “medium stiff” silty clay observed at 1.5 to 1.75 feet, continuing to a depth of 3.5 to 6 feet. The site borings reached lightly weathered granite between 3 to 6 feet below grade.

The Project could result in temporary construction-related effects (e.g., erosion). These effects will not likely be significant with application of the County of Monterey’s urban stormwater quality management and discharge control ordinance (Chapter 16.14) during the Project’s construction phase. These regulations limit the ability of new construction to cause stormwater to discharge in an unsafe manner.

The Project will capture runoff from impervious surfaces into onsite percolation with appropriate flow dissipation. Runoff will be directed to the ditch in the Pebble Beach Right-of-Way at the front of the property, routed down flow along the road.

Chapter 16.14 also regulates pollutant discharge. Application of Chapter 16.12 Erosion Control during construction will ensure Best Management Practices are employed. Sediment is fully contained onsite. The site will be inspected prior to grading, during grading, and with a final inspection to ensure compliance.

For additional discussion on hydrology and water quality, please refer to **Section VI.9 Hydrology and Water Quality** of this Initial Study. **CONSISTENT**

*Air Quality Management Plan:* The Project is located within the North Central Coast Air Basin (“NCCAB”), which includes unincorporated areas of Monterey County. Air quality in the Project area is managed and regulated by Monterey Bay Air Resources District (MBARD). MBARD has developed Air Quality Management Plans (“AQMPs”) and CEQA Air Quality Guidelines to address attainment and maintenance of state and federal ambient air quality standards within the NCCAB.

The 2012-2015 AQMP, the 2008 CEQA Air Quality Guidelines and 2016 Guidelines for Implementing the California Environmental Quality Act are the most recent documents used to evaluate attainment and maintenance of air quality standards. The California Air Resources Board (“CARB”) uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration over a consecutive three-year period. There are no indications that the Project would cause a significant impact to air quality or greenhouse gas emissions (“GHGs”) based on available air quality monitoring data.

**CONSISTENT**

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

##### A. FACTORS

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

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics              | <input type="checkbox"/> Agriculture/Forestry 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 checked="" type="checkbox"/> Hazards & Hazardous Materials      |
| <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" 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 type="checkbox"/> Transportation                      | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems          | <input checked="" type="checkbox"/> Wildfire                 | <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:

**Agricultural and Forestry Resources:** The California Department of Conservation Division of Land Resource Protection and the Farmland Mapping and Monitoring Program ("FMMP") maps California's agricultural resources. The FMMP designated the Project site as "Other Land" and therefore would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project is not zoned for agricultural use and is not under a Williamson Act contract.

The Project site is not zoned or designated as forestland and therefore would not result in the loss or conversion of forest land for non-forestland use. The Project would not result in the loss or conversion of forest land for non-forest land use. Therefore, the Project would not result in impacts to agriculture and forestry resources.

**Energy:** The project would require energy during construction to operate construction equipment and worker vehicles to and from the project site. The proposed site improvements include the construction of a single-family dwelling with an attached garage, an ADU and a gazebo. Due to the small scale of the project, energy use associated with construction would be nominal and short term and would not be considered wasteful, inefficient, or unnecessary. Operational energy demand would be minimal. Pacific Gas & Electric provides electricity to the project site.

The project would be required to comply with California Building Code, Title 24 standards which minimize wasteful, inefficient, or unnecessary consumption of energy resources during operation.

California's Green Building Standards Code (CALGreen; California Building Code Title 24, Part 11) requires implementation of energy-efficient light fixtures and building materials into the design of new construction projects. With implementation of these regulations, the project will not conflict with state or local plans for renewable energy or energy efficiency. Therefore, the project does not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy. (Sources: 4, 5, 6, 7, 32, 33, 34)

**Mineral Resources:** Mineral resources are determined in accordance with the Surface Mining and Reclamation Act ("SMARA") of 1975 and the California Geological Survey which maps mineral resources of regional significance. There are no known mineral resources on the Project site. As a result, the Project will not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state. Additionally, the Project site is not designated as a mineral resource recovery site. Therefore, the Project will not result in the loss of availability of a locally important mineral resource recovery site. Therefore, the Project would not result in any impacts to mineral resources. (Sources: 9, 26, 28, 32, 33, 34)

**Population and Housing:** The Project consists of a single-family dwelling unit, detached guesthouse, workshop, garage and supporting infrastructure. The main residential unit will not significantly contribute to regional growth not previously forecasted. The Association of Monterey Bay Area Governments ("AMBAG") projects the region's population, housing and employment, documenting anticipated changes in the regional growth forecast. The current regional growth forecast was adopted on June 15, 2022. The regional growth forecast does not evaluate individual areas of unincorporated County of Monterey and therefore growth projections for Pebble Beach are combined under the grouping of *Unincorporated*. The population within the Unincorporated area is anticipated to increase by 6,317 persons between 2015 and 2045, representing a 6-percent increase. The Project would not induce substantial population growth either directly or indirectly. Additionally, project construction and operation will not displace existing housing units. Therefore, the Project will not result in any population or housing-related impacts. (Sources: 1, 28, 32, 33, 34).

**Public Services:** The Project will not result in any adverse impacts relating to the need for new, or physically altered, government facilities to maintain acceptable service ratios, response times, or other



performance objectives for any public services (i.e., fire protection, police protection, schools, parks, or other public facilities). The Cypress Fire Protection District provides fire protection services to the Project site. The Pebble Beach CSD contracts California Highway Patrol (CHP) to augment vehicle code enforcement in Pebble Beach. County departments and service providers reviewed the project application and did not identify any impacts to these services. Therefore, the Project will not result in impacts related to public services. (Sources: 1, 3, 26, 30, 33, 34)

**Recreation:** The Project will not create increased use of existing neighborhood and/or regional parks or other recreational facilities causing substantial physical deterioration. The Project will not adversely impact parks, trail easements, or other recreational opportunities. Therefore, the Project will not result in any adverse recreation-related impacts. Moreover, the Project will not induce population growth or result in a substantial change in the population where recreational resources would be negatively impacted or require expansion. (Sources: 32, 33, 34)

**Transportation:** The project will not generate traffic nor increase the number of permanent vehicle trips beyond that accounted for in regional studies and the site's development. Traffic distribution will not cause level of service degradation on any roadway or intersection, nor substantially increase vehicle miles traveled relative to existing conditions. There are no traffic safety issues related to the Project.

The operational phase of the project will generate new daily trips but not exceed the daily threshold of 110 trips as set by the Office of Planning and Research ("OPR"). Construction-related activities will temporarily increase traffic from worker-generated trips; however, no adverse impact is expected to occur due to the small scale of the project.

A draft Construction Management Plan was submitted with the project application including treatment of temporary traffic increases. An estimated 2-3 total truck trips will occur daily over the span of 18 months. These truck trips include hauling materials offsite following vegetative clearing of the vacant lot, grading and soil export and import of engineering and construction materials. The haul route will exit Pebble Beach from Congress Road through the Samuel F.B. Morse gate, then utilize Highway 1.

If material deliveries cause any streets along the haul route to be partially blocked by delivery trucks or loading/unloading operations, a flagperson shall be present to direct traffic around the lane obstruction. The flagperson shall always be present when delivery/construction operations may impact traffic on the haul route and surrounding streets.

The project would not increase hazards due to any design features, like blind turns, or incompatible uses since the site is zoned to allow residential uses; nor will it result in inadequate emergency access. In a memorandum prepared by Hexagon Transportation Consultants, Inc. (April 15, 2024), transportation analysts Ollie Zhou and Nivendha Baskarapandian found that the intersection of Bird Rock and Congress Roads have a posted speed limit of 25 mph and stopping sight distances at the proposed driveway would be adequate for transportation safety. The 16' wide driveway will have 6' of driveway opening on either side, allowing for sufficient 15' sight triangle.

The project does not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. The project

does not intensify existing levels of traffic. For these reasons, the project does not result in negative transportation impacts.(Sources: 26, 28, 32, 33, 34, 39)

***Utilities/Service Systems:*** The project will be served by existing potable water and wastewater treatment infrastructure. Potable water service will be provided by California American Water. Wastewater treatment will be provided by Pebble Beach CSD. The project's small scope does not impact Pebble Beach CDS's remaining capacity or operations. Electricity will be provided by Pacific Gas & Electric. Solid waste disposal will be provided by the Monterey Regional Waste Management District. The project will not generate a significant amount of solid waste does not require expansion of current utility infrastructure or impact the area's solid waste collection and disposal facilities.

Any excess construction materials will be recycled as feasible with the remainder being hauled to a landfill. The minimal amount of construction waste produced will not affect the permitted landfill capacity. Given these facts, the project will not result in impacts related to utilities and service systems. (Sources: 3, 15, 16, 28, 29, 31, 33, 34, 36, 38)

**B. DETERMINATION**

On the basis of this initial evaluation:

- ☐ I find that the Project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the 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 Project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the 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 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.

*Mary Israel*

Signature

July 10, 2025

Date

*Mary Israel, Supervising Planner, County of Monterey  
Housing and Community Development*

**V. EVALUATION OF ENVIRONMENTAL IMPACTS**

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

## VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Less Than Significant			
Except as provided in Public Resources Code Section 21099, would the project:		Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista? (sources: 26, 28, 32, 33, 34, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (sources: 13, 26, 28, 32, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (sources: 13, 26, 28, 32, 33, 34, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (sources: 26, 28, 32, 33, 34, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion/Conclusion:

The Project is located at 2901 Bird Rock Road, Pebble Beach (Assessor's Parcel Number 007-661-005-000). Scenic vistas in the Bird Rock Road area of Pebble Beach include views of the Pacific Ocean.

The Project is located approximately 1.3 miles east of 17 Mile Drive, a scenic corridor. HCD-Planning staff viewed the site from 17 Mile Drive in the site evaluation conducted on August 31, 2022. The site was not visible from 17 Mile Drive due to topography, vegetation and distance. As part of the site evaluation, staff reviewed the staking and flagging and evaluated the Project's potential to conflict with the Design Control district regulations. The immediate neighborhood is residential and almost completely built out. The architectural design is consistent with the neighborhood's design eclectic architecture.

Colors and materials are proposed as a beige-colored stucco body, dark gray roof, dark bronze windows and doors and front with beige/gray stone veneer accents.

Because the Project site is located far back from 17 Mile Drive with screening vegetation and topographic features, staff concluded there are no ridgeline impacts and that the Project's potential visual impacts on public viewsheds will be less than significant.

The Del Monte Forest Land Use Advisory Committee (LUAC) considered the project's conformance with the 2010 General Plan and the design control district in its decisions to recommend approval. Neighbor concerns were addressed regarding construction personnel parking, sensitive habitat protection, tree replacement and driveway size. These concerns were addressed by the architect in the meeting. No neighbor or LUAC member concerns were voiced regarding the architectural design of the structures, colors or materials. The LUAC voted unanimously to recommend the project as proposed (8 ayes, 0 noes, 0 absent).

Title 20 section 21.12.060 - requires that all exterior lighting shall be consistent with the Design Guidelines for Exterior Lighting adopted by the Board of Supervisors pursuant to Title 21 section 21.63.020. The Guidelines require lighting be unobtrusive and constructed or located so that only the intended area is illuminated. In this way, the Project will comply with County's dark night skies policy.

#### **Aesthetics 1(a) – Less Than Significant Impact**

The project is in a developed residential neighborhood and is consistent with other residential development on developed sites within the immediate vicinity.

No project elements would be visible from Highway 1, a designated scenic highway, due to the site's distance from the highway and vegetation between the project site and highway. The segment of 17 Mile Drive located west of the site is a scenic corridor. Views of the Project Site from 17 Mile Drive are primarily limited due to distance.

Because the structure is subordinate to and blended into the environment, is on the portion of the parcel least visible from 17 Mile Drive's public viewing areas and retains existing trees and native vegetation to the maximum extent possible, it complies with Design Control district standards.

The project design is also consistent with existing residential development within the immediate vicinity in terms of color, materials, mass, and height. Through adherence with the County's standard exterior lighting condition of approval, the project shall be consistent with 1982 General Plan and Design Control district requirements. Therefore, as proposed, the project would not have a substantial adverse effect on a scenic vista.

#### **Aesthetics 1(b) – No Impact**

No project elements will substantially damage scenic resources, including trees, rock outcroppings or buildings within a state scenic highway. As discussed above, the proposed development is not near Highway 1.

No historic buildings are impacted by the project, and development is occurring away from rock outcroppings and other scenic features in the project vicinity. Therefore, the project would have no impact on scenic resources.

#### **Aesthetics 1(c) and (d) – Less Than Significant Impact**

As described above, existing topography and vegetation effectively screen the proposed development from Highway 1, the closest designated scenic highway, and major public viewing areas. While the Project will be removing up to 30 trees, the Project will be required to restore/enhance trees/woodlands onsite through cultivation of 15 volunteer Monterey pines and restoration and conservation of Monterey Pine Forest understory.

Prior to occupancy, one naturally occurring Monterey pine tree seedling/sapling will be either protected in place or moved to create a tree line between the structures and neighboring parcel/roadway to balance for all removed living protected tree (15 removed). Therefore, any removal of trees which may make the Project visible will be restored, minimizing impacts. Those to be moved will be maintained ensure to the potential visual impact of the project will be screened (see **Figure 6. Landscape Plan** and **VI.4 Biological Resources** for more information.)

The Project does not entail any nighttime construction-related activities. The Project would include exterior lighting in the form of 10 sconces on the main dwelling and garage and 2 sconces on the ADU. The Project would be required to comply with County Standard Condition of Approval for an Exterior Lighting Plan (Condition No. 6), which includes the requirement for all exterior lighting to not result in excessive illumination or off-site glare. As designed and conditioned, the project would result in a less-than-significant impact to the existing visual character or quality of public views of the site, its surroundings, and the day or nighttime views in the area.

By its design, the Project shall have a less than significant impact on Aesthetic Resources with its natural colors, native landscaping, and the application of a standard County Planning condition of approval enforcing the exterior lighting policy. For these reasons, the Project has a less than significant impact.

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## 2. AGRICULTURAL AND FORESTRY RESOURCES

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (sources: 5, 6, 26)	<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? (sources: 6, 26, 28, 32, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (sources: 11, 26, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (sources: 11, 26, 28, 32, 33, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (sources: 5, 6, 26, 28, 32)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**



Please refer to **Section IV. A Environmental Factors Potentially Affected**. The Project would have no impact on agricultural or forest land resources.

### 3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (sources: 17, 22, 23, 24, 26, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (sources: 22, 23, 24, 28, 32, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations? (sources: 22, 23, 24, 26, 28, 32, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (sources: 34, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion/Conclusion/Mitigation:

The project site is within the North Central Coast Air Basin, ("NCCAB") which is under the jurisdiction of the Monterey Bay Air Resources District ("MBARD"). MBARD is responsible for producing an Air Quality Management Plan ("AQMP") that reports air quality and regulates stationary air pollution sources throughout the NCCAB. The 2012–2015 AQMP for the Monterey Bay region addresses attainment and maintenance of state and federal ambient air quality standards within the NCCAB, which includes unincorporated Pebble Beach. MBARD is also responsible for measuring the concentration of pollutants and comparing those concentrations against Ambient Air Quality Standards ("AAQS"). Additionally, MBARD monitors criteria pollutants to determine whether they are in attainment or not in attainment. **Table 3-1 Attainment Status for the NCCAB** illustrates the attainment status for criteria pollutants.

**Table 3-1**  
**Attainment Status for the NCCAB**

Pollutant	State Designation	Federal Designation
Ozone (O <sub>3</sub> )	Nonattainment – Transitional	Attainment

**Table 3-1  
Attainment Status for the NCCAB**

Pollutant	State Designation	Federal Designation
Inhalable Particulates (PM <sub>10</sub> )	Nonattainment	Attainment
Fine Particulates (PM <sub>2.5</sub> )	Attainment	Attainment
Carbon Monoxide (CO)	Monterey Co. – Attainment	Attainment
	San Benito Co. – Unclassified	Attainment
	Santa Cruz Co. – Unclassified	Attainment
Nitrogen Dioxide (NO <sub>2</sub> )	Attainment	Attainment
Sulfur Dioxide (SO <sub>2</sub> )	Attainment	Attainment
Lead	Attainment	Attainment

Source: Monterey Bay Air Resources District, 2017. 2012 – 2015 Air Quality Management Plan

MBARD has set air quality thresholds of significance for the evaluation of projects. **Table 3-2 Thresholds of Significance Construction Emissions** illustrates the thresholds of significance used to determine if a project would have a significant air quality effect on the environment during construction.

**Table 3-2  
Thresholds of Significance Construction Emissions**

Pollutant	Threshold of Significance (lbs./day)
Nitrogen Oxides (NO <sub>x</sub> )	137
Reactive Organic Gases (ROG)	137
Respirable Particular Matter (PM <sub>10</sub> )	82
Fine Particulate Matter (PM <sub>2.5</sub> )	55
Carbon Monoxide (CO)	550

Source: Monterey Bay Unified Air Pollution Control District, 2016. Guidelines for Implementing the California Environmental Quality Act.

In addition to these thresholds, MBARD has also determined that a significant short-term construction generated impact would occur if more than 2.2 acres of major earthmoving (i.e., excavation) per day was to occur. Activities associated with this threshold include excavation and grading. For projects that require minimal earthmoving activities, MBARD has determined that a significant short-term construction generated impact would occur if more than 8.1 acres per day of earthmoving was to occur.

**Table 3-3 Thresholds of Significance Operational Emissions** illustrates the thresholds of significance used to determine if a project would have a significant air quality effect on the environment during operation.

**Table 3-3  
Thresholds of Significance Operational Emissions**

Pollutant	Threshold of Significance (lbs./day)
Nitrogen Oxides (NO <sub>x</sub> )	137
Reactive Organic Gases (ROG)	137
Respirable Particular Matter (PM <sub>10</sub> )	82
Fine Particulate Matter (PM <sub>2.5</sub> )	55
Carbon Monoxide (CO)	550

Source: Monterey Bay Unified Air Pollution Control District, 2016. Guidelines for Implementing the California Environmental Quality Act.

CARB defines a sensitive receptor as children, elderly, asthmatic and others who are at high risk of negative health outcomes due to exposure to air pollution. Pursuant to California Health and Safety Code Sec. 42705.5, a sensitive receptor includes hospitals, schools, day care centers and such locations as the district or state board may determine. MBARD similarly defines sensitive receptors and adds that the location of sensitive receptors be explained in terms that draw a relationship to the project site and potential air quality impacts. The nearest sensitive receptor (e.g., residence, health care center, visitor serving accommodations) is located approximately 40 ft to the west of the Project site and is a residence.

**Air Quality Impact (a) No Impact:** CEQA Guidelines Sec. 15125(b) requires evaluation of a project for consistency with applicable regional plans, including the AQMP. The most recent MBARD update was the 2012 – 2015 AQMP and was adopted in March 2017. This plan addresses attainment of the State ozone standard and Federal air quality standards. The AQMP accommodates growth by projecting growth in emissions based on population forecasts prepared by the Association of Monterey Bay Area Governments (“AMBAG”) and other indicators. Consistency determinations are issued for commercial, industrial, residential and infrastructure related projects that have the potential to induce population growth. A project is considered inconsistent with the AQMP if it has not been accommodated in the forecast projects considered in the AQMP.

The Project consists of the construction of an approximately 2,340 square foot (sf) one-story single-family dwelling and an attached 740 sf two-car garage, 200 sf covered porch, a 66 sf balcony, a 225 sf gazebo, and a 575 sf ADU. Site improvements include approximately 3,200 sf of driveway (pervious pavers), and 475 impervious patio and walkway requiring a total of 550 cubic yards of grading (320 cut, 230 fill) and removal of up to 30 living and dead/dying trees.

The Project does not induce substantial population growth or result in the need for additional residential development beyond what currently exists. The current regional growth forecast was adopted on June 15, 2022. The regional growth forecast does not evaluate individual areas of unincorporated Monterey County and therefore growth projections for Pebble Beach are combined under *Unincorporated*.

The population within the Project area is anticipated to increase by 6,317 persons between 2015 and 2045, representing a 6-percent increase. The Project would not induce substantial population growth either directly or indirectly beyond what was forecasted. Therefore, the Project would not conflict with or obstruct an applicable air quality plan. For these reasons, no impact would occur.

**Air Quality Impact (b-d) Less than Significant:** The MBARD 2016 CEQA Air Quality Guidelines contain standards of significance for evaluating potential air quality effects of projects subject to CEQA. According to MBARD, a project would violate an air quality standard and/or contribute to an existing or projected violation if it would emit (from all sources, including exhaust and fugitive dust) more than:

- 137 pounds per day of oxides of nitrogen (NO<sub>x</sub>),
- 137 pounds per day of reactive organic gases (ROG),
- 82 pounds per day of respirable particulate matter (PM<sub>10</sub>),
- 55 pounds per day of fine particulate matter (PM<sub>2.5</sub>) and

- 550 pounds per day carbon monoxide (CO).

*Construction impacts-* According to MBARD's criteria for determining construction impacts, a project would result in a potentially significant impact if it would result in 8.1 acres of minimal earthmoving per day or 2.2 acres per day with major grading and excavation. This Project's construction will temporarily disturb a 0.27 acre area. Construction requires equipment such as tractors, backhoes, excavators, loading trucks and pickup trucks, with construction related emissions coming from sources such as exhaust or fugitive dust. Construction will not, however, exceed MBARD's significance criteria. Grading and excavation-related activities occurring over several days, would not exceed MBARD's daily ground-disturbing thresholds for excavation (2.2 acres per day) or grading (8.1 acres per day).

The Project will implement standard construction Best Management Practices ("BMPs") related to dust suppression e.g. watering active construction areas, prohibiting grading activities during periods of high wind (over 15 mph), covering trucks hauling soil, covering exposed stockpiles, etc.) thereby further ensuring temporary construction-related effects are minimized. For these reasons, project construction Project would have a less than significant impact on air quality.

*Operational Emissions -* The Project could result in operational emissions but will not result in a significant impact. Operational emissions will not exceed an applicable MBARD threshold of significance. The Project will be used for residential uses consisting of a single-family dwelling and an accessory dwelling unit. The Project will be constructed in accordance with contemporary building standards.

*Solar Arrays -* The Project includes rooftop solar arrays as required by California law (effective 2020) for new housing construction.

*Vehicle Trip Emissions -* Additionally, operational emissions generated by vehicle trips would be minimal. As discussed in Section IV.A Transportation, the Project would generate new daily trips but would not exceed the daily threshold of 110 trips as set by the Office of Planning and Research ("OPR"). For these reasons, operational emissions associated with the Project would not exceed an applicable MBARD threshold of significance. The Project would result in a less than significant impact to air quality during operation.

The nearest sensitive receptor is a single-family dwelling, located approximately 40 feet west of the Project. As discussed, Project construction would generate air quality impacts. Any temporary impacts will not exceed MBARD thresholds. Therefore, Project impacts are less than significant. Project construction could generate temporary odors from construction equipment (e.g., diesel exhaust) which could be noticeable at times to residences, visitors and others in the Project vicinity. However, construction-generated odors will be temporary and not create objectionable odors affecting a substantial number of persons. This represents a less than significant impact.

Through application of standard MBARD BMPs, along with County Building Services construction plan review and inspection, the Project will have a less-than-significant impact on Air Quality.

4. BIOLOGICAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (sources: 2, 21, 26, 28, 33, 34, 35)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (sources: 2, 21, 26, 28, 33, 34, 35, 40)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (sources: 2, 21, 26, 28, 33, 40)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (sources: 2, 21, 28, 43)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (sources: 2, 21, 28, 31, 32, 34, 35)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (sources: 2, 21, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

A biological resources assessment evaluating the Project's potential construction and operation impacts was prepared for the site by Fred Ballerini - *Biological Assessment of Wilkins Residence APN 007-661-005*, "dated October 5, 2022 and *WILKINS: Biological Assessment Spring Survey Addendum (APN 007-661-005) Jan 31, 2024*" (HCD Planning Library Document No. LIB220281),

Frank Ono prepared a forest resources assessment for the Project. The assessment, *Revised Tree Assessment/Forest Management Plan, Wilkins Residence (April 3, 2024)*, focuses on the Project's construction impacts.

Consistent with CEQA Guidelines Sec. 15150, findings of these technical analyses are herein incorporated by reference. For a more detailed discussion of the site's biological resources, please refer to the technical reports available for review at the Monterey County HCD-Planning Office located in Salinas, California and online via Accela Citizen Access at <https://aca-prod.accela.com/MONTEREY/Default.aspx>.

### Methodology

*Biological Assessment* - Fred Ballerini conducted spring and summer botanical site surveys of the site on August 18, 2022 and April 20, 2023. These surveys focused on identification of sensitive habitat and potential rare species and habitat. Field surveys were conducted within blooming/identification periods for special-status plant species. To determine the site's suitability to support any special-status species, the biologist used and reviewed the existing vegetation and personal knowledge of the habitat conditions. The site was traversed on foot to identify botanical resources and habitat conditions. Data sources included Federal, State and local databases, manuals and maps.

The biological resource assessment discovered that the site supports an intact Monterey Pine Forest and a fragmented area of Central Maritime Chaparral (approximately 1,100 sf).

The California Department of Fish and Wildlife (CDFW) consider these Environmentally Sensitive Habitats (ESHA). ESHA are habitats that support special-status species, provide important habitat values for wildlife, represent areas of unusual or regionally restricted habitat types and/or provide high biological diversity.

The ESHA on this parcel supports the rare species of pine rose (*Rosa pinetorum*) (4 clusters ranging from 4 to 60 stems), small leaf lomatium (approximately 71 plants) and the federally-endangered Yadon's piperia (*Piperia yadonii*) habitat.

*Forest Resources* - the updated Tree Resource Assessment Management Plan prepared by Frank Ono (dated April 3, 2024 (LIB210266)), evaluated potential impacts associated with the Project's construction and operation. Frank Ono conducted site inspections on May 1, 2020.

This assessment inspected and inventoried 60 trees growing within or adjacent to the development area. The arborist found the site to be forested with tall, unstable Monterey pine trees ranging from poor to fair health and health with questionable stability due to what was termed "thin soil and over-saturation." Winter storms has caused several tree failures.

For this development, 30 trees are required for removal, 29 meet "Protected" criteria (Title 21 section 21.64.260 - Preservation of oak and other protected trees), 3 are "Landmark" Monterey Pine trees. The majority of the trees are either already fallen down or standing dead. Therefore, the arborist found that they would meet the County's criteria for hazardous trees and their removal will ensure the safety of the construction crew and the Project as a whole.

"Protected" tree criteria is defined as trees 6 inches or more as measured diameter at breast height ("dbh") of any tree included in the area's native tree list. "Protected" oak trees are those which measure 6 inches or more at a height of 2 feet above ground. "Landmark" trees are trees of any native species 24 inches or more in diameter dbh; Landmark oaks are 24 inches diameter (measured two feet above the ground).

"Hazardous" tree criteria is defined by HCD as a tree that is endangering the safety of persons (property owner(s), neighbors, general public ...), structures (single family dwelling) or public-use areas (roads, side-walks...). The condition status of a tree can range from healthy to already down, yet if there is no specific hazard target, then there is no hazard. Following this criteria, a qualified arborist designates trees as hazardous.

In the follow-up review of the Monterey pine stand after the stormy 2023 winter, the arborist found only 15 (13 Monterey pines and two Coast live oaks) alive and standing from the original number estimated for removal within the proposed construction footprint.

The remainder of the 30 trees proposed for removal include 1 unprotected acacia tree, 13 dead Monterey pine, including 3 landmark trees, and 2 dead Coast live oak trees. Given light by the many older tree failures, natural recruitment had provided approximately 45 Monterey pine seedlings and saplings onsite. The existence of these seedlings and saplings proves valuable for the ability to use them on the site to replace the trees proposed for removal due to site construction.

Maritime Chaparral: The biological resource assessment determined the site supports small areas of maritime chaparral, characterized by the presence of shaggy bark manzanita (*Arctostaphylos tomentosa*). Other manzanita may also be present in addition to this endemic evergreen shrub, but fire controls on the parcel reduced them to basal stumps beyond identification.

The chaparral is located in the central portion of the parcel. Other plant species in the chaparral include Huckleberry (*Vaccinium ovatum*), sticky monkey-flower (*Diplaucus aurantiacus*), poison oak (*Toxicodendron diversilobum*) and pine rose (*Rosa pinetorium*).

Project development will cause the loss of approximately one third of the Monterey pine woodland understory on the project site:

- driveway development impacts will result in the removal of approximately 1,100 sf of maritime chaparral containing 24 shaggy bark manzanita plants
- ADU development impacts will result in the removal of 600 sf of mostly exotic annual grasses and may temporarily impact smaller patches of maritime chaparral.

### Special-Status Plant Species

“Species of concern” include those listed by either the Federal or State resource agencies as well as those identified as rare by California Native Plant Society (“CNPS”) - List 1B. The biologist conducted a search of the CNPS and California Natural Diversity Database (“CNDDDB”), identifying several species of concern within the greater Project area.

During site visits, the biologist confirmed the presence of Yadon’s piperia (*Piperia yadonii*) along the northern portion of the property. Yadon’s piperia is an endangered orchid, federally listed as an Endangered species, listed as a State Rare plant (rank 1B.1 Rare, threatened, or endangered in California). See Figure 9.

Figure 9. Image from biological report addendum by Fred Ballerini, April 15, 2024 (source: 2).



General location of ADU structure in yellow outline. Flagging represents piperia locations.



Additionally found within the proposed development area are two special status species of the Monterey Pine Forest Understory were positively identified: pine rose (*Rosa pinetorium*), a California Rare Plant Ranked (CRPR) 1B.2 species, and small leaved lomatium (*Lomatium parvifolium*), a CRPR 4.2 species.

#### Tree Replacement

Instead of recommending replanting the County's standard replacement ratios (1:1 ratio with saplings from a nursery), the arborist concluded that the site is abundant with natural recruitment with over 45 viable Monterey pine seedlings/saplings, a superior alternative replacement.

These saplings shall be protected with fencing prior to construction activity and maintained until the construction is finalized. A Final Forest Management Plan shall be prepared to ensure relocation of at least 13 of the existing on-site Monterey pine seedlings/saplings. To ensure survival and viability of those 15 replacement Monterey pine trees, the Forest Management Plan shall include a five year maintenance plan.

The arborist recommended that a standard formula for spacing thinning of stems in a healthy stand be followed. The Forest Management Plan may require occasional deep watering twice monthly during the late spring, summer, and fall during the first two years should the site experience drought conditions.

The arborist did not recommend replanting the coast live oaks.

#### Fuel Management

A Fuel Management Plan will be prepared to control wildfire fuels within 100 ft from all structures.

Pursuant to standard County regulations, the Fuel Management Plan, implemented to reduce wildfire risk while minimizing impacts on biological resources shall include the following:

##### Zone 1 – Extending 30 ft from all structures

1. Remove all dead plants, grass and weeds.
2. Remove dead or dry leaves and pine needles from yard, roof and rain gutters.
3. Remove branches that hang over roof and keep branches 10 ft away from chimney.
4. Trim dead portions of tree limbs within 10 ft from the ground.
5. Remove or prune flammable plants and shrubs near windows.
6. Create separation between trees, shrubs and items that could catch fire such as patio furniture, wood piles, etc.
7. Trim trees regularly to keep branches a minimum of 10 ft from other trees. Review by Project Arborist.
8. Trim all limbs within 6 ft of the ground.
9. Remove all cut material or chip and spread on site.
10. Provide and maintain, at all times, a screen over all every chimney outlet and stove pipe attached to a fireplace.
11. Post house numbers per Cypress FPD requirements.

##### Zone 2 – Extending 100 ft from all structures

1. Manage vegetation in defensible spaces in a manner sensitive to the biological resources and compatible with CAL FIRE guidelines.

2. To reduce the fire ladder to the tree canopy, maintain a low (12-18 in tall) understory of native vegetation.
3. Trim tree limbs within 6 ft of ground.
4. Remove tree limbs up to 10 to 15 ft where necessary to create vertical space between bushes and trees per note #3.
5. Leave some logs scattered on bare soil to provide cover for wildlife.
6. Remove fallen dead trees, see Requirement #1, Zone 1 above.
7. Create vertical space between grass, shrubs and trees by thinning undergrowth adjacent to trees and/or pruning trees.
8. On moderate slopes 20-40%, horizontal spacing between bushes should be 4x the height of the bush.
9. All undergrowth thinning, tree pruning and woodland thinning must be performed under the guidance of the Project Arborist in the field.
10. Remove fallen leaves, twigs, bark, cones and small branches.
11. Project shall be inspected for clearances by Cypress FPD.
12. All trimming and tree pruning shall be performed under the guidance of the Project Arborist.
13. Environmentally sensitive areas may require alternative fire protection measures, to be determined by the reviewing agency and the director of planning and building inspection.

**Biological Resources Impact (a), (b) and (d) Less than Significant with Mitigation:** The Project is within the Monterey Pine Forest. There are many species that are endemic to this forest type; the biological resource assessment encountered several within the project site.

The site was found to support three special status species which inhabit Monterey Pine Forest Understory:

- a. Yadon's piperia (*Piperia yadonii*), an endangered orchid, federally listed Endangered species, State Rare plant rank 1B.1 (Rare, threatened, or endangered in California), is found along the northern portion of the property extending into the road right-of-way owned by Pebble Beach Company. In January 2024, the project biologist flagged 479 total piperia on the site with approximately 260 falling on the applicants parcel and the remaining 219 occurring in the road right-of-way. Project construction could result in short-term, temporary direct and indirect impacts to the Yadon's piperia.
- b. Pine Rose (*Rosa pinetorum*), a California Rare Plant Ranked (CRPR) 1B.2 species, Direct impacts to pine rose are anticipated to be 4 clusters ranging from 4 to 60 stems.
- c. Small-leaved lomatium (*Lomatium parvifolium*), a CRPR 4.2 species. Direct impacts to small leaf lomatium are anticipated to be 71 plants.

The Project supports habitats considered "sensitive" by the 2010 General Plan and California Department of Fish and Wildlife for ecological reasons - including maritime chaparral and Monterey Pine Forest. Project construction will result in removal of approximately 1,100 sf of maritime chaparral containing 24 shaggy bark manzanita plants. ADU construction will impact an estimated 600 sf of Monterey Pine Forest understory. Total permanently converted area will be approximately 8,850 sf (4,380 sf impervious and 3,380 sf pervious coverage and approximately 1,100 sf proposed landscaping).

The biologist found potential special-status raptors such as sharp-shinned hawk (*Accipiter striatus*), Cooper's hawk (*Accipiter cooperi*), and white-tailed kite (*Elanus leucurus*) could potentially nest within any of the large Monterey pine trees in the immediate area or in the nearby coastal scrub. Other birds of prey that could nest in the tall Monterey pine trees include red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), great horned owl (*Bubo virginianus*), barn owl (*Tyto alba*), turkey vulture (*Cathartes aura*) and others.

Project construction could result in short-term, temporary direct and indirect impacts to these birds of prey and other nesting bird species (e.g., wildlife harassment or mortality, nest abandonment, habitat loss) associated with construction activities (e.g., soil compaction, noise, dust, vegetation removal, erosion and sedimentation, hazardous material spills and introduction and spread of non-native, invasive species).

**Mitigation Measure BIO-1: AVOIDANCE OF SPECIAL STATUS MONTEREY PINE FOREST UNDERSTORY SPECIES**

The Biological Report by Fred Ballerini, "*Biological Assessment of Wilkins Residence APN 007-661-005*," dated October 5, 2022 and "*WILKINS: Biological Assessment Spring Survey Addendum (APN 007-661-005) Jan 31, 2024*" (HCD Planning Library Document No. LIB220281) concluded that special status species which inhabit Monterey Pine Forest Understory are known to occur within the subject parcel.

Project recommendations include installing exclusionary habitat protection fencing to prevent construction impacts. Prior to issuance of construction permits for grading and/or building, the owner/applicant shall incorporate a note on all construction plans (for building and grading) that the project shall comply with the specifications related to habitat protective fencing contained in the Biological Report by Fred Ballerini, project biologist, "*Biological Assessment of Wilkins Residence APN 007-661-005*," dated October 5, 2022 and "*WILKINS: Biological Assessment Spring Survey Addendum (APN 007-661-005) Jan 31, 2024*" (HCD Planning Library Document No. LIB220281).

**Mitigation Monitoring Action No. 1.a:** Include the biological resources note indicated in MM BIO-1 on all construction permit plans.

**Mitigation Monitoring Action No. 1.b:** Include the locations of exclusionary habitat protection fencing on construction permit plans (plans should be reviewed by a qualified biologist prior to submitting to HCD).

**Mitigation Monitoring Action No. 1.c:** Install exclusionary habitat protection fencing as indicated on the construction permit plans to prevent construction impacts.

**Mitigation Measure BIO-2: ENHANCEMENT/RESTORATION OF IMPACTED MONTEREY PINE FOREST**

To mitigate for the loss of approximately one third of Monterey pine woodland understory on the project site, the following Enhancement/Restoration shall be require:

- A. Eradicate majority of non-native grasses, weeds and introduced landscape plants from the property. These were noted by the project biologist to be significant on the eastern portion of the property in 2022 but may expand because of construction and tree removal.

- B. Restore the approximately 8,000 sf area on the eastern portion of the property using the dominant native species present on project site consistent with the recommendations in the Biological Report by Fred Ballerini, project biologist, "*Biological Assessment of Wilkins Residence APN 007-661-005,*" dated October 5, 2022 and "*WILKINS: Biological Assessment Spring Survey Addendum (APN 007-661-005) Jan 31, 2024*" (HCD Planning Library Document No. LIB220281).
- a. The plan is to include:
- i. responsible parties,
  - ii. planting stock,
  - iii. plant list,
  - iv. quantities,
  - v. sizes,
  - vi. planting schedules,
  - vii. site preparation,
  - viii. maintenance activities,
  - ix. maintenance schedule,
  - x. performance standards,
  - xi. final success criterion,
  - xii. monitoring program

An annual report on Restoration/Enhancement and Preservation Areas shall be prepared for each year of a five year monitoring period.

For each annual report, a biologist shall visit the site to verify that native plant habitat with less than 10 percent non-native species is maintained on the property. When the monitoring period is closed, the owner shall continue to prevent invasive non-native plant species from colonizing.

Special status species inhabiting Monterey Pine Forest Understory are known to occur within the subject parcel: pine rose (*Rosa pinetorum*), a California Rare Plant Ranked (CRPR) 1B.2 species and small-leaved lomatium (*Lomatium parvifolium*), a CRPR 4.2 species.

Direct impacts to pine rose are anticipated to impact 4 clusters ranging from 4 to 60 stems. Direct impacts to small leaf lomatium are anticipated to impact 71 plants.

Prior to issuance of construction permits for grading and/or building, the owner/applicant shall ensure that any pine rose and small leaved lomatium within the planned hardscape areas are collected and replanted on the property by a qualified biologist.

If the replanted special status species are not successfully replanted, the project biologist shall note that in the Quarterly report and, prior to the next quarterly report, additional new native planting will be done. Transplanted and new individuals shall be incorporated into an adaptive Enhancement/Restoration Area Plan (E/RAP) consistent with the Biological Report by Fred Ballerini, project biologist, "*Biological Assessment of Wilkins Residence APN 007-661-005,*" dated October 5, 2022 and "*WILKINS: Biological Assessment Spring Survey Addendum (APN 007-661-005) Jan 31, 2024*" (HCD-Planning Library Document No. LIB220281).

The project arborist noted proposed removal of 30 protected trees. Of these, 15 trees (13 pines and two oaks) are alive, the rest are dead.

The arborist concluded that the site is abundant with natural recruitment of over 45 viable Monterey pine seedlings/saplings, so rather than recommending replanting the Monterey Pine on the site in one-to-one replacement ratio of nursery plants, the arborist will direct the use of the existing onsite seedlings/saplings for use to “replace” (or restore) the removed trees. Transplanted saplings/seedlings shall be protected with fencing prior to construction activity with the fencing maintained until the construction is finalized.

**Mitigation Monitoring Action No. 2.a:** Eradicate no less than 80% of non-native grasses, weeds and introduced landscape plants from the Wilkins property.

**Mitigation Monitoring Action No. 2.b:** The owner/applicant shall incorporate a restoration/landscape graphical plan into the construction plan set consistent with the recommendations of the project Biological Report (HCD Planning Library Document No. LIB220281) and, the Arborist Report (HCD Planning Library Document No. LIB210266).

The plan sheet(s) shall be reviewed and certified by a qualified biologist and arborist prior to submittal to HCD-Building Services. Compliance actions contained in the Biological Report include Monterey Pine woodland understory restoration through collecting special status species within the planned hardscape areas and replanting them within the restoration area. The E/RAP shall indicate where the special status species are anticipated to be taken from and the location to which they shall be planted. Protective fencing around the Monterey Pine seedlings/saplings, maritime chaparral, and the proposed restoration area shall be shown on all appropriate sheets of the construction plan set.

**Mitigation Monitoring Action No. 2.c:** Prior to final inspection, the property owner/applicant shall restore the impacted habitat as per the approved E/RAP. The E/RAP shall incorporate transplanting special status species onsite.

A letter report, prepared by the project arborist, shall be submitted to HCD-Planning for review and approval. The report shall confirm that the Tree Protection Standards included in the Tree Resource Assessment Management Plan, prepared by Frank Ono dated April 3, 2024, have been implemented and that the retained trees are in a healthy, growing condition. If any decline in health that is attributable to the construction is noted, additional trees should be planted on the site using, if still available, the onsite existing seedlings/saplings.

**Mitigation Monitoring Action No. 2.d:** Monitoring and reporting of MMA Nos. 2a-2c shall occur four times a year for five full years after completion of the project (i.e. construction of the home).

A qualified biologist shall maintain, monitor and report to HCD-Planning, as stipulated in the Mitigation and Monitoring Plan.

An intermediate performance standard shall be measured at 100 percent survival of the planted Monterey pine forest understory plants in the fall of year 1 and 2. The final success criterion is 100

percent survival on 15 naturally recruited Monterey pine saplings and 80 percent on understory in year 5. If naturally recruited Monterey pine saplings do not survive, Applicant/Owner shall replant with native stock to meet the tree replacement required by Monterey County Codes (1:1 replacement).

When the monitoring period is closed, the owner is expected to maintain the native understory on the undeveloped areas by weeding to prevent invasive non-native plant species from colonizing. This is also memorialized by a standard Planning Condition of Approval for Notice of Report.

**Mitigation Measure BIO-3: PRE-CONSTRUCTION MEETING TO ENSURE SPECIAL STATUS SPECIES PROTECTIONS**

Special status species which inhabit Monterey Pine Forest Understory are known to occur within the subject parcel. To protect those species to the highest extent possible, prior to the commencement of any construction activities, a pre-construction meeting shall be held on the site.

Timing of the meeting may be after the removal and transplanted of pine rose and small leaf lomatium as described in MM BIO-2 and any necessary transplanting and protection measures of Yadon's piperia and as described in MM BIO-4. The preconstruction meeting shall be facilitated by the owner or agent of the project. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, and the owner/applicant. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. A report of this meeting including date of meeting, content reviewed and list of attendees, shall be submitted to HCD-Planning, within five business days of the preconstruction meeting date.

**Mitigation Monitoring Action No. 3.a:** Before construction begins, a pre-construction meeting shall be held on the site.

**Mitigation Monitoring Action No. 3.b:** A report of this meeting including date of meeting, content reviewed and list of attendees, shall be submitted to HCD-Planning, within five business days of the preconstruction meeting date.

**Mitigation Measure BIO-4: YADON'S PIPERIA**

Yadon's piperia (*Piperia yadonii*), an endangered orchid, federally listed Endangered species, State Rare plant rank 1B.1 (Rare, threatened, or endangered in California), is found along the northern portion of the property extending into the road right-of-way owned by Pebble Beach Company. In January 2024, the project biologist flagged 479 total piperia on the site with approximately 260 falling on the applicants parcel and the remaining 219 occurring in the road right-of-way.

To reduce the proposed construction's impacts to the Yadon's piperia to a less than significant level, effective protection and conservation of approximately 437 (or more if more are present) individual Yadon's piperia plants is required.

Prior to construction permit issuance, a qualified biologist shall inform the appropriate contact within United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW, CEQA office) of the most current siting and count estimates of the Wilkins site's population and the proposed onsite protection in a "Yadon's piperia Protection Plan" (YPPP).

The YPPP shall include:

- a) protection before, during, and after construction (MM No 1),
- b) a low barrier to ensure inhabitants do not trample individual plants during use phase of the project, and
- c) establishment of a Conservation and Scenic Easement.

If the USFWS and/or CDFW propose a more effective option either during public draft review of the IS/MND or prior to project permitting, the agencies' expressed actions (in writing) shall be adopted as modification to this measure. If written communication indicates a need for greater protection but does not present specific directions, the project biologist and County shall meet and confer with the regulating agency staff to capture in writing the agency's modifications to MM BIO-4. Written modification to MM BIO-4 shall be included in the draft Mitigation Monitoring and Reporting Plan for PLN200316 to be reviewed for decision by the appropriate County authority.

**Mitigation Measure Action No. 4.a:** A qualified biologist shall prepare a plan for onsite protection of the Yadon's piperia population. This Yadon's piperia Protection Plan (YPPP) shall incorporate the most current restoration biology practices for native orchids. Applicant/Owner shall make the YPPP available to HCD-Planning for review and approval prior to the pre-construction meeting indicated in MM BIO- 3.

**Mitigation Measure Action No. 4.b:** A qualified biologist shall monitor for survival, recruitment, and population dynamics for five years. Applicant/Owner or project biologist shall send electronic copy of the monitoring reports to HCD-Planning for review and approval within one month of every 4th quarter for the monitoring period.

**Mitigation Measure Action No. 4.c:** If the Yadon's piperia population expands to areas outside of the low barrier within the five-year monitoring period, a qualified biologist shall oversee the adjustment to the low barrier to include them or the installation of a separate smaller barrier to protect the individual(s).

When the monitoring period is closed, the owner is expected to maintain the YPPP in perpetuity, including the inclusion of the area in the required Conservation and Scenic Easement.

The owner shall prevent invasive non-native plant species from colonizing where Yadon's piperia are known to inhabit. This is also memorialized by a standard Planning Condition of Approval for Notice of Report.

**Condition No. 5. NESTING BIRD/RAPTOR SURVEYS.** The biologist found potential special-status raptors such as sharp-shinned hawk (*Accipiter striatus*), Cooper's hawk (*Accipiter cooperi*), and white-tailed kite (*Elanus leucurus*) could potentially nest within any of the large Monterey pine trees in the immediate area or occupy the nearby coastal scrub.

Other avian species could be nesting in trees that are proposed for removal. The disturbances caused by vegetation clearing and other construction activity have the potential to harm the identified special status species.

To avoid impacts to special status nesting birds, a qualified biologist shall perform pre-construction nesting bird surveys no more than one week before scheduled start of any construction phase that is scheduled to start between February 1 through September 15.

The nesting survey, performed by a qualified biologist, shall cover the project site and adjacent areas. If active nests are observed, the nest site shall be flagged and a buffer established to prevent nest failure. The buffer widths shall be determined by the qualified biologist, based on species, site conditions and anticipated construction activities. In no case shall the buffer for special-status raptors be less than 350 feet. Other nesting birds shall have buffers between 50 and 350 ft, depending on the species' sensitivities pursuant to current avian biology/ecology literature.

Active nests shall be monitored at a frequency determined by the monitoring biologist, but no less than once per week, until the nestlings have fledged. If any construction activities appear to be interfering with nest maintenance (e.g., feedings and incubation), the buffers shall be enlarged or nearby construction activities postponed, until the young have fledged, as determined by the qualified biologist.

**Condition No. 5 Monitoring Action:** Prior to the issuance of any construction permit, Applicant/Owner shall submit a contract Scope of Work to HCD – Planning for review and approval demonstrating Applicant/Owner has retained a qualified biologist to conduct preconstruction nesting bird surveys meeting the requirements of this condition.

Within 30 days of construction start, the project biologist shall submit a memorandum describing the results of the preconstruction survey to state and federal agencies (if required) and HCD – Planning for review and approval.

Subject to these mitigation measures and one standard condition of approval, the Project will not have a substantial adverse effect directly or indirectly through habitat modifications on any species identified as candidate, sensitive, or special status; nor will the Project have a substantial adverse effect on any native resident or migratory fish or wildlife species. Implementation of Mitigation Measures **BIO-1** through **BIO-4** and Condition No. 5 will reduce potential impacts to the species and sensitive communities discussed above to a less than significant level.

**Biological Resources Impact (c) Less than Significant:** The Project will not have a substantial adverse effect on any riparian habitat, wetlands, or other sensitive natural communities. No riparian habitat or wetlands were identified within the Project site. The Project will not have a substantial adverse effect on state or federally protected wetlands as none exist within the Project site.

Potentially adverse indirect impacts may occur through erosion, sedimentation and introduction of hazardous materials. To minimize construction-generated water quality impacts, the contractor/engineer shall implement standard construction BMPs and is required to comply with Monterey County requirements for water-quality impacts. Additionally, project design Project shall direct drainage away from structures, septic systems and away from steep slopes and utilizing dispersion trenches and other energy reducing features for reducing runoff and erosion (**Section VI.10 Hydrology and Water Quality**).



**Biological Resources Impact (e) Less than Significant with Mitigation:** The Project, as mitigated, will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The Project site includes maritime chaparral and Monterey Pine Forest, designated as sensitive resources in the General Plan. Implementation of mitigation measures and standard conditions of approval identified in this study ensure temporary impacts during construction are minimized and protection, restoration and management plans are established and adequately implemented to minimize operational impacts. See Mitigation Measure **BIO-1** through Mitigation Measure **BIO-4** and Condition No. 5, above.

**Biological Resources Impact (f) No Impact:** The Project does not conflict with the provisions of an adopted habitat conservation plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. Development on or within the vicinity of the site is governed by the 2010 General Plan, the GMPAP and Title 21.

Overall, the Project shall have a less than significant impact on Biological Resources through the application of Mitigation Measures **BIO-1** through **BIO-4** and the application of standard County and State conditions of approval, including Condition No. 5.

5. CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? (sources: 18, 26, 28, 32, 33, 36)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (sources: 18, 26, 28, 36, 37)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) Disturb any human remains, including those interred outside of dedicated cemeteries? (sources: 18, 26, 28, 36, 37)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

#### Discussion/Conclusion/Mitigation:

This section presents a discussion of the site's existing setting for cultural resources and an evaluation of potential impacts of the Project on cultural resources. Cultural resources include archaeological resources, historical resources and paleontological resources - defined as follows.

- "Archaeological resources" for this report includes both surficial and buried prehistoric and historic cultural materials.
- Geoarchaeological resources are prehistoric cultural resources that have been buried under sediments due to river flows over time.

- “Historical resources” for this report includes historic building and other structures.
- “Paleontological resources” for this report includes surface and buried fossils containing information about past plants and wildlife.

The analysis of the potential impacts related to cultural resources was based on review of existing published literature and cultural resource reports prepared for development in and immediately adjacent to the site. The professional opinions rendered in these documents are in relation to a review of plans for the site’s construction and grading.

The following 2010 Monterey County General Plan policies pertain to cultural and paleontological resources in private development projects.

Policy OS-6.1: Important representative and unique archaeological sites and features shall be identified and protected for all parcels with undisturbed natural conditions (i.e., ungraded properties), consistent with State Office of Historic Preservation guidelines and definitions employed on a statewide basis, including Phase I, II, and III studies.

Policy OS-6.3: New development proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase I survey including use of the regional State Office of Historic Preservation or the California Native American Heritage Commission’s list of sacred and traditional sites. Routine and Ongoing Agricultural Activities shall be exempted from this policy in so far as allowed by state or federal law.

The following Phase I surveys relate to the Project site: (*HCD-Planning Library Document Nos. LIB170060, LIB170161, LIB200245, LIB200205, LIB140325, LIB170423, LIB160334, LIB170423, LIB160249*). Eight reports have been conducted within 0.5-mile of the Project site. These reports included a variety of regional overviews, site-specific studies, and archaeological surveys for a variety of projects that required ground disturbance. None of these reports identified any resources near the Project site.

**Cultural Resources Impact (a), (b) and (c) Less than Significant:**

There are no known archaeological resources on the site, based on the archaeological reporting for the project area including records search, literature review, and review of the Native American Heritage Commission resources. There are no structures or historic resources on the site based on a field visit on August 31, 2022. The likelihood of paleontological resources is low based on the geology and paleontological sensitivity of the site.

No archaeological resources were identified in the 500-foot radius as a result of the records search. In addition, soils augured on the Project site had medium greyish brown sand of fine to medium-fine gradation, containing few amounts of silty clay within one foot of surface. At approximately one foot below grade the sands were pale in color and contained few to little amounts of silty clay. There were no dark oily soils encountered. As the soils are neither alluvium nor demonstrating coloration typical of prehistoric cultural resource sites, they have a low potential for buried cultural resources (sources: 36, 44).

Although no cultural resources were identified for the Project, there is always the possibility ground-disturbing activities could uncover or adversely affect unknown archaeological sites and resources.

If archaeological resources are uncovered at the site, the Project would be required to implement the HCD-Planning standard Cultural Resources Condition of Approval which requires construction activities to stop until further analysis of the discovery is made.

No Native American human remains or significant cultural resources are known to exist on the project site. If unanticipated human remains are unearthed, California Health and Safety Code, Section 7050.5, requires an immediate stop to construction activity, with no further disturbance to occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to the California Public Resources Code, Section 5097.98.

If the remains are determined to be of Native American descent, the county coroner has 24 hours to notify the Native American Heritage Commission (NAHC), which will determine and notify the most likely descendant. The most likely descendant shall complete inspection of the site and make recommendations to the landowner within 48 hours of being granted access.

The project would also be required to implement Monterey County Condition of Approval PD003(B), prohibiting excavation in the area surrounding the remains until the county coroner and the NAHC, if applicable, are contacted and the remains are treated in accordance with California Public Resources Code, Sections 5097.98–5097.994.

With adherence to existing regulations and the Monterey County Condition of Approval PD003(B), impacts to human remains would be less than significant.

6. ENERGY	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (sources: 26, 28, 31, 33, 34, 35)	<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? (sources: 28, 31, 33, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Please refer to **Section IV.A Environmental Factors Potentially Affected**. The Project will not have an impact on Energy through the application of standard County and State regulations during construction permitting.

7. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause 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? Refer to Division of Mines and Geology Special Publication 42. (sources: 7, 20, 25, 26, 33, 36, 41, 42, 43)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking? (sources: 7, 20, 25, 26, 33, 36, 41, 42, 43)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (sources: 7, 20, 25, 26, 33, 36, 41, 42, 43)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides? (sources: 20, 25, 26, 33, 36, 41, 42, 43)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (sources: 20, 25, 26, 33, 36, 42, 43)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (sources: 7, 20, 25, 26, 33, 36, 42, 43)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. GEOLOGY AND SOILS	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? (sources: 20, 25, 26, 33, 36, 42, 43)	<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? (sources: 20, 25, 26, 33, 36, 42, 43)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (sources: 9, 26, 32, 33, 36, 37, 44)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion/Conclusion/Mitigation:

Grice Engineering prepared a geotechnical investigation for the Project. The investigation, *Geotechnical Report for the proposed Wilkins Residence 2901 Bird Rock Road, Pebble Beach, California A.P.N. 007-661-005-000 (January 10, 2022)*, evaluated potential impacts associated with the Project's construction and operation. Lawrence E. Grice of Grice Engineering conducted a field investigation and collected soil borings to determine near surface and subsurface soil conditions and determine suitability for Project construction.

#### Seismicity and Fault Zones

The geologic structure of central California is primarily a result of tectonic events during the past 30 million years. Faults in the area are believed to be a result of movements along the Pacific and North American tectonic plate boundaries. Movements along these plates are northwest-trending and largely comprised of the San Andreas Fault system. Monterey's complex geology is a result of changes in sea level and tectonic uplifting. Geologic units in the region have been displaced by faulting and folding.

Located at 2901 Bird Rock Road in Pebble Beach, California the project is in the Sawmill Gulch section of the Pescadero Watershed area. The site is relatively flat with no slopes greater than 25 percent. There is a potentially active fault within 660 feet, associated with the Hatton Canyon fault.

#### Soils

According to the Geotechnical Report prepared for this project (Grice, January 2022, LIB220015), the soils include damp and "medium stiff" silty clay observed at 1.5 to 1.75 feet, which continued to a depth of 3.5 to 6 feet. The site borings reached lightly weathered granite between 3 to 6 feet below grade.

Surface soils in the Sawmill Gulch area are primarily silty sand underlain by shallow bedrock and clay layers.

**Geology and Soils Impact (a.i-a.iii) Less than Significant:** The Project is not located within any of the Alquist-Priolo Earthquake Fault Zones established by the Alquist-Priolo Earthquake Fault Zone Act of 1972. However, there is a potentially active fault within 660 feet, associated with the Hatton Canyon fault.

Due to the site's proximity to active and potentially active faults, there is the potential for strong onsite seismic shaking during its design lifetime. Because the Project could be exposed to seismically induced hazards, it will be required to comply with California Building Code seismic design standards and to comply with the project geotechnical report's recommendations.

The report found granite at depths of 3 to 6 feet below natural grade. To preclude differential movement in the foundations, the geotechnician recommended that all foundations be supported in the granite. As a result, potential impacts due to seismic hazards would be minimized. This represents a less than significant impact.

The Project is in an area of low liquefaction susceptibility as identified in the Geotechnical report. Liquefaction and lateral spreading tend to occur in loose, fine saturated sands and in places where the liquefied soils can move toward a free face (e.g., a cliff or ravine). Due to the soil composition and low liquefaction susceptibility, the potential risk of lateral spreading is low.

The potential risk for occurrence of damaging liquefaction would be low during a strong seismic event. This represents a less than significant impact.

**Geology and Soils Impact (a.iv) No Impact:** The Project is in an area of low landslide risk as identified in the Geotechnical Report. The site is relatively flat with no slopes greater than 25 percent. The geotechnical report determined that the Site is suitable for the proposed development from a geotechnical and engineering standpoint.

The Project will be constructed in accordance with the recommendations of the geotechnical report, standard engineering and seismic safety design techniques, thereby minimizing potential impacts. For these reasons, this represents a less than significant impact.

**Geology and Soils Impact (b) Less than Significant with Mitigation:** The area is identified as having moderate erosion hazard rating. Grading and excavation could result in localized erosion on-site. The Project would temporarily disturb soils during construction activities to accommodate the residence, driveway, and associated infrastructure. The Project will implement standard construction BMPs to minimize potential erosion-related effects and will also be required to implement standard erosion control measures during construction. The Project will implement all geotechnical analysis recommendations to further ensure erosion impacts are minimized. All disturbed areas will be revegetated consistent with **Mitigation Measure BIO-2**, which includes monitoring and maintenance of revegetated areas.

The Project will be required to comply with standard County conditions of approval related to grading restrictions, as well as comply with requirements of Monterey County Code Chapter 16.12 Erosion Control and Chapter 16.14 Urban Stormwater Quality Management and Discharge Control. Implementation of standard construction BMPs, in addition to adhering to applicable County code requirements, ensures that impacts will be minimized. For these reasons, this represents a less than significant impact with mitigation.

**Geology and Soils Impact (c and e) No Impact:** The Project is in an area with low liquefaction and low landslide risk. The Project site is not located in a known subsidence zone; and therefore, it is unlikely that the Project would be subject to subsidence-related hazards.

While the site is in a seismically active region with a potentially active fault within 660 feet associated with the Hatton Canyon fault, the geotechnical report did not suggest landslide risk due to the lack of slope and stabilization measures typical for the construction. Because the Project will be constructed in accordance with the geotechnical report recommendations, standard engineering and seismic safety design techniques, no landslide impacts are anticipated.

The Project is not located on an unstable geologic units identified as having potential for an on- or off-site landslide creating a direct or indirect risk to life or property. The project does not include an onsite wastewater treatment system.

**Geology and Soils Impact (d) Less than Significant:** Based on the geotechnical investigation, the site contains silty clay soils and lightly weathered granite at depth. Grice Engineering did not identify any significant geotechnical characteristics that require immediate attention and found the Project site to be suitable for the Project. The Project will be constructed in accordance with the geotechnical report recommendations and applicable building codes. For these reasons, this represents a less than significant impact.

**Geology and Soils Impact (f) No Impact:** Significant paleontological resources are fossils or assemblages of fossils that are unique, unusual, rare, uncommon and diagnostically or stratigraphically important, as well as those that add to an existing body of knowledge in specific areas, stratigraphically, taxonomically, or regionally.

They include fossil remains of large to very small aquatic and terrestrial vertebrates, remains of plants and animals previously not represented in certain portions of the stratigraphy and assemblages of fossils that might aid stratigraphic correlations. Most fossils found in Monterey County are of marine life forms and form a record of the region's geologic history of advancing and retreating sea levels.

A review of nearly 700 known fossil localities within the County was conducted in 2001; 12 fossil sites were identified as having outstanding scientific value. The Project site is not located on or near any of those sites. No impact would occur.

The Project shall have a less than significant impact on Geology and Soils through the application of Mitigation Measure **BIO-2** and the standard County Building Services BMP requirements for grading and construction permits.

8. GREENHOUSE GAS EMISSIONS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (sources: 22, 23, 24, 33, 34)	<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? (sources: 22, 23, 24, 28, 33, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion/Conclusion/Mitigation:

Various gases in the Earth's atmosphere exceed background levels and, in absorbing infrared radiation from the sun, create a warming or greenhouse effect. Scientists have tracked the role of increased atmospheric greenhouse gasses, or GHGs, due to human activity. Solar radiation enters the atmosphere from space and a portion of the radiation is absorbed by the earth's surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation.

GHGs are effective in absorbing infrared radiation, thereby playing a critical role in determining the earth's surface temperature. When GHGs are in excessive levels in the atmosphere, radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect, or climate change, are carbon dioxide ("CO<sub>2</sub>"), methane ("CH<sub>4</sub>"), ozone ("O<sub>3</sub>"), water vapor, nitrous oxide ("N<sub>2</sub>O") and chlorofluorocarbons ("CFCs"). Human-caused emissions of these GHGs exceeding natural ambient concentrations are responsible for the greenhouse effect. In California, transportation is the largest emitter of GHGs.

MBARD has not yet adopted a threshold for construction-related GHG emissions but recommends utilizing thresholds set by neighboring districts (e.g., Sacramento Metropolitan Air Quality Management District ["SMAQMD"]).

SMAQMD adopted an updated threshold based on the 2030 target year in April 2020. According to SMAQMD, a project would result in a significant GHG related impact if the Project would emit more than 1,100 metric tons of Carbon Dioxide equivalent-CO<sub>2</sub>e ("MTOCO<sub>2</sub>e") per year. Operation of a stationary source project will not have a significant GHG impact if the project emits less than 10,000 MTOCO<sub>2</sub>e.

**Greenhouse Gas Emissions (a) Less than Significant:** The Project is in the NCCAB, where air quality is regulated by MBARD. As discussed above, if a project emits fewer than 1,100 MTOCO<sub>2</sub>e per year, its GHG emissions impact would be less than significant. The Project will generate temporary construction



related GHG emissions. Any potential effects from GHG generation during construction would be short-term and temporary.

Project operation will not increase permanent greenhouse gas emissions that may have a significant impact on the environment because of the Project's limited scope. The Project will be constructed in accordance with contemporary building standards and include energy efficient upgrades (e.g., rooftop solar arrays).

The Project will connect to an existing electrical grid managed by Pacific Gas & Electric Company. All Pacific Gas & Electric Company (PG&E) customers within Monterey County are enrolled in Central Coast Community Energy (3CE). 3CE is a locally-controlled public agency providing carbon-free electricity to residents and businesses. Formed in February 2017 as Monterey Bay Community Power and renamed 3CE in September 2020, 3CE is a joint powers authority, and runs the Community Choice Aggregation ("CCA") program (Public Utilities Code § 366.2 et. seq.) for the counties of Monterey, Santa Cruz, San Benito, and Santa Barbara Counties as well as several cities within San Luis Obispo County.

In Monterey County, 3CE partners with PG&E, which continues to provide billing, power transmission and distribution, customer service, grid maintenance services and natural gas services to residents, commercial facilities and agriculture. 3CE's standard electricity offering is carbon free and has progressed on a pathway toward 100% renewable sources by 2030. As of February 2022, 3CE's residential power is classified as 34 percent renewable. Therefore, the local power system is reducing emissions.

The Project, consisting of a single-family dwelling unit, attached garage, and a detached ADU with associated site improvements, will result in minimal additional traffic increases once operational (**Section IV. A Transportation**). Therefore, there are no significant impact generated by operational emissions associated with traffic-related impacts; the Project will not create a substantial increase in traffic impacts near the Project vicinity. For these reasons, the Project will result in a less than significant impact to GHG emissions during operation.

**Greenhouse Gas Emissions (b) Less than Significant:** Monterey County does not currently have an adopted GHG reduction plan with numerical reduction targets for individual uses and developments. As described above, the Project is not expected to generate GHG emissions exceeding applicable thresholds. Therefore, the Project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases; Project impacts Project are less than significant.

The Project shall have a less than significant impact on Greenhouse Gasses by design and with the application of the State and County regulations and requirements through construction permitting.

9. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (sources: 12, 14, 33, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? (sources: 12, 14, 33, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (sources: 26, 33, 34)	<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? (sources: 12, 14, 26, 33, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (sources: 26, 33, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (sources: 26, 28, 33, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (sources: 10, 11, 26, 30, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Hazardous materials, as defined by the California Code of Regulations, are substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed, or otherwise managed. Hazardous waste is any hazardous material that is discarded, abandoned, or slated to be recycled. Hazardous materials and waste can result in public health hazards if improperly handled, released into the soil or groundwater, or through airborne releases in vapors, fumes, or dust. Soil and groundwater having concentrations of hazardous constituents higher than specific regulatory levels must be handled and disposed of as hazardous waste when excavated or pumped from an aquifer.

The Hazardous Waste and Substances Site (“Cortese”) List is a planning tool used by the state, local agencies and developers to comply with CEQA requirements related to the disclosure of information about the location of hazardous materials release sites. California Government Code Section 65962.5 requires the California EPA (“CalEPA”) to develop at least annually an updated Cortese List.

Various state and local government agencies are required to track and document hazardous material release information for the Cortese List. There are no hazardous materials release sites in the vicinity of the Project site. Similarly, according to the California Department of Toxic Substances Control’s (“DTSC”) EnviroStor database and State Water Resources Control Board (“SWRCB”) GeoTracker database, there are no open or active cleanup sites in the vicinity of the Project.

**Hazards and Hazardous Materials Impact (a) Less than Significant:** Project construction would entail the use of hazardous materials (e.g., fuel, cleaning materials, etc.). The types and amounts of hazardous materials used will vary according to the type of activity. It is unlikely that construction will create a significant impact due to the routine transport, use, or disposal of hazardous materials because of the Project’s size and the temporary nature of construction.

Hazardous materials shall be handled and stored in compliance with all local, state and federal regulations pertaining to hazardous materials. These safety measures will ensure that impacts would be less than significant.

Project operation could generate surface runoff that may contain urban pollutants from vehicles, including cleaning and maintenance materials, oil, grease and heavy metals. Hazardous materials will be handled and (if needed) stored in compliance with all local, state and federal regulations pertaining to hazardous materials. Any hazardous materials will be limited in quantity and concentrations set forth by the manufacturer and/or applicable regulations. Any hazardous materials will be limited in quantity and concentrations set forth by the manufacture and/or applicable regulations. Therefore, this represents a less than significant impact.

**Hazards and Hazardous Materials Impact (b) Less than Significant:** Project construction and use could generate surface runoff that may contain urban pollutants from vehicles, including oil, grease and heavy metals. Hazardous materials will be handled and (if needed) stored in compliance with all local, state and federal regulations pertaining to hazardous materials. Any hazardous materials would be limited in quantity and concentrations set forth by the manufacture and/or applicable regulations.

The Applicant/Owner shall implement erosion control measures consistent with MCC Chapter 16.12 to minimize potential impacts due to contaminated runoff. Additionally, the Project shall implement

standard BMPs and erosion control measures (e.g., minimize grading, re-vegetate disturbed areas, etc.) that minimize potential impacts associated with the Project. Therefore, this represents a less than significant impact.

**Hazards and Hazardous Materials Impact (c-e) No Impact:** The Project is not located within one-quarter mile of an existing or proposed school. The nearest school is the Pebble Beach campus of the Stevenson School, just over 1 mile away.

The Project site is not listed on any hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The Project is not located within an airport land use plan or within two (2) miles of an airport and will not result in a safety hazard to, or significant noise for people residing or working in the Project area. The nearest airport is the Monterey Regional Airport, 4.25 miles away.

Therefore, no impacts will occur.

**Hazards and Hazardous Materials Impact (f) Less than Significant:** The Project will be accessed via Bird Rock Road which connects to 17 Mile Drive and Congress Road. The Monterey County 2021 Evacuation and Transportation Plan does not identify specific designated evacuation routes because evacuation routes are considered dynamic and change based on the nature and location of an emergency. As a result, all local roadways in the Project's vicinity Project can potentially be utilized as evacuation routes during an emergency.

The Project will generate up to three additional cars on the road, not a significant impact upon emergency response or evacuation plans.

The project will comply with the Monterey County Regional Fire District Fire Prevention safety standards. Safety standards include specific driveway and road turnabout minimum widths and radii which the Project plans illustrate. The Project will not impair implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan. For these reasons, impacts would be less than significant.

**Hazards and Hazardous Materials Impact (g) Less than Significant:** The Project is in a California Department of Forestry and Fire Protection ("CAL FIRE") State Responsibility Area, categorized as a "High Fire Hazard Severity Zone". Structures and people could be exposed to a significant risk of loss, injury or death involving wildland fires. Potential fire hazards during construction could occur in connection with the operation of equipment and other activities, which could cause sparks or other sources of ignition in dry areas. This is a temporary construction impact.

During routine residential use, potential fire hazards due to sparks or sources of ignition could occur. The Project shall comply with fire safety provisions of the California Building Code and Monterey County Code; thereby reducing the risk of damage from wildland fire to the maximum extent practicable. Additionally, the Project shall implement the fuel and vegetation management recommendations

presented in the Fuel Management Plan and create defensible spaces within 30 ft and 100 ft of all structures (**Section VI.4 Biological Resources**). For these reasons, impacts would be less than significant.

The Project shall have a less than significant impact on Hazards and Hazardous Materials by design and with the application of the State and County regulations and requirements through construction permitting.

<b>10. HYDROLOGY AND WATER QUALITY</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? (sources: 4, 17, 20, 34, 36, 38)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (sources: 1, 17, 20, 29, 33, 34, 36, 38)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 or through the addition of impervious surfaces, in a manner which would:				
i)	result in substantial erosion or siltation on- or off-site? (sources: 25, 26, 33, 36)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? (sources: 19, 20, 26, 33, 36)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	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?; or (sources: 20, 26, 33, 36)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	impede or redirect flood flows? (sources: 19, 20, 26, 33, 36)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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**10. HYDROLOGY AND WATER QUALITY**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (sources: 8, 19, 20, 26, 33, 36)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (sources: 4, 17, 29, 33, 34, 38)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The project will convert permeable surfaces to impermeable, which may have less than significant impacts on erosion and drainage. The County has specific policies and regulations to ensure there will be no significant impacts to the environment or surrounding neighborhood due to the proposed development. Drainage will be controlled as to minimize the potential for any flooding on- or off-site.

**Hydrology and Water Quality Impact (a) (c.iii) (c.iv) and (d) – No Impact:**

The project will not violate any water quality standards or waste discharge requirements because it only involves the construction of one single-family residence and associated site improvements on a site zoned for such uses.

In January, 2022, free water was observed (by the geotechnical engineer) between approximately 1 to 2 feet as sheet flow in the topsoil at contact with the underlying clayey horizon. The geotechnical engineer was at the site in the rainy season. The project shall be constructed during dry season months and comply with requirements of Monterey County Code Chapter 16.12 Erosion Control and Chapter 16.14 Urban Stormwater Quality Management and Discharge Control.

Implementation of standard construction BMPs, in addition to adhering to applicable County code requirements, ensures impacts will be minimized. Therefore, the project will not have an impact on groundwater supplies or interfere substantially with groundwater recharge.

The project will not expose people or structures to a significant risk involving flooding. The site is in Federal Emergency Management Agency Flood Zone X, the designation for areas of minimal flood hazard outside the special flood hazard area. The site will be developed but water runoff would not exceed the normal low levels for a single-family dwelling during construction or use. During construction, County codes are applied to the construction phase to ensure runoff reduction.

The residential use is not expected to involve activities associated with increased flooding risks. The project will also comply with Chapter 16.08 requirements, which ensure that temporary construction-related water quality impacts are minimized.

The Project will be required to comply with the drainage policies of MCC Chapter 16.14 Monterey County Stormwater Ordinance and the recommendations of the Project's geotechnical investigation.

The proposed structural development will not create or contribute runoff water exceeding the capacity of existing or planned stormwater drainage systems and will not introduce new sources of polluted runoff or degrade water quality. The plans show water will be collected and retained onsite through an energy dissipater and water will be conveyed into the drain inlet on Bird Rock Road.

As stated previously, the project must comply with County Codes pertaining to grading, erosion control, and stormwater management. These requirements include preparation and submittal of a drainage plan as part of the construction permit plan set to address post-construction requirements and runoff reduction.

To minimize construction-generated water quality impacts, the contractor/engineer shall implement standard construction BMPs. The Project will also be required to comply with County Code Chapter 16.08, ensuring temporary construction-related water quality impacts are minimized.

The Project will be required to comply with the drainage policies of County Code Chapter 16.14 Monterey County Stormwater Ordinance and the recommendations of the Project's geotechnical investigation.

Tsunami and flooding vulnerability on the site is limited. The last tsunami incident was in 2011, when an earthquake off the coast of Japan created large and rapid changes in water level (up to 6 feet) in the Monterey Bay Area.

In January, 2023, atmospheric rivers caused flooding in the lower elevation areas of coastal Pebble Beach. The elevation of the proposed building site is between 102 and 120 feet above mean sea level, so the potential for inundation from a tsunami is low. Therefore, the proposed development will not result in negative impacts related to hydrology/water quality.

**Hydrology and Water Quality Impact (b) and (e) -- Less than Significant:** As discussed, the Project consists of the construction of a single-family dwelling unit, an ADU, and accessory structures and associated improvements. The site is zoned and designated for medium density residential uses; construction of a single-family residence increases water demand for the area, but not more than what is planned for the area as the first single family dwelling on a parcel anticipated for this use.

The Monterey County Environmental Health Bureau reviewed the project application and determined the project complies with applicable ordinances and regulations.

2010 GP Policy PS-3.1 exempts a first dwelling on a vacant parcel from complying with long range sustainable water supply requirements. The 2010 GP EIR's recommended mitigations to address this anticipated build-out were set policies for GP implementation and for County support of regional water supply improvement inter-agency planning efforts. MPWMD has programs underway which address the demand on groundwater for the basins that are the source of water for the Project.

The Project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge nor impede sustainable groundwater basin management. Temporary water use will occur during construction in connection with dust suppression activities. Construction water use will be minimal and will not decrease groundwater supplies or interfere with the process of groundwater recharge.

The owners have a recorded assignment of a portion of MPWMD Water Entitlement and Water Use Permit pursuant to MPWMD Ordinance No. 39. The recorded assignment states the property owners have 0.35 acre-feet per year (AFY).

Water will be used during operation for the single-family residence, ADU, and restoration activities in Monterey Pine Forest for the first three years and on an as-needed basis for fire suppression.

Single-family-related water fixtures include:

- a. one (1) master bathroom with two (1) sinks, one (1) shower, and (1) toilet;
- b. one bathroom with one (1) sink, one (1) toilet and one (1) tub/shower;
- c. one (1) bathroom with one (1) sink and one (1) toilet;
- d. one (1) kitchen sink and one (1) dishwasher and one (1) clothes washer.

ADU-related water fixtures include one (1) kitchen sink, one (1) bathroom with one (1) sink, one (1) tub/shower and one (1) toilet).

MPWMD provides a water usage estimate form pursuant to Rule 24 Water Use Capacity Use Factors that must be filled out with the construction permit. MPWMD determines residential water use by identifying the water fixtures (e.g., sinks, toilets, showers, etc.) and multiplying the fixture unit value by .01 to determine acre feet per year.

The MPWMD draft residential water release form submitted with the planning permit application indicates the Project's residential use would require an estimated 0.21 AFY. The project will have an additional 0.14 AFY for forest resource restoration as needed to establish saplings/native plants.

The Project will result in an increase to groundwater demand, but not a significant impact. Pebble Beach, California is part of the MPWMD service area that primarily relies on two groundwater basins, the Carmel Valley Groundwater Basin (CVGB, approximately 65% of the water used) and the Seaside Groundwater Basin (approximately 30% of the area's water). The CVVGB consists mainly of a shallow alluvial aquifer associated with the Carmel River.

The Seaside Groundwater Basin is a larger, deeper aquifer system composed of three formations: Santa Margarita, Paso Robles, and Aromas Sand/Older Dune. Both the Carmel Valley and Seaside groundwater basins have overdraft issues due to excessive pumping, leading to depleted storage and potentially seawater intrusion in coastal areas.

The Pebble Beach Company has a Wastewater Reclamation Project that treats wastewater and uses it for irrigating their golf courses, reducing the need for potable water and helping conserve the groundwater resources. To balance the water resources that it manages, MPWMD is implementing an Aquifer Storage and Recovery program to enhance groundwater storage by injecting excess winter flows



from the Carmel River into the Seaside basin. Buildout of residences on residentially zoned parcels like the Project are anticipated in the MPWMD water permitting program.

In keeping with MPWMD ordinances, the owners have secured water rights that are the “de minimus” residential water use per lot in the MPWMD regulated area.

AMBAG’s regional growth forecast has anticipated population growth in unincorporated Monterey County; the Project will not induce substantial population growth either directly or indirectly. As a result, the Project will not substantially decrease water supplies or interfere substantially with groundwater recharge. This represents a less than significant impact.

The Project will not conflict with or obstruct a water quality control plan or sustainable groundwater management plan. The Project proposes to use approximately 0.21 AFY water. This represents a less than significant impact.

**Hydrology and Water Quality (c.i) (c.ii)– Less Than Significant Impact:**

As designed and regulated by local policies, the project will not substantially alter the drainage pattern of the site. The proposed residence is sited on slopes less than 25 percent and will limit development of impervious site coverage to approximately 23 percent of the parcel.

Since the existing lot is currently undeveloped with no impervious coverage, there would be a potentially significant increase in pervious coverage impacting existing site drainage. However, the implementation of specific regulations will ensure proper drainage is installed and there will be no significant flooding on site or offsite.

Pervious pavers will cover an additional 17 percent of the parcel. The site’s overall drainage characteristics will be altered but the regulatory environment limits it to a less-than-significant increase erosion or runoff.

Specifically, the project will be required to comply with relevant sections of the Monterey County Code (MCC) pertaining to grading, erosion control, and urban stormwater management (MCC Chapters 16.08, 16.12 and 16.14).

In summary, overall site development creates a less than significant impact because it is subject to current regulations regarding control of drainage and erosion and will be required to address post-construction requirements and runoff reduction.

Project operation could result in water quality effects from hazardous material usage. Potential water quality effects could occur in connection with on-going maintenance activities, use of routine household cleaning products and operation of mechanized equipment (e.g., generator, vehicles).

Like construction-related impacts, operational impacts will be temporary in nature and will not substantially increase potential water quality impacts. Project design will direct drainage away from structures and away from slopes utilizing dispersion trenches, storm drains and gutters for reducing runoff and erosion. For these reasons, any temporary construction-related impacts associated with the Project are less than significant.

The Project shall have a less than significant impact on Hydrology and Water Quality by design and with the application of the State and County regulations and requirements through construction permitting.

11. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community? (sources: 26, 27, 28, 32, 33, 34, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (sources: 2, 4, 18, 21, 26, 27, 28, 32, 33, 34, 35, 36, 37)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion/Conclusion/Mitigation:

The Project lies within the Inland zoning district of Pebble Beach, where the 2010 General Plan and Greater Monterey Peninsula Area Plan (GMPAP) policies and codes apply. The 2010 General Plan identifies the Project's land use as "Rural Density Residential, 4 units per acre."

The "Rural Density Residential" land use category supports low density residential and agricultural development. Development density maximum is 4 units per acre. The Rural Density Residential designation allows for a single-family dwelling and guesthouse, ADU and junior ADU on a lot. The parcel is within the planned residential buildout area of Monterey Peninsula Country Club #4. Special setbacks that apply to both main buildings and accessory buildings in the MPCC areas were created through a blanket variance (ZA00595). The setbacks are:

#### Front

For lots that front on roads over 50 feet in width, the front setback is 15 feet; for all others, the front yard setback is 20 feet (Title 21 section 21.12.060.C.1.a).

#### Side and Rear

The special side and rear setbacks are 10 feet minimum, except for 2nd story side setbacks; those setbacks are 20 feet minimum (Title 21 section 21.12.070.D.3.b).

County of Monterey Inland Zoning Ordinance (Title 21) section 21.12.030.A and N state that a single-family dwelling and an ADU are uses allowed and do not require an Administrative Permit.

Because the Property has a Design Control district overlay, a Design Approval is required.

Design Control zoning districts, pursuant to Title 21 Chapter 21.44, regulate the location, size, configuration, materials, and colors of structures and fences, except agricultural fences, in those areas of the County of Monterey where the design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property.

Any building permit issued for development proposed in a "D" district requires the size, configuration, materials and colors of such structures are approved in a public hearing. After such approval has been obtained, the structures must be constructed substantially in accordance with approval; changes to design and colors and materials require a planning approval, as well.

The project is within both a "B-6" district overlay and a "RES" district.

B-6 zoning district, pursuant to Title 21 Chapter establishes specific regulations for lot size and structure setbacks and provides guidance on subdivisions in areas impacted by public facility constraints. In the B-6 district, lots as shown on the recorded final map or parcel map may not be further subdivided. Lot line adjustments may be allowed. Lot line adjustments which reduce the size of a lot shall require an Administrative Permit. Adjustments of equal areas between lots do not require an Administrative Permit or a variance.

This project does not include a subdivision or lot line adjustment. Setbacks in the B-6 district are specifically set by the ordinance unless otherwise indicated on the final map or parcel map.

In this case, the setbacks were set by the special blanket variance for the Monterey Peninsula Country Club #4 (ZA00595). Therefore, there is no conflict with the B-6 district.

The RES district, pursuant to Title 21 Chapter 21.57 preserves the residential and scenic character of neighborhoods by permitting the parking and use of major recreational equipment to ensure visibility is minimized and incompatibility with adjoining residential land uses is avoided.

No recreational vehicle use or storage is proposed. Therefore, the project does not require review or permitting for the district.

The 2010 General Plan (2010 GP) policies include guidance on natural resources, environmental constraints, human resources, area development and plan implementation. County noise ordinances are included in the Countywide noise ordinance updates.

Issues discussed in the 2010 GP's goals and objectives application to this project include policies focusing on conservation of critical habitat and minimizing impacts to listed species. Key 2010 GP Open Space Policies include OS-5.3, which requires development to be carefully planned to provide for the conservation and maintenance of critical habitat, and OS-5.4, which requires development to avoid, minimize, and mitigate impacts to listed species and critical habitat to the extent feasible. In addition, Title 21 section 21.66.020.C and D provides the regulations and general development standards for development within environmentally sensitive habitats.

2010 GP Open Space Policies OS-5.14, OS-5.16 and OS-5.17 require a Biological Report to be prepared for new development projects and effective long-term maintenance of environmentally sensitive habitats to be provided.

Due to the potential for sensitive, listed spring flowering species to occur on the parcel, Project Biologist Fred Ballerini conducted a Spring survey of the property to supplement the October 2022 Biological Assessment (HCD-Planning Library Document No. LIB220271). Field surveys were conducted from January 30 through November 1, 2023 to target various Monterey Pine Forest understory plant flowering periods. The field surveys identified several additional special status species including small leaved lomatium (*Lomatium parvifolium*), a CRPR 4.2 species, pine rose, and the federally-listed endangered Yadon's piperia (*Piperia yadonii*), a CRPR 1B.1 species. The Addendum identified 260 Yadon's piperia on the northern portion of the Property and 219 plants within the adjacent Pebble Beach Company Road easement along Bird Rock Road.

A Key Water Resources Policy, PS-3.1, states that water quality of the groundwater aquifers shall be protected and new development shall be controlled to a level that can be served by identifiable, available, long term-water supplies. The first single family dwelling on a vacant parcel is exempt from demonstrating compliance. Therefore, the project complies with Policy PS-3.1 through exemption.

GMPAP Policy GMP-3.5 requires a replacement plan for protected living trees that are proposed for removal to accommodate development. GMPAP Policy GMP-3.9 requires development impacts to avoid biologically significant areas. GMPAP Policy GMP-3.4 requires the use of design elements and landscaping to integrate the development with the natural environment and soften visual impacts.

As discussed in VI.4 Biological Resources, the project includes removal of living, dying and dead trees which shall total up to 30 trees. GMPAP Policy GMP-3.5 established Monterey pine as a protected tree in the Greater Monterey Peninsula Planning Area and states that an ordinance shall be developed to identify required procedures for removal of these trees. Said ordinance shall take into account fuel modification needed for fire prevention in the vicinity of structures and shall include permit requirements and replacement criteria.

To grant a permit pursuant to Title 21 section 21.64.260 – Preservation of oak and other protected trees, the applicant is usually required to relocate or replace each removed protected tree on a one-to-one ratio. This requirement may be varied upon a showing that such a requirement will create a special hardship in the site's use or such replacement would be detrimental to the long-term health and maintenance of the remaining habitat.

The arborist provided a professional opinion in the Forest Management Plan (HCD-Planning Library Doc. No. LIB210266) that the best replanting ratio for the long-term health and maintenance of the Monterey Pine Forest on the property would be to utilize volunteer saplings that are found on the site to and to only establish Monterey pine trees. The arborist did not require 2:1 replanting for the 3 dead Monterey pine that meet the criteria for "landmark," nor recommend replanting of oak trees. The arborist also provided substantial evidence in the report that the tree removals should be granted, particularly that the removals will not involve a risk of adverse environmental impact and that it is the minimum required for the project.

Dead and dying trees would be hazardous to construction workers and 15 living trees is the minimum that would need to be removed for the construction of the proposed house, garage, autocourt, ADU and gazebo. Replacement of these Monterey Pine can be established with the use of existing seedlings/saplings already growing onsite.

**Land Use and Planning Impact (a) No Impact:** The division or disruption of an established community would occur if a project creates a physical barrier that separates, isolates, or divides a portion of a built community. The physical division of a community is traditionally associated with the construction of large-scale transportation improvements (e.g., highways) or the creation of a large university campus.

The Project, located within a rural residential area, consists of the following:

1. Single-family dwelling, attached carport and deck,
2. Detached ADU
3. Gazebo,
4. Private driveway,
5. Tree removal to accommodate structural development and a new driveway
6. Building site grading.

The project is consistent with the area's land use and planning and will not create a barrier that would divide an established community.

**Land Use and Planning Impact (b) Less than Significant with Mitigation:** The Project does not conflict with any applicable land use plan, policy, or regulation adopted for the purposes of avoiding and/or mitigating an adverse environmental effect. A biological study was made over several seasons at the subject site. The Project is designed to locate development on the least biologically significant portion of the parcel, where no Yadon's piperia (a federally listed endangered plant) are known to grow.

Other sensitive species of understory plants that are not protected species (pine rose and small leaved lomatium) will be manually moved out of the anticipated footprint by a qualified biologist into a receptor site within the parcel. Additional impacts to these plants were avoided through relocation of the Project driveway during application review.

The 260 protected plants on the property will be protected through a Conservation and Scenic Easement ("CSE") granted to the Del Monte Forest Conservancy.

Approximately 71 small leaf lomatium will be impacted by the Project. Replacement chaparral species, replacement lomatium, transplanted pine rose, and the Yadon's piperia will be located within the CSE area. In this way, protected and sensitive plant species will survive the construction phase and direct impact is avoided by the Project's design.

Mitigation Measures proposed in this Initial Study will improve the long-term health of the Pine Forest understory that supports the protected plants. Mitigation Measures include avoidance of bat and avian species and a restoration plan to remove invasive plant species in natural areas outside of the CSE, as well.

Therefore, the Project, as designed and mitigated, is consistent with 2010 General Plan Open Space Policies OS-5.3 and OS-5.4. The Project is consistent with GMPAP Policy GMP-3.9 because the

development is proposed to be located on the least biologically significant portion of the parcel. The Project is consistent with 2010 GP Policies OS-5.14, OS-5.16 and OS-5.17 and Title 21 section 21.66.020.C and D because natural resources are temporarily impacted by the construction of the Project, but restoration and preservation will avoid long-term impacts.

The potential for significant impact is reduced to a level of less than significant through mitigation (**Section VI.4, Biological Resources**).

The Project is potentially consistent with GMPAP Policy GMP-3.5 because there is a replacement plan designed by the project arborist for the protected living trees that are proposed for removal to accommodate the house, garage and driveway. The number of trees to replace the removed trees shall be 15 fully established, healthy trees by the end of the monitoring period.

The Project has the potential to be consistent with GMPAP Policy GMP-3.4 because it includes a landscape plan placing Monterey pine trees in the front setback beside the main dwelling with hedges to integrate the development with the natural environment and soften visual impacts.

The Project is consistent with Title 20 section 21.12.060 - Site development standards for height, density, and site coverage. The main dwelling maximum height is 19.5 ft, less than the 30-foot maximum from average natural grade. The accessory structures are 12 ft 9 in (ADU) and approximately 11 ft (gazebo), which are both under the maximum heights allowable for habitable and non-habitable structures (15 feet).

Minimum setbacks between structures are also met; the ADU is planned to be 10 ft, 2 in from the garage, 4 feet more than the required 6 foot minimum.

The gazebo is located approximately 30 feet away from the nearest structure.

The building site coverage is 3,079 sf for the house and garage, plus 575 sf for the ADU and 225 sf for the gazebo, for a total of approximately 3,880 sf.

The building site coverage at 20 percent, is 15 percent less than the maximum allowable site coverage of 35 percent.

With imposition of Condition No. 6 Exterior Lighting Plan, the Project shall be consistent with Title 20 section 21.12.060 lighting requirements.

The Project is consistent with the special zoning overlay setbacks for the parcel. Front setback for main dwelling is 15 ft. Side setback is 10 ft. Rear setback is 10 ft. ADU setbacks are met with 15 ft front, 15 ft side, and 10 ft between the ADU and the nearest structure.

The Project shall have a less than significant impact on Land Use and Planning by design and with the application of mitigation measures **BIO-1** through **BIO-4**, Condition No. 5, and the State and County regulatory environment enforced by the County during construction permitting.

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**12. MINERAL RESOURCES**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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? (sources: 9, 26, 28, 32, 33, 34)	<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? (sources: 9, 26, 28, 32, 33, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The Project would have no impact on mineral resources (**Section IV.A Environmental Factors Potentially Affected**).

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**13. NOISE**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (sources: 4, 26, 28, 33, 34, 39)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels? (sources: 26, 28, 33, 34, 39)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (sources: 26, 28, 33, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

Noise is commonly defined as unwanted sound. Sound levels are usually measured and expressed in decibels (“dB”) with zero (0) decibels corresponding roughly to the threshold of hearing. Most sounds consist of a broad band of frequencies, with each frequency differing in sound level. The intensities of each frequency add together to generate a sound. Most environmental noise includes a conglomeration of noise from distant sources, which creates a relatively steady background noise in which no source is identifiable.

The Project’s primary source of noise will be from vehicle traffic along Congress Road and noise generated from the construction near residential and recreational land uses. The nearest sensitive receptor is located approximately 40 ft to the west of the Project site. The County-wide Noise Ordinance is applied to the construction phase of the project (MCC Chapter 10.60). If excessive noise causes complaints, HCD code enforcement may require adjustments to the construction site or enforce the CMP to reduce uncomfortable noise generation.

**Noise Impact (a) Less than Significant:** Project construction will generate temporary noise in the project vicinity due to the use of equipment (e.g., trucks, tractors, excavators) that will be subject to regulations from the current Noise Ordinance (MCC Chapter 10.60).

Construction activities are required to comply with the Monterey County Noise Ordinance as described in MCC Chapter 10.60. The ordinance applies to “any machine, mechanism, device, or contrivance” within 2,500 ft of any occupied dwelling unit and limits the noise generated to 70 dBA at 50 ft from the noise source. Noise generating construction activities are limited to the hours between 7 AM. and 7 PM. Monday through Saturday. No construction noise is allowed on Sundays or holidays.

While the extent, duration and volume of noise generated by Project construction has not been identified, it is unlikely construction noise will result in a significant impact given the site location, proximity of existing sensitive receptors, type of construction and the temporary nature of construction activities. **Table 13-1 Construction Equipment Noise Emission Levels** identifies typical noise emissions (i.e., levels) generated by construction equipment and how equipment noise reduces with distance.<sup>1</sup>

**Table 13-1**  
**Construction Equipment Noise Emission Levels**

Equipment	Typical Noise Level (dBA) 50 ft from Source	Typical Noise Level (dBA) 100 ft from Source <sup>1</sup>	Typical Noise Level (dBA) 200 ft from Source <sup>1</sup>	Typical Noise Level (dBA) 400 ft from Source <sup>1</sup>
Air Compressor	81	75	69	63
Backhoe	80	74	68	62
Ballast Equalizer	82	76	70	64
Ballast Tamper	83	77	71	65
Compactor	82	76	70	64
Concrete Mixer	85	79	73	67
Concrete Pump	82	76	70	64
Concrete Vibrator	76	70	64	58

<sup>1</sup> The rate of noise diminishes as the distance from the source of noise doubles.



**Table 13-1**  
**Construction Equipment Noise Emission Levels**

<b>Equipment</b>	<b>Typical Noise Level (dBA) 50 ft from Source</b>	<b>Typical Noise Level (dBA) 100 ft from Source<sup>1</sup></b>	<b>Typical Noise Level (dBA) 200 ft from Source<sup>1</sup></b>	<b>Typical Noise Level (dBA) 400 ft from Source<sup>1</sup></b>
Dozer	85	79	73	67
Generator	82	76	70	64
Grader	85	79	73	67
Impact Wrench	85	79	73	67
Jack Hammer	88	82	76	70
Loader	80	74	68	62
Paver	85	79	73	67
Pneumatic Tool	85	79	73	67
Pump	77	71	65	59
Roller	85	79	73	67

Source: U.S. Department of Transportation, *Transit Noise and Vibration Impact Assessment*, 2018. Construction generated noise levels drop off at a rate of about 6 dBA per doubling of distance between the source and receptor.

The nearest sensitive receptor is a residence located approximately 40 ft to the west of the site. Based on the proximity of the nearest receptor and the rate that noise diminishes, construction-related activities have the potential to exceed the County's noise related threshold. Should a neighbor express disturbance, there is a standard procedure for noise complaints through the Sheriff's office. Should the complaints persist, a noise buffering plan will be implemented through negotiations with the HCD Code Enforcement team.

Operational noise will not result in a substantial permanent increase in ambient noise within the surrounding area. The Project consists of a single-family dwelling unit, attached carport and deck, detached guesthouse with an attached workshop and garage, private driveway, solar energy system, water storage tanks and on-site septic system including a leach field. The Project will result in minimal new traffic increases once operational. For these reasons, the Project will have a less than significant impact.

**Noise Impact (b) Less than Significant:** The Project will not generate excessive ground-borne vibration or ground-borne noise. Project construction will require excavation and grading. These activities will be minor and temporary in nature. Project operation will not create a new source of vibration. For these reasons, the Project would have a less than significant impact.

**Noise Impact (c) No Impact:** The Project is not located within the vicinity of a private airstrip of an airport land use plan, or within two miles of a public airport. For these reasons, no impact would occur.

The Project shall have a less than significant impact on Noise by design and with the application of the State and County regulations and requirements through construction permitting.

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**14. POPULATION AND HOUSING**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Would the project:**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial unplanned 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)? sources: 1, 27, 28, 33, 34) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (sources: 1, 27, 28, 33, 34)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion/Conclusion/Mitigation:**

Please refer to **Section IV.A Environmental Factors Potentially Affected**. The Project will not have an impact on population and housing as it is the first single family dwelling on a residentially-zoned parcel.

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**15. PUBLIC SERVICES**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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? (sources: 26, 30, 34)     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Police protection? (sources: 26, 34)       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools? (sources: 26, 34)                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Parks? (sources: 26)                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Other public facilities? (sources: 26, 34) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion/Conclusion/Mitigation:**

Please refer to **Section IV.A Environmental Factors Potentially Affected**. The Project will not have an impact on public services as it is the first single family dwelling on a residentially zoned parcel in an urbanized area.

16. RECREATION	Potentially Significant Impact	Less Than Significant 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? (sources: 32, 33, 34)	<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? (sources: 32, 33, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Please refer to **Section IV.A Environmental Factors Potentially Affected**). The Project will not have an impact on recreation as it is the first single family dwelling on a residentially zoned parcel in an urbanized area.

17. TRANSPORTATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? (sources: 28, 31, 32, 33, 34, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? (sources: 28, 31, 32, 33, 34, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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**17. TRANSPORTATION**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Would the project:**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? sources: 2, 28, 31, 32, 33, 34, 35) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in inadequate emergency access? (sources: 2, 28, 31, 32, 33, 34, 35)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion/Conclusion/Mitigation:**

Please refer to **Section IV.A Environmental Factors Potentially Affected**). The Project will not have an impact on transportation as it is the first single family dwelling on a residentially zoned parcel in an urbanized area. Sight distance for traffic on the corner of Congress and Bird Rock was found to be sufficient for traffic safety.

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**18. TRIBAL CULTURAL RESOURCES**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 (sources: 18, 26, 28)   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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**18. TRIBAL CULTURAL RESOURCES**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				

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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. (sources: 18, 26, 28, 37, 44)

☐☐☒☐**Discussion/Conclusion/Mitigation:**

Pursuant to AB 52, because the Project required the preparation of an Initial Study, Tribal notification letters were sent out on March 24, 2025. No requests for consultation were received.

The following nine Phase I surveys relate to the Project site: (*HCD-Planning Library Document Nos. LIB170060, LIB170161, LIB200245, LIB200205, LIB140325, LIB170423, LIB160334, LIB160249 and LIB100404*, listed in Source 18). Nine reports have been conducted within the immediate area and up to 0.5-mile in all cardinal directions around of the Project site. These reports included a variety of regional overviews, site-specific studies, and archaeological surveys for a variety of projects that required ground disturbance. None of these reports identified any resources near the Project site.

No Tribal cultural resources, as defined in Public Resources Code Section 21074, are listed or eligible for listing in the California Register of Historic Resources, or in a local register of historic resources, are known to exist at the Project site. No known or previously recorded archeological sites are in the Project site.

**Tribal Cultural Resources Impact (a.i) & (a.ii) Less than Significant:**

No 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) were identified on the site. Tribal notification letters were sent to Native American Tribes, none responded that a consultation would be necessary.

The is no evidence in available records that the subject parcel may include an archaeological site or resources supported by substantial evidence to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

The nearest archaeology site is over 4,000 feet from the project parcel (Morley, June 11, 2016, source 18). However, it is possible that unexpected traces of intact deposits of significant historic or prehistoric materials or cultural materials (e.g., human remains, concentrations of marine shell, animal bones, heat altered rock or historic trash pits) may be encountered during grading. Therefore, a Condition of

Approval is applied that requires work involving ground disturbance to stop if any potential resources are inadvertently uncovered. Condition No. 3 states that after work stoppage, the owner shall cause a qualified archaeologist to be contacted to investigate.

The Project shall follow Health and Safety Code § 7050.5, - if any human remains are exposed, no further excavation or disturbance occurs in the area, the county coroner is called to verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner shall call the California Native American Heritage Commission (NAHDC) if the remains are known or thought to be Native American. The NAHDC selects a Most Likely Descendant (MLD) from a list it has compiled since 1978. The chosen MLD has 24 hours to respond. All work will halt within a 50-yard radius until an osteologist can examine the remains, and a treatment plan for any said remains has been provided.

The Project as conditioned will have a less than significant impact on Tribal Cultural resources.

19. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (sources: 28, 31, 33, 34, 36, 36)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? (sources: 29, 33, 34, 38)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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? (sources: 3, 33, 34, 36)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (sources: 4, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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**19. UTILITIES AND SERVICE SYSTEMS**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				

- e) Comply with federal, state and local management and reduction statues and regulations related to solid waste? (sources: 15, 16)

☐☐☐☒**Discussion/Conclusion/Mitigation:**

Please refer to **Section IV.A Environmental Factors Potentially Affected**). The Project will not have an impact on utilities and service systems as it is the first single family dwelling on a residentially zoned parcel in an urbanized area.

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**20. WILDFIRE**

**If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (sources: 4, 10, 11, 26, 30, 33)

☐☐☒☐

- 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? (sources: 10, 11, 26, 30, 33)

☐☐☒☐

- 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? (sources: 10, 11, 26, 30, 33)

☐☐☒☐

- 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? (sources: 10, 11, 25, 26, 30, 33)

☐☐☒☐**Discussion/Conclusion/Mitigation:**

The Project is in a CAL FIRE State Responsibility Area and is categorized as a “High Fire Hazard Severity Zone.” The Project site could be subject to wildland fire hazards.

The Project site and surrounding area is served by the Cypress Fire Protection District (Cypress FPD), staffed by CAL FIRE. The nearest fire station to the Project site is, located approximately 1 mile to the south of the Project site.

The Project will implement a Fire Fuel Management Plan (FFMP) to mitigate wildfire risk and control vegetation on the Project site. The FFMP will remove dead vegetation, trim trees and shrubs and manage vegetation in defensible spaces within 30 ft and 100 ft of all structures in a manner sensitive to the biological resources and compatible with CAL FIRE guidelines.

Activities within Zone 1 (30 ft from structures) will include removal of dead vegetation, trimming tree limbs and branches and creating separation between trees, shrubs and items that could catch fire such as patio furniture, wood piles, etc. Activities within Zone 2 (100 ft from all structures) would include maintaining a low (12-18 in tall) understory of native vegetation, removing fallen trees and plant material and inspection of clearances by Cypress FPD. A draft FFMP was provided in the Project Plans, see **Figure 8** and **Section VI.4 Biological Resources**.

**Wildfire Impact (a) – (d) Less than Significant:** The Project could expose persons and structures to wildland fire hazards or exacerbate fire risks and thereby expose people and/or structures to potential wildland fire hazards. The Project is designed to accommodate emergency vehicles; its and construction will not require the closure of any public roads or interfere with an adopted emergency response plan or emergency evacuation plan.

Project operation will not result in a significant impact to acceptable service ratios, response times, or other performance objectives for wildfire. During construction, potential fire hazards could occur in connection with the operation of equipment and other activities that could cause sparks or other sources of ignition in dry areas. This is a temporary construction impact.

Project operation could also result in potential fire hazards due to the introduction of new development and increased site use. The Project was evaluated for conformance with the ability to comply with adopted hazard mitigating codes and regulations found in the MCC Fire Code and Building Code as part of the development review process.

The Project demonstrates consistency with these policies as recommendations for fire-resistant roof materials are incorporated. The Project will implement a FFMP to mitigate wildfire risk and control vegetation on the Project site. The FFMP will remove dead vegetation, trim trees and shrubs and manage vegetation in defensible spaces within 30 ft and 100 ft of all structures. The Project will comply with the applicable fire safety provisions of the California Building Code.

The single-family dwelling unit with attached garage and detached ADU is on an area between 102 and 120 feet in elevation, up and away from areas typically flooding and where no landslide risk is anticipated. As a result, the Project is not anticipated to expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability or drainage changes.



## VII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to substantially 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, substantially 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? (sources: 2, 18, 21, 26, 28, 33, 34)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.) (sources: 2, 18, 33, 34, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (sources: 2, 4, 18, 33, 34, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion/Conclusion/Mitigation:

**Mandatory Findings Impact (a) Less than Significant with Mitigation Incorporated:** As discussed in this IS/MND, the Project will not:

- 1) degrade the quality of environment;
- 2) substantially reduce the habitat of a fish or wildlife species;
- 3) cause a fish or wildlife population to drop below self-sustaining levels;
- 4) threaten to eliminate plant or animal community;
- 5) reduce the number or restrict the range of a rare or endangered plant or animal; or
- 6) eliminate important examples of major periods of California history or prehistory.

The Project will result in temporary construction-related impacts to biological resources that will be mitigated to less than significant through mitigation measures identified in Section VI.4. The Project site does not contain, nor is located near, any known cultural resources.

While unlikely, construction could unearth previously unknown resources. Potential impacts to cultural resources shall be avoided through implementation of a standard County Condition of Approval to ensure potential impacts related to the inadvertent discovery of previously unknown resource are minimized.

All potentially significant impacts associated with the Project would be minimized to a less than significant level through the standards followed in construction permit issuance and inspections in compliance with County, State and Federal codes.

**Mandatory Findings Impact (b) Less than Significant:** To determine whether a cumulative effect requires an EIR, the lead agency shall consider whether the impact is significant and whether the effects of the project are cumulatively considerable (CEQA Guidelines §15064(h)(1)). In addition, CEQA allows a lead agency to determine that a project's contribution to a potential cumulative impact is not considerable and thus not significant when mitigation measures identified in the initial study will render those potential impacts less than considerable (CEQA Guidelines 15064(h)(2)).

This IS/MND contains recommendations and mitigation measures to ensure that all potentially significant impacts are minimized to a less than significant level. Furthermore, the County has identified Conditions of Approval to minimize potential impacts. Implementation of these various measures will ensure that the Project's impacts will be less than significant.

As there is limited development of this type in the area and the development is organized and restricted under the General Plan, Title 21 Zoning Ordinance, and other relevant MCC codes, the Project, in combination with other residential development, will not result in a cumulatively considerable adverse environmental effect.

**Mandatory Findings Impact (c) Less than Significant:** The Project will not have a substantial adverse effect on human beings, either directly or indirectly.

The Project would result in temporary construction-related impacts that would be minimized to a less than significant level through the incorporation of construction best management measures and mitigation measures identified throughout this IS/MND.

The Project consists of a single-family dwelling unit, attached garage and ADU and associated improvements. The Project will not conflict with the allowable use at the site.

Conditionally allowed uses (tree removals) are supported by the proposed volunteer Monterey pine replanting, a restoration and preservation program for Monterey Pine Forest understory that are included in the Mitigation Measures and Monitoring Plans for the Project. Additionally, the Project will not induce substantial population growth either directly or indirectly or result in a substantial increase in traffic.

### **VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE 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 California 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 has eliminated the provision for a determination of “de minimis” effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the California Department of Fish and Wildlife 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 California Department of Fish and Wildlife. A No Effect Determination form may be obtained by contacting the Department by telephone at (916) 653-4875 or through the Department’s website at [www.wildlife.ca.gov](http://www.wildlife.ca.gov).

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

**Evidence:** Based on the record as embodied in the County of Monterey HCD-Planning files pertaining to PLN200316 and the attached Initial Study / Proposed (Mitigated) Negative Declaration.

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