City of Monterey
Environmental Checklist Form

1. **Project Title:** Community Hospital of Monterey Peninsula (CHOMP) Carmel Hills Professional Center Parking Lot Expansion

2. **Lead Agency Name and Address:** City of Monterey, 570 Pacific Avenue, Monterey, CA 93940

3. **Contact Person and Phone Number:** Chris Schmidt, Senior Associate Planner, Schmidt@monterey.org, (831) 646-3886

4. **Project Location:** 23795 Holman Highway, Monterey, CA 93940 (APN 008-131-015 and -019); see Figure 1

5. **Project Sponsor's Name and Address:** Community Hospital Properties, 23625 Holman Highway, Monterey, CA 93940

6. **General Plan Designation:** Commercial

7. **Zoning:** Planned Community

8. **Description of Project:** The project consists of a construction of a 200-space surface parking lot at the Carmel Hill Professional Center (CHPC) located at 23795 Holman Highway. The parking lot would have one aisle at the entrance with parking on each side, branching into two aisles with parking on each side. Thirteen existing parking spaces for the CHPC would be removed at the southwestern corner of the project site to accommodate the entrance to the proposed new parking lot. Thus, the project would result in a net increase of 187 new parking spaces. Access would be provided from the existing lower CHPC parking lot; a stairway from the existing upper CHPC parking to the new lot is proposed. All ADA-accessible parking would be accommodated in the existing upper lot, with employees utilizing the existing pedestrian walk from CHPC across Scenic Drive to the adjacent Community Hospital of Monterey Peninsula (CHOMP). The existing walk has lights and a pedestrian crossing signal and signage at Scenic Drive. The project plans show installation of 29 light fixtures throughout the proposed parking lot. Construction is expected to take approximately three months.

   The proposed project would serve as parking for employees at the adjacent CHOMP located at 26325 Holman Highway. The new parking lot would be for CHOMP employee-staff only, primarily for the 7 AM daytime shift. Due to increasing patient/visitor parking demands, employee parking has been pushed out of the main lot during the day and valet parking is provided to CHOMP staff, resulting in cars being double-parked in a lower, remote parking area at CHOMP. Patient/visitor parking availability also reaches capacity most days, requiring patients to circle the lot and use over-flow valet parking. The current CHPC parking lots (249 spaces) is 25% for patient visitation and 75% for CHOMP employee staff. The proposed parking expansion would be 100% CHOMP employee staff.

The proposed surface parking straddles an existing dirt access road, stepping down the sloping hillside adjacent to the existing CHPC upper parking lot. Retaining walls along the perimeter of the proposed parking lot are proposed. An approximate 300-linear-foot sculpted, shotcrete retaining wall is proposed along northwestern boundary of the project site adjacent to the slope descending from the existing CHPC parking lot. A "mechanically stabilized earth" (MSE) Hilfiker retaining wall is proposed along most of the eastern boundary of the parking lot, which would consist of wire mesh mats placed within layers of compacted soil that would be planted. Up to 417 trees would be removed. The project includes a mitigation plan for replanting and replacement Monterey pine trees in designated zones throughout the adjacent CHOMP property in zones of less dense existing canopy.

9. **Surrounding Land uses and Setting:** The approximately 5.6-acre site is located north of State Route 1, locally referred to as Highway 1 and east of State Route 68, locally referred to referred as Highway 68 or Holman Highway. The proposed parking lot is located on the south side of the CHPC, immediately adjacent to an existing parking lot that serves the center. The Center consists of medical offices and some supporting offices for CHOMP. The CHOMP facility is located adjacent to the Carmel Hills Professional Center site to northeast.

   The proposed parking lot covers approximately 1.9 acres. Topography includes moderate slopes; site elevation ranges from approximately 550 to 630 feet. A small portion of the site is paved with a small parking lot that serves the CHPC, while the remainder of the site is undeveloped. The site supports Monterey pine forest and other vegetation. A dirt road transects the site about halfway down the slope. The northeastern edge of the site contains a small drainage. The southwestern corner is paved with striped parking for the CHPC.

10. **Other public agencies whose approval is required:** The project requires approval of a use permit and amendment to the CHOMP Planned Community Plan from the City of Monterey. Other required approvals include:
    - California Coastal Commission: Approval of a Coastal Development Permit
    - California Regional Water Quality Control Board: Review Notice of Intent and Storm Water Pollution Prevention Plan filed by Applicant

11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?** No, a letter was sent to OCEN Tribal Spokesperson Louise Miranda Ramirez pursuant to PRC 21080.3.1 on October 25, 2019. No response was received by the City.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

.....X ..... Aesthetics

.....X ..... Agriculture Resources and Forest Resources

…….... Air Quality

.....X ..... Biological Resources

…….... Cultural Resources

…….... Energy

…….... Geology/Soils

…….... Greenhouse Gas Emissions

…….... Hazards and Hazardous Materials

…….... Hydrology/Water Quality

…….... Land Use/Planning

…… ... Mineral Resources

.....X ..... Noise

…… ..... Population/Housing

…… ..... Public Services

…….... Recreation

.....X ..... Transportation

…….... Tribal Cultural Resources

…….... Utilities/Service Systems

……..…… Wildlife

…….... Mandatory Findings of Significance

DETERMINATION: On the basis of this initial evaluation:

…….. ……. I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

…… ……. I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

…… ……. I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

…… ……. I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier Environmental Impact Report (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.

Public Review Period

Begins: April 9, 2020
Ends: May 8, 2020

Public Meeting

Date: May 26, 2020
Time: 4:00 or 7:00 pm
Location: City of Monterey Council Chambers (Due to the Health Emergency – Comments can be submitted electronically to: planning@monterey.org)
Reviewing Body: Planning Commission

Anyone interested in this matter is invited to comment on the document by written response or by personal appearance at the hearing.

Signature: **Date:** April 8, 2020

Printed name: Chris Schmidt
Title: Senior Associate Planner
Address: 570 Pacific Street, Monterey, CA 93940
Phone Number: 831-646-3885
Email Address: Schmidt@Monterey.org

Attachments:

A. Figures
   1. Vicinity Map
   2. Proposed Site Plan
   3. Tree Mitigation Plan
   4. Site Grading and Drainage Plan

B. Biological Resource Evaluations

C. Arborist Report

c: City Council
POST (Outside City Clerk's Office)
County Clerk, 240 Church Street, Salinas, CA 93901
State Clearinghouse, OPR, PO Box 3044, Sacramento, CA 95812-3044

e: Planning Commission
Planning Secretary
Association of Monterey Bay Area Governments, P. O. Box 809, Marina, CA 93933-0809
California Coastal Commission, 725 Front Street, Suite 300, Santa Cruz, CA 95060
CA Department of Fish and Wildlife, 20 Lower Ragsdale Drive, Suite 100, Monterey, CA 93940
CA Department of Fish and Wildlife Regional Office, 1234 E. Shaw Avenue, Fresno, CA 93710
California Regional Water Quality Control, 895 Aerovista Place, Suite 101, San Luis Obispo, CA 93401-7906
California Native Plant Society, Mary Ann Matthews, 2 Via Milpitas, Carmel Valley, CA 93924-9630
Caltrans District 5, 50 Higuera Street, San Luis Obispo, CA 93401-5415
LandWatch of Monterey County, P.O. Box 1876, Salinas, CA 93902
League of Women Voters, Executive Director, P.O. Box 1995, Monterey, CA 93942
Louise J. Miranda Ramirez, OCEN Tribal Chairwoman, P.O. Box 1301, Monterey, CA 93942
Molly Erickson, P.O. Box 2448, Monterey, CA 93942-2448
Monterey Bay Air Resources District, 24580 Silver Cloud Court, Monterey, CA 93940
Monterey Commercial Property Owners, P.O. Box 1953, Monterey, CA 93942
Monterey County Airport Land Use Commission, 1441 Schilling Place, Salinas, CA 93901
Monterey County Health Department, 1270 Natividad Road, Salinas, CA 93906
Monterey County Planning, 1441 Schilling Place, Salinas, CA 93901
Monterey District Superintendent, Department of Parks and Recreation, 2211 Garden Road, Monterey, CA 93940
Monterey Regional Airport District, Chris Morello, 200 Fred Kane Drive, Suite 200, Monterey, CA 93940
Native American Heritage Commission
Sierra Club, Ventana Chapter, Rita Dalessio, Chair, 16 Via Las Encinas, Carmel Valley, CA 93924
Transportation Agency for Monterey County, 55 Plaza Cir B, Salinas, CA 93901
Applicant

Note: A copy of this document, as well as informational sources referenced herein, can be reviewed at the City of Monterey Planning Office (570 Pacific Street, Monterey) as well as the City's Website: https://www.monterey.org/Services/Community-Development/Planning

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?*				X	- City of Monterey General Plan Map 2
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		- City of Monterey
c) In non-urbanized 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 public accessible vantage point.) If the project is in an urbanized area would the project conflict with applicable zoning and other regulations governing scenic quality?			X		- City of Monterey General Plan, Urban Design Element Policies b.2, b.5, g.4, g.5, g.7
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X		- City of Monterey General Plan, Urban Design Element Policy f.9

Existing Setting

The City of Monterey (City) consists of approximately 10 square miles of coastal lands and forested hills. Much of the City is urbanized; however, its coastline and wooded ridges are devoted primarily to open space and recreational uses. Monterey's image is that of a small-scale residential community next to Monterey Bay, framed by a forested hill backdrop that draws its charm from a rich historical background, certain commercial enterprises, and natural scenic beauty. The Monterey region is well known for its scenic visual character provided by the coastline and central ridge of wooded hills. The City's coastal areas provide expansive views of the Pacific Ocean (Monterey Bay).

The City's General Plan identifies Monterey Bay as the City's most significant natural resource and also identifies the pine- and oak-covered ridges and foothills as important visual elements, although some are outside the City. The General Plan also indicates that greenbelts create a beautiful setting

and preserve a number of natural resources including Monterey pine trees, as well as form the backdrop of the City and provide a visual break from urban development. The Urban Design Element encourages preservation of forested hillsides as an essential element of the City setting. The Open Space Elements calls for preservation of greenbelts to ensure an overall visual impression of open space on the hillsides above Monterey, between neighborhoods and along major transportation corridors.

As identified in the City's General Plan, all major roads leading to Monterey are scenic highways. Highway 1, south of the City, is a State-designated scenic highway. State Highway 68 (Monterey Salinas Highway) from Highway 1 to the Salinas River is a State- and County-designated scenic highway. In addition, Highway 68 along the western boundary of the City is identified as a "Proposed Scenic Road" in the City's General Plan.

The City's General Plan Map 2 shows portions of the waterfront, canyon areas, wooded hills and ocean/lake waters as "Special Places". The project site is located within an area identified as "Wooded Hill" on this map. The Skyline Coastal Land Use Plan identifies scenic views of the Monterey Bay and Del Monte Forest at points along Highway 68 north of the project site and CHOMP.

A small portion of the site is paved with a small parking lot that serves the CHPC, while the remainder of the site is undeveloped, consisting of Monterey pine forest. The aesthetics of the surrounding area is characterized as a wooded forest setting with some development, including the existing CHPC to the west of the project site and CHOMP to the north. A small PG&E power substation is located to the southeast of the project site adjacent to and visible from Highway 1 as are a couple single-family residences. The eastern and southern portions of the project site are located adjacent to the Highway 1 right-of-way, but the project site is approximately 150+ feet from the nearest Highway 1 southbound travel lane, which is the exit lane for Highway 68. Along Highway 1, the hillside slopes up and blocks view of the existing CHPC and project site. Similarly, existing topography and trees block views of the site from Highway 68.

Discussion

a) Scenic Views. The City's General Plan (Map 2) identifies "Special Places," which are considered to have significant visual resources. The project site is located within an area identified as special place under the "Wooded Hill" designation. The project site is not part of a scenic view of the Monterey Bay or skyline forest as seen from either Highway 1 or Highway 68. The project site is set back a minimum of approximately 150 feet from Highway 68. Existing topography along Highway 1 slopes upward, and the project site is at a lower elevation than Highway 1, and thus, is the project site is not visible. The project site is situated at a lower elevation than Highway 68 and is separated from the highway by the existing medical offices. Due to existing topography and existing trees, neither the CHPC nor the project site is not visible from Highway 1 or Highway 68. The proposed new parking lot would not have any impact on a scenic view. Therefore, the project would result in **no impact** on scenic vistas.

b) Scenic Resources. The project site area is located adjacent to Highway 1, a state-designated scenic highway. Of the 800+ trees surveyed on and adjacent to the project site, 417 would be removed in order to construct the proposed surface parking lot. Trees to be removed include of 229 Monterey pines, 171 coastal live oaks, 2 Monterey cypress, and 15 ceanothus. The trees to be removed are not prominently visible from the adjacent Highway 1 and Highway 68 due to existing topography and other existing trees, which block views of the site. Thus, tree removal would not substantially impact the scenic quality along the two state highways, of which Highway 1 is a state-designated scenic highway, as the project site is not visible from either highway. Furthermore, the project landscaping plan includes replanting approximately 32 coast live oak trees and 11 madrone trees along the eastern side of the parking lot that would provide additional screening of the project site from Highway 1 motorists. The project landscaping plan and tree mitigation plan would result in tree replacement at a minimum 1:1 ratio. A project-proposed tree mitigation plan also would provide management and enhancement for regeneration of Monterey pine seedlings, resulting in potential additional screening of the site. Therefore, the project would result in a **less-than-significant impact** on scenic resources.

c) Visual Character. The proposed project consists of construction of a surface parking lot, which would include removal of 417 existing trees. As explained in subsection (a) above, the project site is not visible from public viewpoints. The site is screened by existing trees and topography, and the proposed parking lot is not located on a ridgetop. Given the surrounding trees, the tree removal resulting from the project would not result in a discernible gap in the forest canopy as seen from Highways 1 or 68. The project would not impact the overall visual quality along Highways 1 or 68, which is characterized by existing forest views. Thus, the project would not substantially degrade the visual character of the surrounding area.

The Skyline Land Use Plan seeks to keep the "continuity of Monterey's forested backdrop" intact and not create obvious holes in the forest fabric (Policy 2.2.3.3), and General Plan Urban Design Element Policy b.5. also states that development in forested areas should not create obvious holes in the forest. The project is consistent with these policies as tree removal would not create an obvious, visible gap in the existing forest. Furthermore, the project landscaping plan includes replanting approximately 250 oak and madrone trees with a few redwood trees adjacent to the project site and in adjacent areas on the CHPC property that would provide additional screening of the project site from Highway 1 motorists The proposed tree replanting is consistent with policies in the City's General Plan policies for replacement of trees and landscaping to screen park lots (Urban Design, Policies g.4, g.5, and g.7). The project would not conflict with applicable City zoning and other regulations governing scenic quality. Therefore, the project would be consistent with local regulations and would not substantially degrade the visual character of the surrounding area, resulting in a **less-than-significant impact** on the visual character of the surrounding area.

d) Light and Glare. The proposed project includes 29 light fixtures within the proposed parking lot. Lighting details are not provided in the project plans, but the applicant provided the City with a specification for lighting that is planned to be used, which is the same as used in the parking lot at the applicant's Ryan Ranch office. The proposed light fixtures consist of a LED light recessed in a sleek hood with the light directed downward; the light is set atop an approximate 24-foot tall pole. The

fixture can be equipped with motion sensing and dimming features to reduce light output when not needed.

The existing light fixtures in the CHPC and CHOMP parking lots are generally approximately 12-15 feet tall with shielded lights that are directed downward. The existing light fixtures are shorter with a bit more of hood on the light fixture and are shorter than the surrounding trees planted throughout the parking lots. While, glimpses of parking lot lights at the CHPC entrance and at CHOMP can be seen by motorists along Highway 68, the period of visibility is brief, and the lighting is muted by the fixture hoods and surrounding taller tree canopy as the existing trees are much taller than the existing light fixtures.

The proposed fixtures are approximately twice as tall as existing fixtures, which may result in pockets of lighting visibility seen through the trees from Highway 1. The downward orientation of the proposed light fixtures would prevent the lights from substantially illuminating the night sky, but there may be some visibility of the light fixtures through the forest from Highway 1 due to the height of the poles that would be at a higher elevation than Highway 1 travel lanes. The parking lot would be mostly screened from view from Highway 1 by the existing trees that are taller than the proposed lights, and the existing forest canopy would provide some screening. Although the project would not result in a substantial increase in nighttime lighting, there could be some distant visibility of light fixtures from Highway 1, which could be considered a potentially significant impact given the scenic highway designation of Highway 1, even though lights are visible throughout the forest from distant vantage points along Highway 1. Use of shorter poles and planting suitable trees in the parking lot median and along the eastern perimeter would serve to screen the lights. The parking is lot generally screened by vegetation and topography, and the project landscaping plan includes replanting approximately 250 oak and madrone trees with a few redwood trees adjacent to the project site and in adjacent areas on the CHPC property. With existing tress and proposed landscaping, the project site would not be visible and there would be no creation of daytime glare from vehicles parked in the parking lot. With implementation of Mitigation Measure AES-1, the impact of lighting would be **less than significant with mitigation incorporated**.

> **Mitigation Measure AES-1:** *Lighting*. Install light fixtures on poles of similar height as existing parking lot lights at CHPC , equipped with motion sensing and/or dimming features to minimize duration and intensity of lighting.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
II. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:					
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?				X	- City of Monterey, General Plan Conservation Element - Monterey County Important Farmland Map (California Department of Conservation, 2018)
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	- City of Monterey Zoning Map and City of Monterey Community Development Staff
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))?				X	- City of Monterey, General Plan Conservation Element
d) Result in the loss of forest land or conversion of forest land to non-forest use?		X			- City of Monterey, General Plan Conservation Element - BFS Landscape Architects (June 2019) - Urban Tree Management (2016, 2020)
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?				X	- City of Monterey, General Plan Conservation Element

Existing Setting

Agricultural Resources

While much of Monterey County is known for agricultural resources and operations, there are no agricultural lands or operations or potential for future agriculture resources or activities within the City itself. There are no mapped prime or other agricultural lands within the City as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency nor are there properties designated for agricultural uses in the City's General Plan.

Forest Resources

Surrounding Conditions. The City of Monterey is primarily an urbanized environment, but the project site is located within an area of the City characterized by an existing Monterey pine forest. According to the City's General Plan, there are no commercial forests within the City. The City does not have any identified forest land use in its General Plan, and there is no land zoned Timberland Production within the City. The Monterey pine forest located on the project site would meet the definition of forest land included in California Public Resources Code (PRC) Section 12220(g), which defines forest land as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Timberland is defined in PRC Section 4526 as "land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees." The Monterey pine forest located on the project site would not be considered timberland, as Monterey pine and coast live oak are not classified as Group A commercial species in the California Forest Practice Rules (Title 14, California Code of Regulations, Chapters 4, 4.5, and 10). Monterey pine is classified as Group B commercial species in the California Forest Practice Rules, but to be considered a commercial species, it must also be growing on lands dominated by Group A commercial species.

The project site is located within the Skyline Forest area, which covers the ridgeline that extends through the center of the Monterey Peninsula, separating it from the Del Monte Forest to the west in unincorporated Monterey County. The Monterey pine forest in this area is both native and planted; the forest canopy within the Highway 68 corridor varies from a dense, even-aged stand to an open mixed community with occasional individuals of coast live oak, madrone and native shrubs (Caltrans, City of Monterey 2008).

A Forest Management Plan (FMP) was prepared for the Highway 68/Highway 1 interchange project in 2003 to evaluate the quality and quantity of forest resources in the project vicinity at the time that highway widening and other improvements were proposed. The report concluded that the Monterey pine forest along Highway 68 is a stand that is urbanized, fragmented, and largely planted using an unknown seed source. It is bisected by major roads and surrounded by residential and commercial

development. The report concluded that it does not in any meaningful way provide the values of a natural forest: watershed, wildlife, recreation, timber, or erosion control. It was thus considered a low quality stand of trees (Webster Associates 2003).

Project Site Conditions. An inventory of tree size, species, and conditions on the project site was completed by Urban Tree Management in 2016 for 850 trees on and adjacent to the project site and was reviewed by the City Forester. All surveyed trees were two-inches in trunk diameter measured at breast height (DBH) or larger. Forty three of the surveyed trees are located in the parking lot for Carmel Hills Professional Center (23893 Holman Highway). The other 807 trees are on the project site and in the forested area adjacent to the proposed parking area. The most prevalent tree species in the survey were Monterey pine (*Pinus radiata*) and coast live oak (*Quercus agrifolia*) (Urban Tree Management 2016).

The density of Monterey pines varies throughout the site and adjacent properties. Monterey pines as a species are relatively short lived, attaining full size in 80-100 years and rarely living beyond 150 years. The largest trees in the survey area have attained full size, making this a mature forest. Most of the trees appear to be in declining health based on the presence of pine pitch canker, bark beetles, dwarf mistletoe and red ring conks. Multiple dead trees were noted during the tree survey. The majority of both small and large trees also have significant structural problems such as multiple leaders, poorly attached leaders, extreme top-heaviness or significant leans. The health of the trees ranged from poor to good, with the majority of trees in declining health due to age or disease (Urban Tree Management 2016).

Virtually all of the large Monterey pines on the project site are top-heavy, with living canopy isolated to and remaining only in the top 10-25% of the trees. These treetops comprise an upper level canopy. Below these living limbs are series of multiple large dead pine limbs still attached to the trees. This type of lower limb death is usually associated with dense forest, wherein lower branches dies from lack of sunlight. Below this level exists understory Monterey pines and coast live oaks as well as associated poison oak and scrub vegetation. Many of these understory trees are broken and misshapen due to dead pines and dead pine boughs continually falling on them from a great height. These smaller trees generally have significant structural problems due to past and current leader and limb breakage (Urban Tree Management 2016). The arborist report also noted that it appeared that dumping of garbage, landscaping refuse, and demolition materials such as cement and asphalt had been occurring on the site near the existing upper parking lot at CHPC. This is of concern as transfer of diseased soil and plant materials can spread disease to healthy trees (Urban Tree Management 2016).

The project arborist report indicates that most of the trees in the project area exhibited fair/poor structure, which indicates that they have a more serious structural problem than can be addressed with normal pruning. Examples included multiple trees exhibiting offset leaders, multiple leaders and/or poorly attached leaders, which was observed for many of the Monterey pine and coast live oaks in the survey area. In addition, virtually all of the large Monterey pines had living canopy isolated in the top 15-25% of their height, which makes them top-heavy and subject to damage during strong winds (Urban Tree Management,2016). There is some regeneration of young Monterey pines on the

project site, however, many of them show early signs of pine pitch canker. A healthy coast live oak understory was observed beneath overstory Monterey pines. (Urban Tree Management 2020).

CHOMP has maintained and managed approximately 16 acres of Monterey pine forest on their property, much of which has been preserved in conservation and scenic easements. CHOMP conducts forest management at both the hospital and CHPC sites pursuant to a plan prepared in 2002. Management consists of annual monitoring, enhancement, where feasible, of the native Monterey pine and oak forest and their associated understory species, removal of invasive species, and other measures reviewed with the City of Monterey City Forester.

Discussion

a–b, e) Agricultural Resources. The proposed project would not affect any identified agricultural resources as the site is not designated or zoned for agricultural uses. There are no lands designated or zoned for agricultural uses within the City, and there are no lands in agricultural production in the City. Therefore, the proposed project would not result in conversion of agricultural lands or lead to conversion of agricultural lands, and the project would result in **no impact** to farmland or agricultural lands or agricultural operations.

c) Zoning Conflicts. The project site is not zoned for Timberland Production. The project site is not located adjacent to properties with such designations and would not cause rezoning of properties with agricultural or timber designations as none exist in the area. Therefore, there would be **no impact** related to conflicts with Timberland Production zones.

d-e) Forest Resources. Construction of the proposed parking lot would result in removal of 417 trees, consisting of 229 Monterey pines, 171 coast live oaks, 2 Monterey cypress, and 15 ceanothus, which comprises a total of 1.9 acres of forest land. While a component of Monterey pine forests, ceanothus is typically considered a shrub species rather than a tree species. The largest trees in the survey area have attained full size, making this a mature forest. Most of the trees appear to be in declining health based on the presence of pitch canker disease, bark beetles, dwarf mistletoe and red ring conks. Multiple dead trees were noted. The majority of both small and large trees also have significant structural problems such as multiple leaders, poorly attached leaders, extreme top-heaviness or significant leans. Overall, the forest on the project is characterized as an aging Monterey pine forest with many dying and diseased trees and minimal young Monterey pine regeneration, although successional coast live oaks are beginning to grow in the understory (Urban Tree Management, 2020). It was noted that of the 850 trees surveyed on the project site and adjacent areas, 418 were recommended for removal due to health conditions from which the trees are unlikely to recover and/or structural and safety issues for which there is no economically feasible and effective mitigation (Urban Tree Management 2016). Regarding the overall impact to Monterey pine forest on the CHOMP properties, previous CEQA reviews along Highway 68 indicated that the CHOMP campus consists of fragments of urban forest.

Project-related tree removal would occur over approximately 1.9 acres. While this area is small in comparison to the remaining intact Monterey pine forest within the surrounding Skyline Forest and

Del Monte Forest areas and the quality of the forest area that would be impacted has been described by the project arborist as poor, the project would ultimately result in conversion of 1.9 acres of existing forest land to non-forest uses, which is considered a potentially significant impact.

The applicant has proposed a tree mitigation plan that includes recruiting naturally-occurring pine seedlings on approximately four acres (174,570 square feet) of the CHOMP campus within 14 distinct replacement areas, including some areas on the project site. The proposed plan recommends that removed Monterey pine trees be replaced at a minimum 1:1 ratio (one replaced for each one removed). At a minimum 1:1 Monterey pine tree replacement ratio, the tree mitigation plan identifies that 2.1 acres (91,600 square feet) would be needed for 1:1 replacement of 229 Monterey pines. Replacement of removed coast live oak trees is not addressed in the tree mitigation plan, however, it is included in the proposed landscape plan, which includes planting of 171 coast live oak trees within (e.g., within planting strips) and adjacent to the proposed parking lot within three of the 14 proposed Monterey pine replacement areas. An earlier version of the Monterey pine mitigation plan proposed replanting Monterey pines for the removed coast live oak trees to restore additional Monterey pine forest area, and it was determined than approximately 0.3 acres would be needed to replant removed coast live oak trees at a 1:1 ratio (BFS Landscape Architects, May 2019). More recently, the project arborist recommended that tree replanting be more focused on coast live oaks than Monterey pine trees (Urban Tree Management, February 2020), although no specific recommendations were provided. However, the project landscaping plan includes replanting approximately 170 oak, as well as madrone and redwood trees, adjacent to the project site and in adjacent areas on the CHPC property.

The proposed tree mitigation plan on Figure 3 shows potential areas for Monterey pine forest regeneration that total approximately four acres. These sites were selected due to more open canopy and the plan indicates that the sites can be reviewed and adjusted as needed by the City Forester. The tree mitigation plan indicates that, in order to enhance conditions for pine seed germination, understory vegetation in the planting areas would be reduced as needed to provide a 12-inch deep bed of chipped Monterey Pine boughs with cones. The plan provides guidance for maintenance and monitoring of the replaces trees with a goal to achieve an 80% success rate for replanting at the end of a 3-year monitoring period, and includes other protective measures, such as fencing for protection from deer. At this time, no trees are proposed to be transplanted due to limited open landscape areas in the immediate project vicinity.

The proposed mitigation plan would enhance existing Monterey pine forest through regeneration efforts and management of Monterey pine trees within areas of the existing forest that have area to support additional new trees. The 80% tree survival goal identified in the plan would result in a replacement ratio less than 1:1. The identified tree mitigation areas may also conflict with existing land uses (e.g., tree replacement areas close to existing buildings may conflict with defensible space vegetation management requirements for wildland fire management). The tree mitigation plan, as proposed, does not demonstrate that it would be feasible in providing adequate mitigation for project-related impacts to forest land. The proposed tree mitigation plan does not address replacement for non-pine species (oak, cypress, ceanothus) as noted above, although coast live oaks

and other trees (madrone and redwood) would be replaced at a 1:1 ratio via the proposed project landscaping plan.

In addition to tree removal impacts, project construction may also result in damage to existing retained trees due to inadvertent damage caused by construction equipment and/or storage of materials or soils in proximity to retained trees. The arborist report includes measures to provide protection to retained trees during construction, such as installation of protective fencing and monitoring by an arborist.

Impacts to forest resources as a result of the proposed project would be reduced with the project-proposed mitigation. With implementation of Mitigation Measures FOR-1 and FOR-2, the impact would be **less than significant with mitigation incorporated**.

> **Mitigation Measure FOR-1:** *Forest Land Mitigation*. A forest land mitigation plan shall be prepared by a Registered Professional Forester (RPF) and shall identify specific actions to mitigate impacts to 1.9 acres of forest land at a ratio of no less than 2:1 (3.8 acres). The plan shall focus on retained Monterey pine forest on the project property. The plan shall include a tree replacement component (planting or natural seedling recruitment) and the tree replacement component of the plan shall not account for more than 50% of the mitigation. The tree replacement component of the plan shall identify appropriate tree planting and/or natural seedling recruitment areas in addition to those identified in the tree mitigation plan, if needed, confirm the suitability of these areas to accommodate replacement trees at appropriate stand densities, a tree replacement establishment timeline, and performance standards to achieve mitigation goals. Additional mitigation components beyond tree replacement may include conservation of the remaining non-impacted Monterey pine forest under a conservation easement or deed restriction, conservation of off-site Monterey pine forest in the City at a 1:1 acreage ratio through a conservation easement or deed restriction, development and funding of a management plan for the non-impacted Monterey pine forest on site focused on overall forest health and restoration (e.g., natural seedling recruitment, pest/disease management, fuel management, access control, invasive species removal/treatment, etc.), or a combination of options. The plan shall be reviewed and approved by the City Forester.
>
> **Mitigation Measure FOR-2:** *Tree Protection During Construction*. Implement measures to protect existing retained trees during construction in accordance with recommendations in the project arborist report (Urban Tree Management 2016).

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
III. 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:					
a) Conflict with or obstruct implementation of the applicable air quality plan?				X	- 2008 CEQA Air Quality Guidelines (MBARD)
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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X		- 2012-1015 AQMP for MBARD - 2008 CEQA Air Quality Guidelines (MBARD)
c) Expose sensitive receptors to substantial pollutant concentrations?			X		- 2008 CEQA Air Quality Guidelines (MBARD)
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?				X	- 2008 CEQA Air Quality Guidelines (MBARD)

Existing Setting

The project site is located within the North Central Coast Air Basin (NCCAB), which is comprised of Santa Cruz, San Benito and Monterey counties. A semi-permanent high-pressure system in the eastern Pacific is the controlling factor in the climate of the air basin. In late spring and summer, the high-pressure system is dominant and causes persistent west and northwesterly winds over the entire California coast. The onshore air currents pass over cool ocean waters to bring fog and relatively cool air into the coastal valleys. Warmer air aloft creates elevated inversions that restrict dilution of pollutants vertically, and mountains forming the valleys restrict dilution horizontally.

In the fall, the surface winds become weak, and the marine layer grows shallow, dissipating altogether on some days. The airflow is occasionally reversed in a weak offshore movement, and the relatively stagnant conditions allow pollutants to accumulate over a period of days. It is during this season that the north or east winds develop that transport pollutants from either the San Francisco Bay Area or the Central Valley into the NCCAB. During winter and early spring, the Pacific high–pressure system migrates southward and has less influence on the air basin. Wind direction is more variable, but northwest winds still dominate. The general absence of deep, persistent inversions and occasional

storm passages usually result in good air quality for the basin as a whole. The City of Monterey is bounded by pine-wooded hills to the south and by the crescent-shaped southerly end of the Monterey Bay to the north. Persistent sea breezes ventilate the area with respect to other metropolitan areas, and the City generally enjoys good air quality throughout the year.

To protect public health, both the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards (AAQS) that are the maximum levels of ambient (background) air pollutants considered safe, with an adequate margin of safety to protect public health and welfare. Criteria pollutants include ozone (O_3), nitrogen dioxide (NO_2), carbon monoxide (CO), sulfur dioxide (SO_2), inhalable particulates (PM_{10}), fine particulates ($PM_{2.5}$), and lead. In California, sulfates, vinyl chloride, hydrogen sulfide, and visibility-reducing particles are also regulated as criteria air pollutants. An area is designated as "in attainment" when it is in compliance with the federal and/or state standards.

The State Air Resources Board (ARB) designates a status for regional air basins as being in attainment or nonattainment with State air quality standards. The Federal Environmental Protection Agency (EPA) provides the designation for National standards. State designations are reviewed annually while the National designations are reviewed when either the standards change, or when an area requests that they be re-designated due to changes in the area's air quality. Most designations are made by regional air basin, but in some cases designations are made at the county level.

Designations are made by pollutant according to the following categories:

Attainment – Air quality in the area meets the standard.
Nonattainment – Air quality in the area fails to meet the applicable standard.
Unclassified – Insufficient data to designate area, or designations have yet to be made.
Attainment/Unclassified - An EPA designation which, in terms of planning implications, is essentially the same as Attainment.

The NCCAB is under the jurisdiction of the Monterey Bay Air Resources District[1] (MBARD). The MBARD is in attainment or unclassified status for NAAQS and no national attainment plans apply to the region. The NCCAB is a nonattainment area for the CAAQS for both ozone and inhalable particulate matter (PM_{10}) and is an attainment area for other standards, except it is unclassified for hydrogen sulfide (California Air Resources Board 2020).

The MBARD adopted its first Attainment Plan for ozone in 1991. The Air Quality Management Plan (AQMP) for the Monterey Bay Area was the first plan prepared in response to the California Clean Air Act of 1988 that established specific planning requirements to meet the ozone standard. The California Clean Air Act requires that the AQMP be updated every three years. The most recent updates occurred in 2017 with the adoption of the 2012-2015 AQMP. The MBARD's 2017 AQMP identifies a continued trend of declining ozone emissions in the NCCAB primarily related to lower vehicle miles traveled. Therefore, the MBARD determined progress was continuing to be made toward attaining the 8-hour ozone standard during the three-year period reviewed (Monterey Bay

[1] Formerly the Monterey Bay Unified Air Pollution Control District (MBUAPCD).

Air Resources District 2017). Attainment of the CAAQS PM_{10} standard is addressed in the MBARD's *Senate Bill 656 Implementation Plan,* which was adopted in December 2005. Maintenance of the NAAQS eight-hour standard for ozone is addressed in the MBARD's *Federal Maintenance Plan for the Monterey Bay Region*, which was adopted in March 2007. The MBARD does not have threshold for the ozone precursors nitrogen oxide and reactive organic gas for construction projects less than one year because this is accounted for in their emission inventories. The MBARD has established a daily emissions threshold for PM_{10} for construction projects of 82 pounds per day (lbs/day).

Discussion

a) Conflicts with AQMP. A project would conflict with or obstruct implementation of MBARD's AQMP if it is inconsistent with the growth assumptions in the AQMP. According to the District's CEQA Guidelines, population forecasts adopted by Association of Monterey Bay Area Governments (AMBAG) are used to forecast population-related emissions and to develop basin-wide emission controls on stationary. Projects that are consistent with AMBAG's regional forecasts have been accommodated in the AQMP and would be considered consistent with the AQMP. The project consists of construction of a surface parking lot and would not result in new structural development or increased population growth. Therefore, the proposed project would not result in conflicts with or obstruction of implementation of the AQMP, resulting in **no impact**.

b) Criteria Pollutant Emissions. The project consists of construction of a new parking lot to serve CHOMP. The project would not result in construction of a new stationary source of emissions and wound not result in structural development. The project would result in vehicular trips to/from the new parking lot, although these would be from existing employees already traveling to CHOMP. Thus, the project would not result in direct or indirect emissions of any criteria air pollutant for which the region is non—attainment under applicable state or federal regulations.

The project would involve grading to create a new parking lot covering approximately 1.9 acres. Information from the MBARD's "CEQA Air Quality Guidelines" indicates that 8.1 acres could be graded per day with minimal earthmoving or 2.2 acres per day with grading and excavation without exceeding the PM_{10} threshold of 82 lbs/day. Therefore, the project area to be graded would be below MBARD's threshold for potentially significant PM_{10} emissions during construction. Thus, the project would not significantly contribute to existing or projected air quality violations, and therefore, would not result in a cumulatively considerable net increase for ozone or PM_{10}. Potential air emissions are considered a **less-than-significant impact**.

c) Sensitive Receptors. For CEQA purposes, a sensitive receptor is defined as any residence, including private homes, condominiums, apartments, and living quarters; education resources such as preschools and kindergarten through grade twelve (k-12) schools; daycare centers; and health care facilities such as hospitals or retirement and nursing homes (Monterey Bay Air Resources District, February 2008).

Carmel Hills Care Facility as living quarters and CHOMP as a hospital would be considered a sensitive receptor. The Carmel Hills Care Facility is located approximately 400 feet northwest of the project site, and CHOMP is located approximately 600 feet north of the site.

Diesel particulate matter (DPM) was identified as a toxic air contaminant (TAC) by the State of California in 1998. Subsequently, the CARB developed a comprehensive strategy to control DPM emissions. The *Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles*—a document approved by the CARB in September 2000—set goals to reduce DPM emissions in California by 75 percent by 2010 and 85 percent by 2020. This objective would be achieved by a combination of approaches, including emission regulations for new diesel engines and low-sulfur fuel program. An important part of the DPM risk reduction plan is a series of measures for various categories of in-use on- and off-road diesel engines, which are generally based on the following types of controls:

- Retrofitting engines with emission-control systems, such as DPM filters or oxidation catalysts;
- Replacement of existing engines with new technology diesel engines or natural gas engines; and
- Restrictions placed on the operation of existing equipment.

Once the DPM risk reduction plan was adopted, the CARB started developing emission regulations for a number of categories of in-use diesel vehicles and equipment. In July 2007, the CARB adopted regulations for in-use, off-road diesel vehicles that will significantly reduce particulate matter emissions by requiring fleet owners to accelerate turnover to cleaner engines and install exhaust retrofits.

Grading and project construction could involve the use of diesel trucks and equipment that would emit diesel exhaust, including DPM, which is classified as a TAC. Additionally, activities that would use diesel equipment (i.e., primarily during grading) would be temporary and short in duration and would be a distance of approximately 400-600 feet from sensitive receptors.

Construction-related diesel emissions would be of limited duration (i.e., primarily during grading) and temporary. Assessment of TAC-related (including DPM) cancer risks is typically based on a 70-year exposure period. Project excavation and construction activities that would use diesel-powered equipment would expose receptors to possible diesel exhaust for a very limited number of days out of a 70-year (365 days per year, 24 hours per day) period. Because exposure to diesel exhaust would be well below the 70-year exposure period and, given the limited and short-term nature of activities that would use diesel equipment, construction-related DPM emissions would not be considered significant. Furthermore, the State is implementing emission standards for different classes of on- and off-road diesel vehicles and equipment that applies to off-road diesel fleets and includes measures such as retrofits. Additionally, Title 13 of the California Code of Regulations (Section 2485(c)(1)) prohibits idling of a diesel engine for more than five minutes in any location. Thus, the project would not expose sensitive receptors to substantial pollutant concentrations, and potential exposure of sensitive receptors to DPM and associated risks would be considered a **less-than-significant impact**.

d) Odors. According to the MBARD CEQA Guidelines, land uses associated with odor complaints typically include landfills, agricultural uses, wastewater treatment plants, food processing plants, chemical plants, refineries, and landfills. The proposed project consists of construction of a new parking lot for an existing hospital, but would not result in new activities that would result in the creation of objectionable odors. Therefore, there would be **no impact** related to generation of odors.

	Potentially Significant Impact	**Potentially Significant Unless Mitigation Incorporated**	**Less-than-significant Impact**	**No Impact**	**SUPPORTING INFORMATION**
IV. BIOLOGICAL RESOURCES – Would the project:					
a) Has a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			- City of Monterey, General Plan Conservation Element Goal d, Policies d.1, d.2, d.4, d.5, d.6 - EMC (January 2020b)
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X			- City of Monterey, General Plan Conservation Element Policy b.4, d.3, d.5 - EMC (January 2020a)
c) Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		- City of Monterey, General Plan Conservation Element Policy b.4 - EMC (January 2020a)
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?		X			- City of Monterey, General Plan Conservation and Open Space Elements - EMC (January 2020b)

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		- City of Monterey, Monterey City Code (M.C.C.), Chapter 37, Preservation of Trees and Shrubs - BFS Landscape Architects (June 2019)
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?				X	- City of Monterey Planning, Engineering, and Environmental Compliance Division

Existing Setting:

Monterey County consists of more than 3,324 square miles of land (over two million acres) with a variety of habitats from rocky Pacific shores to open grasslands to high mountains at elevations exceeding 5,000 feet. The Monterey Bay area, located in northern Monterey County, is home to a diverse population of animal, bird, and plant species. The waters of Monterey Bay and the adjacent Pacific Ocean off the central California coast have been designated and protected as the Monterey Bay National Marine Sanctuary since 1992.

Regulations

Migratory Bird Treaty Act. The Migratory Bird Treaty Act (MBTA) establishes special protection for migratory birds by regulating hunting or trade in migratory birds. The MBTA prohibits anyone to take, possess, buy, sell, purchase, or barter any migratory birds list in 50 CFR 10, including feathers or other part, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The definition of "take" includes any disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young).

Monterey Tree Protection Ordinance. Chapter 37 of the Monterey City Code regulates protection of trees. Monterey's image is that of a small-scale residential community beside the bay, framed by a forested hill backdrop and drawing its charm from a rich historical background, certain commercial enterprises, and natural scenic beauty. Trees within the City significantly contribute to this image. The Preservation of Trees and Shrubs Ordinance regulations are intended to assure preservation of trees and replacement of trees when removal is unavoidable.

The regulations define "protected tree" as trees located on a vacant private parcel that are more than two inches (2") in diameter when measured at a point four feet six inches (4'6") above

the tree's natural grade and trees located on a private, developed parcel that are more than six inches (6") when measured at a point four feet six inches (4'6") above the tree's natural grade. All public or private construction projects requiring acquisition of a building permit shall comply with the tree protection guidelines established by the City in order to safeguard and protect any trees affected by construction. Removal of most trees would require a permit issued by the City Forester unless otherwise exempt. Decisions include consideration of the condition of the tree, other healthy trees on the property, acceptance of mitigation measures, and value and importance of the trees on the site. Replacement trees and/or in lieu fees are typically required for approval of trees protected by City regulations.

The Ordinance also establishes a Landmark Tree Program. A local landmark tree must meet the criteria in the City Code that includes:

- Oak trees with a 10-inch diameter measures 4 feet 6 inches above ground, 20 feet in height and prominently visible from public streets, public parking areas, parks or open space from a minimum distance of 100 feet.
- Conifer trees with a 12-inch diameter measures 4 feet 6 inches above ground, 30 feet in height and prominently visible from public streets, public parking areas, parks or open space from a minimum distance of 100 feet.
- Non-native ornamental trees with a 10-inch diameter measures 4 feet 6 inches above ground, 15 feet in height and prominently visible from public streets, public parking areas, parks or open space from a minimum distance of 100 feet.

General Plan Conservation Element. The City's Conservation Element contains a variety of goals, policies and programs. Its elements protect the character and composition of existing native vegetative communities, as well as provide policy to conserve, manage, and restore habitats for endangered species, and protect biological diversity represented by special-status plant and wildlife species in the City of Monterey.

Special-Status Species and Sensitive Habitats. Special-status species are those plants and animals that have been formally listed or proposed for listing as endangered or threatened or are candidates for such listing under the Federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA). Listed species are afforded legal protection under the ESA and CESA. Species that meet the definition of Rare or Endangered under the California Environmental Quality Act (CEQA) Section 15380 are also considered special-status species. Species that meet this definition are typically provided management consideration through the CEQA process, although they are not legally protected under the ESA or CESA include: DFW species of special concern and fully protected species; species listed on the DFW's California Natural Diversity Database (CNDDB) with no formal status designation but thought by experts to be rare or in serious decline; plants listed as rare under the California Native Plant Protection Act (CNPPA) or on the California Native Plant Society (CNPS) California Rare Plan Ranks (CRPR) 1A and 1B; raptors and other migratory birds protected under the federal Migratory Bird Treaty Act (MBTA) of 1918 and California Fish and Game Code; and marine mammals protected under the Marine Mammal Protection Act of 1972 (MMPA).

Sensitive habitats include riparian corridors, wetlands and other waters of the U.S., habitats for legally protected species, areas of high biological diversity, areas supporting rare or special-status wildlife habitat, and unusual or regionally restricted habitat types. Habitat types considered sensitive include those listed on the CNDDB's working list of high priority and rare natural communities (i.e., those habitats that are rare or endangered within the borders of California) (DFW, 2010), those that are occupied by species listed under ESA or are critical habitat in accordance with ESA, and those that are defined as Environmentally Sensitive Habitat Areas (ESHA) under the Coastal Act or "essential fish habitat" under the Magnuson-Stevens Fishery Conservation and Management Act or protected under the Marine Life Protection Act. Specific habitats may also be identified as sensitive in the City's General Plan or ordinances. Sensitive habitats are regulated under federal regulations (such as the Clean Water Act, the Rivers and Harbors Act, and Executive Order 11990 – Protection of Wetlands), state regulations (such as CEQA and the DFW Streambed Alteration Program), or local ordinances or policies (such as City or County tree ordinances, Habitat Management Plan areas, and General Plan elements).

Project Site Conditions

A small portion of the site is paved with a small parking lot that serves the CHPC, while the remainder of the site is undeveloped.. The site supports Monterey pine forest with a dirt road transecting the site about halfway down the slope. The northeastern edge of the site contains a small drainage that had running and pooling water present at the time of field surveys. It supports native riparian and wetland vegetation and may be fed by runoff from CHOMP and Scenic Drive; it drains downhill towards Highway 1 (EMC, 2020b).

Vegetation Communities and Plants. The on-site plant community is dominated by a tall canopy of Monterey pine (*Pinus radiata*) with a lower canopy dominated by coast live oak (*Quercus agrifolia*). Common understory native vegetation includes California huckleberry (*Vaccinium ovatum*), California coffee berry (*Frangula californica*), western poison oak (*Toxicodendron diversilobum*), bush monkeyflower (*Mimulus aurantiacus*), hairy honeysuckle (*Lonicera hispidula*), blue blossom (*Ceanothus thyrsiflorus*), California blackberry (*Rubus ursinus*), coastal wood fern (*Dryopteris arguta*), and chain fern (Woodwardia fimbriata). Non-native French broom (*Genista monspessulana*) and poison hemlock (*Conium maculatum*) are also present, concentrated in disturbed areas such as along roads/paths and adjacent to development. A complete list of plants detected within the project site is included in Attachment 1 of the Focused Plant Survey Report that is included in Attachment B (EMC Planning Group, 2017).

Wildlife. Several wildlife species were observed or detected during the reconnaissance-level survey of the biological study area, including 26 bird species, four mammal species, and one amphibian species. Bird species detected within the project site included acorn woodpecker (*Melanerpes formicivorus*), American robin (*Turdus migratorius*), Anna's hummingbird (*Calypte anna*), Bewick's wren (*Thryomanes bewickii*), brown creeper (*Certhia americana*), bushtit (*Psaltriparus minimus*), California scrub-jay (*Aphelocoma californica*), California towhee (*Melozone crissalis*), chestnut-backed chickadee (*Poecile rufescens*), dark eyed junco (Junco hyemalis), fox sparrow (*Passerella iliaca*), golden-crowned sparrow (*Zonotrichia atricapilla*), hairy woodpecker (*Picoides villosus*), house

finch (*Haemorhous mexicanus*), mourning dove (Zenaida macroura), oak titmouse (*Baeolophus inornatus*), pygmy nuthatch (*Sitta pygmaea*), red-shouldered hawk (*Buteo lineatus*), red-tailed hawk (*Buteo jamaicensis*), ruby crowned kinglet (*Regulus calendula*), sharp-shinned hawk (*Accipiter striatus*), spotted towhee (Pipilo maculatus), Stellar's jay (*Cyanocitta stelleri*), Townsend's warbler (*Setophaga townsendi*), turkey vulture (*Cathartes aura*), and yellow-rumped warbler (*Setophaga coronata*).

Mammal species detected included black-tailed deer (*Odocoileus hemionus columbianus*), California raccoon (*Procyon lotorpsora*), coyote (*Canis latrans*), and western gray squirrel (*Sciurus griseus nigripes*). One amphibian species was detected on the project site: Pacific chorus frog (*Pseudacris [Hyla] regilla*). No reptile species were detected (EMC Planning Group, 2020b).

Jurisdictional Waters. The project site supports two aquatic resources determined to represent jurisdictional features that would be regulated by the U.S. Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW). One small drainage that supports native riparian and wetland vegetation (notably a large patch of chain fern [Woodwardia fimbriata]) occurs in the northeastern edge of the project site. The second feature is a small linear area next to the on-site dirt road (just uphill from Highway 1) where storm water appears to flow off the dirt road, past the site boundary fencing, and into an off-site culvert. These features are illustrated as Environmentally Sensitive Area (ESA) #1 and #2 on Figure 4 (EMC Planning Group 2020a).

Discussion

a) Special Status Species.

Special-Status Plants. The project site is dominated by CNPS Rare Plant Rank 1B Monterey pine, and numerous other special-status plants have potential to occur. Based on the results of the literature review and habitat assessments, 9 special-status plant species were identified as potentially occurring on the project site: the federally listed Endangered Yadon's rein orchid (*Piperia yadonii*), for which USFWS-designated critical habitat is located just west of the site, across Holman Highway. The other special-status plants that may occur on the site due to the presence of suitable habitat include: Hickman's cinquefoil (*Potentilla hickmanii*), Hickman's onion (*Allium hickmanii*), Kellogg's horkelia (*Horkelia cuneata* var. *sericea*), marsh microseris (*Microseris paludosa*), Monterey clover (*Trifolium trichocalyx*), Pacific Grove clover (*Trifolium polyodon*), and pine rose (*Rosa pinetorum*). The project site does not occur within USFWS-designated critical habitat for any federally-listed plant species. However, USFWS-designated critical habitat for the Yadon's rein orchid is located just west of the project site (EMC Planning Group 2020b).

No plant species listed or proposed for listing as rare, threatened, or endangered by the CDFW or USFWS were detected within the project site during the focused rare plant surveys conducted from April through July 2017 (EMC Planning Group August 2017). However, the project would result in the removal of 229 Monterey pine trees, which would be considered a significant impact given the CNPS rare ranking for the species. With implementation of Mitigation Measure FOR-1, the impact would

be **less than significant with mitigation incorporated** regarding removal of special status plant species-Monterey pine. No other special-status plant species other than Monterey pine were observed during the 2017 focused plant surveys.

Special-Status Wildlife. The project site does not occur within USFWS-designated critical habitat for any federally-listed wildlife species. However, based on the results of the literature review and habitat assessments, the following special-status wildlife species were identified as potentially occurring on the project site, all of which are CDFW Species of Special Concern: coast horned lizard (*Phrynosoma blainvillii*), coast range newt (*Taricha torosa*), Monterey dusky footed woodrat (*Neotoma fuscipes luciana*), pallid bat (*Antrozous pallidus*), olive-sided flycatcher (*Contopus cooperi*), purple martin (*Progne subis*), and yellow warbler (*Setophaga petechia*). No wildlife species listed or proposed for listing as rare, threatened, or endangered by the CDFW or USFWS were detected within the project site during the reconnaissance-level surveys conducted by EMC in November 2016 and March 2017 (EMC Planning Group 2020b). Species potentially present on the project site are discussed below.

Coast horned lizard and coast range newt. Both of these species are designated as a Species of Special Concern by the CDFW. The Monterey pine forest and on-site drainages within the project site provide suitable habitat for these species, respectively. Although general surveys did not result in the detection of this species, these species could occupy the project site prior to initiation of construction activities and implementation of the project could result in direct and/or indirect impacts to the species (EMC Planning Group 2020b). Direct impacts could include harming individuals during initial grading activities. Indirect impacts could include noise, dust, pollution, and entrapment during construction activities. Implementation of Mitigation Measure BIO-1 (construction monitoring) would ensure that project construction does not disturb these species.

Monterey dusky-footed woodrat. The Monterey dusky-footed woodrat is designated as a Species of Special Concern by CDFW. The Monterey pine forest community within the project site provides high quality habitat for this species. Although the species has not been detected during general surveys, individuals may occupy the project site prior to initiation of construction activities (EMC Planning Group 2020b). Implementation of Mitigation Measure BIO-2 (pre-construction survey) would avoid potentially significant impacts to dusky-footed woodrat.

Pallid Bat. The pallid bat is designated as Species of Special Concern by the CDFW and typically roost within artificial structures. The Monterey pine forest community within the project site provides moderate quality roosting and foraging habitat for this species. Although the species has not been detected during general surveys, individuals may occupy the project site prior to initiation of construction activities (EMC Planning Group 2020b). Implementation of Mitigation Measure BIO-3 (pre-construction survey) would avoid potentially significant impacts to the species.

With implementation of Mitigation Measures BIO-1, BIO-2 and BIO-3, the impact would be **less than significant with mitigation incorporated** regarding impacts to special status wildlife species.

Mitigation Measures BIO-1: *Construction Monitoring*. A qualified biologist shall conduct biological construction monitoring during initial vegetation removal and ground disturbance to prevent direct impacts to coast horned lizard and coast range newt, should they occur on the project site.

Mitigation Measures BIO-2: *Pre-construction Woodrat Surveys*. Prior to project construction, a qualified biologist shall inspect the project work area and adjacent areas for woodrat middens. If woodrats are present within proposed impact areas, have the qualified biologist carefully dismantle middens prior to clearing to encourage passive woodrat relocation.

Mitigation Measures BIO-3: *Pre-construction Bat Survey*. Prior to project construction and/or tree removal, a qualified biologist shall inspect the project work area and adjacent areas for pallid bats. If bat roosts are present within proposed impact areas, the CDFW shall be consulted for site-specific guidance on how to proceed.

b) Sensitive Habitat Areas. The native Monterey pine forest is considered sensitive by the City of Monterey and CDFW due to its limited distribution within the region and state. This vegetation alliance is included on the Natural Communities List due to its status as globally vulnerable (G3) and state vulnerable (S3)(CDFG 2010). Monterey pine is a United States Fish and Wildlife Service "Species of Concern". The species is classed as 1B by the California Native Plant Society (CNPS) (Caltrans 2008).

The project is subject to approval by the California Coastal Commission until such time as the City has a Local Coastal Program (LCP) that is certified by the California Coastal Commission. The City has prepared Land Use Plan components of the LCP and is working on completing the plans and implementation components to submit to the Coastal Commission for certification. California Coastal Act Section 30107.5 defines an Environmentally Sensitive Habitat Area (ESHA) as any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem, and which could be easily disturbed or degraded by human activities and developments. For ESHAs, Section 30240 further states that (a) ESHAs shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas; and (b) development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The site's Monterey pine forest and wetland-riparian habitat present along the drainage would be considered sensitive habitat areas for the purpose of CEQA and may be considered ESHAs by the California Coastal Commission. Impacts to Monterey pine forest sensitive habitat are discussed below. The project would not result in direct impacts to adjacent wetland features; see section IV(c) below for further discussion of potential indirect less-than-significant impacts to wetlands.

Because the site supports a native stand of Monterey pine forest, it typically would qualify as an ESHA. However, it has limited potential to support special-status species as explained above. Its habitat

quality has been degraded by past disturbance, especially construction of the on-site dirt access road, and the forest patch has become fragmented due to adjacent development in every direction (State Route 1, CHPC, CHOMP, Scenic Drive, and the utility access road at the eastern edge of the site plus residential development farther to the east). In addition, the understory of the forest habitat (especially along site edges, access roads, and trails) is infested by non-native French broom, which is noted by the California Invasive Plant Council (Cal-IPC) as "an aggressive invader, forming dense stands that exclude native plants and wildlife" (Cal-IPC 2020). The Cal-IPC Inventory rates this species as highly invasive which is defined as having "severe ecological impacts on physical processes, plant and animal communities, and vegetation structure". Therefore, the on-site habitat values of the Monterey pine forest have been reduced by multiple factors, and though it contains numerous mature Monterey pines, it likely that the site no longer constitutes an ESHA. Although consultation with the California Coastal Commission is needed to confirm this finding (EMC Planning Group 2020b).

The project would result in removal of 1.9 acres of Monterey pine forest, which includes removal of 229 Monterey pine trees, 171 coast live oak trees, 2 Monterey cypress trees and 15 ceanothus trees. Given that Monterey forest is considered a sensitive habitat, the impact would be considered significant, even though the overall health of the forest is declining (see section II above) and habitat and the overall habitat value has been degraded. Implementation of Mitigation Measure FOR-1 would result in implementation of the project-proposed tree replacement mitigation plan. With implementation of Mitigation Measure FOR-1, the impact would be **less than significant with mitigation incorporated** regarding removal of sensitive habitat.

c) Wetlands. Two drainage features that are potentially under the jurisdiction of the CDFW, USACE, and/or RWQCB occur on the project site. The small drainage located along the northeastern edge of the project site supports native riparian and wetland vegetation. This feature is fed by runoff from CHOMP and Scenic Drive and drains down gradient towards Highway 1. The second drainage feature is located next to the dirt road just uphill from State Route 1). This feature is fed by storm water flows from the dirt road, and drains past the site boundary fencing, and into an off-site culvert. A delineation was conducted of these features, and the methodology meets the California Coastal Commission (CCC) single-parameter definition of wetlands (EMC Planning Group 2020a). The features are shown on Figure 4 and referenced as ESA #1 and #2.

The biological review indicates that these areas do not constitute high or moderate quality habitat. ESA #1 is fed by runoff from a paved roadway and other existing development and consists of an incised channel with subsurface flow in some locations, covered in areas by a thick thatch of ferns. The storm water that seasonally drains through this feature is therefore not accessible to many wildlife species, does not facilitate wildlife movement, and supports low plant diversity. ESA #2 is a small, shallow man-made ditch segment at the edge of a dirt access road. It was formed through mechanical disturbance, and seasonally provides very low quality habitat (EMC Planning Group 2020a).

As shown on Figure 4, and both features have been avoided by the proposed project design. Therefore, the project would not result in direct impacts to or fill of potentially jurisdictional

wetland/waterway features. This includes associated riparian and wetland vegetation – notably a large patch of chain fern (Woodwardia fimbriata) present in ESA #1. Due to the low habitat quality of these features, a 10-foot buffer was considered adequate to maintain current habitat functions and values, and that establishment of a 100-foot setback that is the standard Coastal Commission wetland setback is not necessary to protect the low quality habitats on the project site (EMC Planning Group 2020a). Therefore, no direct impacts to jurisdictional waters or wetlands are anticipated with implementation of the proposed project. However, to ensure that no inadvertent impacts to the drainage features occur during construction, it is recommended that the City's standard best management practices be applied to this feature throughout the construction period. With this standard condition of approval, this impact is **less than significant**.

d) Wildlife Movement and Nesting. The project site contains Monterey pine forest habitat that is contiguous with a larger forest fragment likely to be utilized by small to large wildlife that move through the area. However, the site is surrounded by a tall fence along the edge of Highway 1 and a Pacific Gas and Electric substation that currently impede wildlife movement. Additional project impacts to wildlife movement across the site would therefore be minimal. Therefore, the project would not substantially interfere with the movement of any native resident or migratory fish species (EMC Planning Group 2020b).

Nesting Birds. Several special-status bird species have the potential to occur on the project site, including the olive-sided flycatcher, purple martin, and yellow warbler. The Monterey pine forest and on-site drainages within the project site provide suitable nesting and foraging habitat for these species. Although general surveys did not result in the detection of these species, they could occupy the project site during the nesting season prior to initiation of construction activities and implementation of the project could result in direct and/or indirect impacts to the species (EMC Planning Group 2020b). Direct impacts could include removal of nests as a result of initial tree removal and grading activities if they occur during the nesting season. Indirect impacts could include harassment via noise generated during construction activities that could cause nest abandonment. Impacts to nesting birds if present would be considered significant. Implementation of MM BIO-4 (pre-construction survey) would avoid potentially significant impacts to the species. Therefore, the potential impact to nesting birds would be **less than significant with mitigation incorporated**.

> **Mitigation Measure BIO-4:** *Pre-construction Nesting Survey.* Schedule tree and vegetation removal to occur between September 15 and January 31 of any given year to avoid the bird nesting season. If tree removal, construction activities, or other site disturbance occurs during the nesting bird season (typically February 1 through September 15), a qualified biologist shall conduct a survey for nesting birds prior to project construction activities. The survey shall be conducted within the disturbance footprint and a 200-foot buffer at least 14 days of ground-disturbing activities. An owl survey should also be conducted in late December or early January and repeated in February because owls start nesting earlier than songbirds. If any active bird nests are observed, the biologist will designate a buffer zone around the nest tree or shrub as follows: 200 feet for nesting raptors and 50 feet for all other bird species. This buffer zone may be adjusted if the biologist determines that other factors may help shield the active nest, such as vegetative screening between the nest and the vegetation removal site

that reduces the nesting bird's ability to see the activity. No vegetation removal will take place within the buffer zone until the biologist has determined that all chicks have fledged and are able to feed on their own.

e) Conflicts with Local Plans. Construction of the proposed parking lot would result in removal of 417 trees, consisting of 229 Monterey pines, 171 coastal live oaks, 2 Monterey cypress, and 15 ceanothus over an approximate 2-acre area. According to an arborist report prepared for the project, most of the trees appear to be in declining health based on the presence of pitch canker disease, bark beetles, dwarf mistletoe and red ring conks. Multiple dead trees were noted. The majority of both small and large trees also have significant structural problems such as multiple leaders, poorly attached leaders, extreme top-heaviness or significant leans. It is noted that of the 850 trees surveyed on the project site and adjacent areas, 418 were recommended for removal due to health conditions from which the trees are unlikely to recover and/or structural and safety issues (Urban Tree Management 2016).

The project landscaping plan includes replanting approximately 170 oak, as well as madrone and redwood trees, adjacent to the project site and in adjacent areas on the CHPC property. The applicant has proposed a tree mitigation plan that provides approximately 4 acres of Monterey pine seedling regeneration on the CHOMP campus within 13 specified areas, including areas on the project site. The Monterey City Code, Chapter 37, regulates trimming or removal of a "protected tree," which is a tree located on a vacant private parcel that is more than 2 inches in diameter when measured at a point four feet six inches above the tree's natural grade. The trees to be removed on the project site would be considered "protected trees" under City regulations. However, none of the trees to be removed appear to meet all criteria for a "landmark tree" under section 37-12 of the City Municipal Code because the trees are not prominently visible from public streets, public parking areas, parks or open spaces from a minimum distance of 100 feet.

A tree removal permit can be issued by the Architectural Review Committee, taking into consideration the conditions of the tree. Replacement is required at a minimum 1:1 ratio. The project-proposed landscaping plan shows replanting approximately 250 trees, and the project-proposed tree mitigation plan includes 4 acres of areas to be managed for Monterey pine tree regeneration, although only approximately 2.1 are needed to replace Monterey pine trees at a 1:1 ratio. Tree removal permitted by the City with tree replacement required by City regulations would be consistent with the City's tree protection regulations. Therefore, the project would result in a **less-than-significant impact** related to potential conflicts with local plans and regulations.

f) Conflicts with Habitat and Natural Community Plans. The project site is not within the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other habitat conservation plan. Therefore, the project would result in **no impact**.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
V. CULTURAL RESOURCES – Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as pursuant to Sections 15064.5?				X	- City of Monterey, Monterey City Code (M.C.C.), Chapter 38, Zoning Code, Article 15 H Historic Overlay District - City of Monterey, Historic Preservation Program
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X	- Archaeological Sensitivity Map, Figure 8, Draft EIR, City of Monterey General Plan Update, July 2004
c) Disturb any human remains, including those interred outside of formal cemeteries?				X	- Archaeological Sensitivity Map, Figure 8, Draft EIR, City of Monterey General Plan Update, July 2004

Existing Setting

The City of Monterey falls within the contact-period lands of at least two aboriginal tribal groups known ethnographically as Costanoan and Esselen. Since 1970, hundreds of surveys have been conducted and more than 60 archaeological sites have been excavated in Monterey and San Luis Obispo counties, with more than 200 radiocarbon dates reported. Most of this work was undertaken to comply with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). Investigations of 19 sites along the northern shore of Monterey Peninsula confirmed the existence of two archaeological "populations" in the area of ethnographic Rumsen Costanoans. Over time, archeological investigations within the City have resulted in the recording of approximately 29 prehistoric archeological sites. The majority of the City is mapped in the City's General Plan EIR as being located in areas with a high probability of prehistoric artifacts.

According to the City's General Plan, the City of Monterey is one of the most historic cities in the United States, and preservation of historic resources has long been a concern of Monterey citizens. Over the past three centuries, the City has served, at various times, as a Spanish mission, a center of government, a major commercial port, and a cultural center. In June 1932, the Custom House became California's first State Historic Landmark. Most of Monterey's economic activity takes place in historic areas or areas with a significant number of historic buildings, including downtown, Cannery Row, Wharf 1 (Fisherman's Wharf), the Presidio of Monterey, Naval Postgraduate School, and Custom House Plaza. The City of Monterey owns and maintains 12 historic buildings built between the 1840s

to1937. In addition, Monterey has a 50-year lease with the Army for the lower part of the Monterey Presidio, approximately 26 acres. The lease began in 1996 and will expire unless extended in 2046.

The project site is not located in a high archaeological sensitivity area as mapped in the City of Monterey General Plan Draft EIR.

Discussion

a) Historical Resources. There are no known historic resources located at the project site, and therefore, the project would result in ***no impact*** to historical resources.

b-c) Archaeological Resources. The project site is not located in a high archaeological sensitivity area as mapped in the City of Monterey. Therefore, the project would result in **no impact** to prehistoric or historical cultural resources.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
VI. ENERGY – Would the project:					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption or operation?			X		- City of Monterey, General Plan Conservation Element
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	- City of Monterey, General Plan Conservation Element

Existing Setting

Pacific Gas and Electric Company (PG&E) maintains the electrical network and provides natural gas service to the City. The City of Monterey is part of Monterey Bay Community Power (MBCP), a regional Community Choice Energy project. MBCP was formed to provide locally controlled, carbon free electricity to residents and businesses in Monterey, San Benito and Santa Cruz counties. The goals of MBCP are to increase utilization of renewable power, create local and sustainable energy sources and create green jobs.

In March 2016, the City adopted a Climate Action Plan (CAP). The CAP serves as a strategic tool to reduce greenhouse gas emissions (GHG) and ensure efficient use of the City's resources, including energy resources. The CAP provides guidance to increase energy independence, reduce spending on gas, electricity, and water, and improve air quality from non-City operations (City of Monterey 2016). Since January 2011, the City has purchased all its electricity from a green energy service provider,

through PG&E's Direct Access Program and the EPA Green Power Partnership. Under the agreement, renewable sources, such as wind, biomass, geo-thermal, small hydroelectric, and solar, generate 100% of the electricity supplied to municipal buildings and facilities. Currently, wind provides 80% of the City's power and biomass provides the remaining 20% (City of Monterey 2016a).

The Association of Monterey Bay Area Governments (AMBAG) released the 2035 Metropolitan Transportation Plan/Sustainable City of Monterey Communities Strategy (MTP/SCS) in June 2014 to address GHG emissions regionally. The 2035 MTP/SCS is built on a set of integrated policies, strategies and investments to maintain and improve the region-wide transportation system to meet the diverse needs of the region through 2035.

Discussion

a) Energy Consumption. The project includes construction and operation of a surface parking lot. Construction is anticipated to take approximately 3 months to complete and would not use equipment that would result in the wasteful, inefficient or unnecessary consumption of finite resources. Operation of the parking lot would require regular maintenance, but these activities would not contribute to the wasteful, inefficient, or unnecessary consumption of energy and other resources. The parking lot would include 29 LED light fixtures with possible dimming and motion sensing features to reduce light intensity. According to the U.S. Department of Energy[2], the light-emitting diode (LED) is one of the most energy-efficient and rapidly-developing lighting technologies. LEDs are increasingly common in street lights, parking garage lighting, walkway and other outdoor area lighting. Therefore, project would use efficient lighting, and the project would result In a **less-than-significant impact** related to energy consumption.

b) Conflicts with Plans. Construction and operation of the project would not conflict with or obstruct implementation of a state or local plan for renewable energy. Therefore, the project would result in **no impact**.

[2] See U.S. Department of Energy: https://www.energy.gov/energysaver/save-electricity-and-fuel/lighting-choices-save-you-money/led-lighting.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
VII. GEOLOGY AND SOILS – Would the project:					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					- City of Monterey, General Plan Safety Element Goal a, Policies a.1–a.7 - City of Monterey, General Plan, Map 11-Showing Seismic Hazards
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.				X	
ii) Strong seismic ground shaking?			X		- City of Monterey, General Plan Safety Element Goal a, Policies a.1–a.7
iii) Seismic-related ground failure, including liquefaction?			X		- City of Monterey, General Plan Safety Element Goal a, Policies a.1–a.7
iv) Landslides?					- City of Monterey, General Plan Safety Element Policies b.1–b.6
				X	- City of Monterey, General Plan, General Plan Map 12-Showing Steep Slopes
b) Result in substantial soil erosion or the loss of topsoil?			X		- City of Monterey, General Plan Safety Element Goal b, Policy 6b
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?				X	- City of Monterey, General Plan Safety Element Goal a, Policies a.1–a.7 - City of Monterey, General Plan, General Plan Map 12-Showing Steep Slope

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
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?			X		- City of Monterey, General Plan
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?				X	- City of Monterey, General Plan
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?				X	- Monterey County General Plan EIR

Existing Setting

The City is underlain by a major geologic feature, the Salinian Block, which in turn is underlain by granitic basement rock. The Salinian Block is bounded on the northeast by the San Andreas Fault and on the southwest by the Palo Colorado-San Gregorio Fault. The block is approximately 50 miles wide and 300 miles long. The types of soils and geologic formations that underlie the City are varied, ranging from unconsolidated dune sands along the Monterey Bay to exposed granite and sandstone.

California is one of the most active seismic regions in the United States. The City lies adjacent to the boundary zone between the North American and Pacific tectonic plates. The faults associated with this zone are predominantly northwest-trending strike-slip faults that have a right-lateral slip. The General Plan identifies three faults that traverse the City, including the Chupines Fault, the Navy Fault, and the Berwick Fault. Information available on the activity of these faults is generally not conclusive, but each is assumed to be potentially active.

Active faults in the proposed project vicinity include: the San Andreas-1906 Segment, located approximately 24 miles northeast of the proposed project site; the Palo Colorado-Sur, located approximately 8 miles southwest of the proposed project site; the Rinconada, located approximately 7 miles northeast of the proposed project site; and the Monterey Bay-Tularcitos, located approximately 4 mile from the proposed project site.

Topography and slope within the City are quite variable. Lands along the margin on Monterey Bay tend to be relatively flat, but sloped towards the bay. Much of the upland portion of the City is incised by a series of intermittent stream channels that have cut into surface soil and subsurface geologic formations, leaving a series of mesas that trend towards the bay. Much of the City is built on these mesas and on the more level margins of the bay. The northern terminus of the Santa Lucia Mountains

is the major regional landform that forms the backdrop to the City. Due to slope and access constraints, development within this area tends to be less dense. Steep slopes within the City tend to be located along stream channels and within the hillside areas.

Numerous soil types are located within the City. Each soil type has unique characteristics and potential development limitations and erosion characteristics. Generally, the erosion potential of soils and their expansion properties (soil expansion and contraction can result in damage to building foundations, roads, etc.) are of the greatest interest from a development impact perspective.

Native soils on the project site consist of 4 feet to 13 feet of clayey sand underlaid by Monterey Formation (shale). The USDA Soil Survey for Monterey County (1987) classifies site soils as Santa Lucia channery clay loam, which is in Hydrologic Soil Group (HSG) "C". Groundwater was not encountered during geotechnical exploration (Whitson Engineers 2019).

Discussion

a.i) Fault Rupture. The City of Monterey is not located in an Alquist-Priolo Earthquake Fault Zone as mapped by the State Geologist. The nearest known active or potentially active fault is the Monterey Bay-Tularcitos, located approximately 1 mile from the site. Earthquakes on any of the local faults or on other faults located in the vicinity or region could produce significant seismic shaking at the proposed project. However, as identified in the City General Plan EIR there are no known active faults, faults on which movement has occurred within the last 11,000 years, within the City and no Alquist-Priolo Special Studies Zones. Therefore, there is no potential for surface rupture at the project site, resulting in **no impact**.

a.ii-a.iii) Seismic Hazards. The City General Plan EIR identifies seismic shaking as the most significant hazard across the City. The project site is approximately 2.6 miles southwest of the Monterey Bay-Tularcitos Fault and 5.7 miles northeast of the Type B San Gregorio Fault; the San Andreas Fault is located approximately 28 miles to the northeast. The site is mapped in an area having a low liquefaction potential, and potentially liquefiable soils were not encountered in soils borings taken as part of a geotechnical investigation at the project site. Thus, measures are not considered necessary to mitigate potential soil liquefaction (Earth Systems 2018). However, strong ground shaking should be expected during the design life of the project, which would be designed to resist seismic shaking in accordance with current California Building Code (CBC) requirements. Therefore, there the project would have a **less-than-significant impact** associated with potential exposure of people or structures to potential adverse effects of seismic ground shaking.

a.iv, c) Geologic Hazards. The proposed project involves construction of a surface parking lot in an area that is identified in the City's General Plan (Map 11) as containing steep slopes. However, the project site is primarily situated on flatter slopes, although steeper slopes are at the edges of the project site. The project would not result in construction of new structures or development on steep slopes. The geotechnical investigation prepared for the project site did not identify landslides or other geologic hazards on the property (Earth Systems 2018). The proposed project consists of development of a surface parking lot. The proposed project would not increase risk to life or property

to potential adverse effects involving landslides, lateral spreading, or other geologic hazards. Therefore, project would result in a **no impact** related to geologic and soils hazards.

b) Erosion. The proposed would result in grading approximately 2 acres to create a surface parking lot. The project plans estimate 7,500 cubic yards (cy) would be excavated with 4,500 cy used as fill and 2,300 cy exported off site. Erosion control measures would be implemented during and after construction, including revegetation of disturbed area as set forth on the project plans. Erosion and sediment control Best Management Practices (BMPs) are included on the project plans that would be implemented during construction. Therefore, the project would not result in substantial erosion or loss of topsoil and would result in a **less-than-significant impact**. See Section X, Hydrology and Water Quality (a, c) regarding construction-related erosion-water quality impacts.

d) Expansive Soils. A geotechnical investigation was conducted at the project site, which included soils borings and laboratory testing. The subsurface profile at those boring locations consisted of a variable thickness of soil over Monterey formation bedrock. The soil cover depth ranged from 0 to 13 feet at the boring locations. The soil was generally classified as loose to dense clayey sand, but an 8-foot thick layer of very stiff sandy fat clay that was possibly fill material was encountered in one boring. A surface layer of aggregate base was present at the locations of the borings drilled on the dirt road traversing the slope. The Monterey formation bedrock (shale) was very soft to moderately soft (in terms of bedrock consistency) and was variably fractured and slightly to intensely weathered (Earth Systems, 2018). Soils tests indicate that the onsite soils have low to very high expansion potentials (Earth Systems 2018). Expansive soils tend to swell with increases in soil moisture and shrink as the soil moisture decreases. The project would be designed in accordance with the project geotechnical report that includes design recommendations to prevent substantial risks to property or life resulting from expansive soils. Therefore, the project would result in a **less-than-significant impact** related to expansive soils.

e) Septic Systems. The proposed project consists of construction of a surface parking lot and would not result in construction of habitable structures or uses that would require a septic sewer system Therefore, the project would result in **no impact**.

f) Paleontological Resources. The project site does not contain known unique geologic features. Significant paleontological resources are fossils or assemblages of fossils that are unique, unusual, rare, uncommon, and diagnostically or stratigraphically important—and those that add to an existing body of knowledge in specific areas. Most of the 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. Because of the marine origin of these deposits, the area lacks the large, terrestrial fossils found in other regions such as the dinosaur fossils of the southwestern United States (Monterey County Resource Management Agency, March 2010). A review of nearly 700 known fossil localities throughout the was conducted by paleontologists in 2001, and 12 fossil sites were identified as having outstanding scientific value. The project site and project area are not near the general locations of significant sites identified in the Monterey County General Plan EIR (Monterey County Resource Management Agency 2010).

The project site would be graded and recontoured to develop the proposed parking lot, but there would not be extensive excavation for building foundations. Discovery of buried, unknown paleontological resources are not expected as no significant finds have been reported in the general area. Therefore, the project would result in **no impact** to paleontological resources.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
VIII. GREENHOUSE GAS EMISSIONS – Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		- City of Monterey Climate Action Plan (City of Monterey, 2016)
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	- City of Monterey Climate Action Plan (City of Monterey, 2016)

Existing Setting

Climate change refers to any significant change in measures of climate, such as average temperature, precipitation, or wind patterns over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, an average increase in the temperature of the atmosphere near the Earth's surface, attributed to accumulation of greenhouse house gas (GHG) emissions in the atmosphere. Greenhouse gases trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities.

The greenhouse effect is a natural process by which some of the radiant heat from the sun is captured in the lower atmosphere of the earth, thus maintaining the temperature and making the earth habitable. The gases that help capture the heat are called greenhouse gases. Some GHGs occur naturally in the atmosphere, while others result from human activities. Naturally occurring GHGs include water vapor, carbon dioxide, methane, nitrous oxide, and ozone. Certain human activities, however, add to the levels of most of these naturally occurring gases as described below:

- Carbon dioxide (CO_2) is released to the atmosphere when solid waste, fossil fuels (oil, natural gas, and coal), and wood and wood products are burned.
- Methane (CH_4) is emitted during the production and transport of coal, natural gas, and oil. Methane emissions also result from the decomposition of organic waste in solid waste landfills and from the raising of livestock.

- Nitrous oxide (N_2O) is emitted during agricultural and industrial activities, as well as during combustion of solid waste and fossil fuels.
- High global warning potential (GWP) gases that are not naturally occurring, including hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6), are generated in a variety of industrial processes.

Of these gases, carbon dioxide (CO_2) and methane (CH_4) are emitted in the greatest quantities from human activities. Emissions of CO_2 are largely by-products of fossil fuel combustion, whereas CH_4 results from off-gassing associated with agricultural practices and landfills. The primary source of these GHGs is fossil fuel use. California's transportation sector is the single largest generator of GHG emissions, followed by electricity consumption as the second largest source, and industrial activities as the third largest source of GHG emissions. Scientific modeling predicts that continued GHG emissions at or above current rates would induce more extreme climate changes during the 21st century than were observed during the 20th century. Different types of GHGs have varying global warming potentials. The global warming potential of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere. Because GHGs absorb different amounts of heat, a common reference gas (CO_2) is used to relate the amount of heat absorbed to the amount of the gas emissions, referred to as "carbon dioxide equivalent" (CDE), and is the amount of a GHG emitted multiplied by its global warming potential.

The State of California passed the Global Warming Solutions Act of 2006 (AB32), which seeks to reduce GHG emissions generated by California. The Governor's Executive Order S-3-05 and AB 32 (Health & Safety Code, § 38501 et seq.) both seek to achieve 1990 emissions levels by the year 2020. Executive Order S-3-05 further requires that California's GHG emissions be 80 percent below 1990 levels by the year 2050. AB 32 defines GHGs to include carbon dioxide, methane, nitrous oxide, hydrocarbons, perfluorocarbons and sulfur hexafluoride.

The California Air Resources Board (CARB) is the lead agency for implementing AB32. In accordance with provisions of AB 32, CARB has completed a statewide Greenhouse Gas (GHG) Inventory that provides estimates of the amount of GHGs emitted to, and removed from, the atmosphere by human activities within California. In accordance with requirements of AB32, a Scoping Plan was adopted by CARB in December 2008 and updated in 2014. The Scoping Plan and 2014 Update identify emissions reduction measures and actions related to energy, transportation, agriculture, water conservation and management, waste management, natural resources, green building, and cap-and-trade actions. The First Update to the Scoping Plan, approved in 2014, established a 2030 emissions target of 40 percent below 1990 levels. The current (2017) Scoping Plan identifies a balanced mix of strategies to meet the State's 2030 GHG limit.

City of Monterey Setting and Climate Action Plan. The City of Monterey adopted an updated Climate Action Plan (CAP) in June 2016. The CAP proposes programs to reduce greenhouse gas emissions and improve air quality. The CAP establishes a 2005 baseline emissions inventory that categorizes emissions as either "community" or "government operations." The 2005 community and government baseline emissions inventory totaled 327,422 MTCO2e (metric tons of carbon dioxide equivalent). The CAP also includes a 2012 emissions inventory update in which community and government

emissions totaled 301,814 MTCO2e for 2012, a reduction of 7.8% overall and 29.7% for government operations. The City has established an emission reduction target of 15% below 2005 levels (as an estimate of 1990 levels) by 2020. This represents an estimated reduction of 827 MTCO2e and 48,286 MTCO2e from government operations and the community, respectively from 2005 levels. The goals match recommendations in AB 32.

The significant emission reduction achievements on the part of the City's government operations highlight the success of numerous municipal programs, including reduced carbon intensity of the vehicle fleet and most significantly, the switch to renewable energy sources for municipal buildings and facilities. Reductions in community emissions have occurred since 2005, primarily from the installation of electric vehicle charging stations, statewide vehicle emission controls, a green building ordinance, green business certification, retrofits conducted in the City through AMBAG Energy Watch Program and PG&E renewable energy purchase programs. Energy retrofits contribute significantly to reductions. Specifically, government efforts in this category include parking garages throughout the City, HVAC system upgrades, and pool lighting retrofits at the Monterey Sports Center. Furthermore, the *Climate Action Plan Vehicle Mile Traveled (VMT) Study* concludes that total VMT will be reduced with implementation of the General Plan, further reducing GHG emissions.

Discussion

With regard to climate change impacts, the MBARD has not identified a significance threshold for GHG emissions or a methodology for analyzing air quality impacts related to GHG emissions. The State has identified 1990 emission levels as a goal through adoption of California Assembly Bill (AB 32). To meet this goal, California would need to generate lower levels of GHG emissions than current levels. However, no standards have yet been adopted quantifying 1990 emission targets. For this analysis, the proposed project and the associated potential development's contribution to global climate change would be considered significant if it would be inconsistent with AB 32's goal of reducing 2020 greenhouse gas emissions to 1990 levels from sources associated with projected growth (i.e., motor vehicles, direct energy use, waste-related activities) or expose persons to significant risks associated with the effects of global climate change.

Since global climate change is certainly a cumulative impact, this analysis considers that the proposed project would have a significant impact if it would:

- Result in substantial net increases in greenhouse gases and CO_2e emissions. In the absence of generally accepted thresholds of significance for projects, a substantial increase, for purposes of this analysis, occurs when a project exceeds thresholds of significance for criteria pollutants. This approach is consistent with guidance from the California Air Pollution Control Officers' Association (CAPCOA), which notes that implementing CEQA without an explicit threshold prior to formal guidance from the State of California's Office of Planning and Research is appropriate. In fact, this approach is consistent with CAPCOA's belief that by defining substantial emissions of GHGs to performance standards (e.g., criteria pollutant emission thresholds), lead agencies would amass information and experience with specific project categories that would support establishing explicit thresholds in the future.

- Expose persons to significant risk associated with the effects of global climate change.
- Conflict with or obstruct implementation of the goals or strategies of Executive Order S-3-05.
- Be inconsistent with the ARB's 44 Early Action Measures for AB 32 compliance.
- Be subject to the CARB mandatory reporting requirements (generally required for projects producing more than 25,000 annual metric tons of CO_2e).
- Be inconsistent with the recommended global warming mitigation measures from the Attorney General, CAPCOA, Office of Planning and Research, or other appropriate sources.

a) Greenhouse Gas Emissions. The proposed project consists of a new parking lot to serve existing employees at CHOMP. The project would not result in increased traffic as the proposed parking lot would serve existing CHOMP employees, and therefore, the project would not result in increased operational GHG emissions. There would be some short-term GHG emissions during construction due to use of construction equipment. The parking lot would include 29 LED light fixtures, which are considered is one of the most energy-efficient and rapidly-developing lighting technologies as explained above in Section VI. Therefore, operational GHG emissions would be minimized with the planned use of energy-efficient lighting.

The project would remove trees on the site to accommodate the new parking lot. Carbon sequestration is the process by which carbon dioxide (CO_2) is removed from the atmosphere and deposited into a carbon reservoir (e.g., vegetation). Trees and vegetation take in CO_2 from the atmosphere during photosynthesis, break down the CO_2, store the carbon within plant parts, and release the oxygen back into the atmosphere. The removal of approximately 417 trees would be required as a result of the proposed project, thereby removing stored carbon from the site and reducing future sequestration capability.

To evaluate the loss of sequestered carbon associated with removal of vegetation, the calculation methodology and default values provided in the California Emission Estimator Model (CalEEMod) Version 2016.3.2, User's Guide (Appendix A Calculation Details) were used (CAPCOA 2017). To calculate potential CO_2 emissions associated with the one-time change in carbon sequestration capacity of a vegetation land use type, CalEEMod utilizes data and formulas based on the Intergovernmental Panel on Climate Change (IPCC) reports. For this project, it was assumed that a total of 1.9 acres of forest land would be removed during project construction. At 111 metric tons of (MT) CO_2 accumulated per acre for trees, this loss of sequestered carbon resulting from the project would be approximately 210.9 MT CO_2. Notably, it is assumed that all sequestered carbon from the removed vegetation will be returned to the atmosphere; that is, the wood from removed trees and vegetation would not be re-used in a solid form or another form that would retain carbon. The loss of sequestered carbon modeling does not include CO_2 emissions estimates associated with vegetation clearing or removal activities (i.e., "clear and grub"), the transport of vegetative biomass offsite, or the disposal process (e.g., chipping or burning).

Amortized over 30 years, the proposed project would result in approximately 7 MT CO_2e emissions annually from release of sequestered carbon to the atmosphere, which would be minimal and would not exceed the significance threshold for development projects 2,000 MT of CO_2e per year that had

been under consideration by the MBARD (MBUAPCD 2013)or 1,100 MT CO_2E per year in neighboring Bay Area Air Quality Management District and San Luis Obispo County Air Pollution Control District. Therefore, the project would result in a **less-than-significant impact** related to GHG emissions.

b) Conflicts with Plans, Policies, Regulations. In addition to state plans to reduce GHG emissions, SB 375, signed in August 2008, requires the inclusion of Sustainable Communities Strategies (SCS) in regional transportation plans (RTPs) for the purpose of reducing GHG emissions. The bill requires the ARB to set regional targets for the purpose of reducing GHG from passenger vehicles for 2020 and 2035. The City's CAP includes GHG emissions reduction strategies for both the community (emissions within the City borders) and government operations (emission resulting from the activities associated with managing the City). None of these statewide regulations or regional or local plans include requirements that apply to the proposed project, which consists of construction of a parking lot to serve existing employees at an existing hospital. In addition, none of the reduction strategies in the CAP pertains to construction-generated GHG emissions. Therefore, the project does not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG. **No impacts** would occur as a result of the proposed project.

	Potentially Significant Impact	**Potentially Significant Unless Mitigation Incorporated**	**Less-than-significant Impact**	**No Impact**	**SUPPORTING INFORMATION**
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		- City of Monterey, General Plan Safety Element Goal G
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?			X		- City of Monterey, General Plan Safety Element Goal G
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	- City of Monterey, General Plan Safety Element Goal G
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				X	- California Department of Toxic Substances, EnviroStor Database - City of Monterey Fire Department

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
significant hazard to the public or the environment?					
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X	- City of Monterey, General Plan Safety Element Goal e, Policy e.1, e.4 - Monterey Peninsula Airport Comprehensive Land Use Plan, January 2019
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	- City of Monterey, General Plan Safety Element Goal h Policy h.6 - General Plan Map 15, Showing Evacuation Routes
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or when residences are intermixed with wildlands?			X		- Monterey City Code (M.C.C.), Chapter 13, Fire Protection - General Plan Map 14, Showing Fire Hazard Severity Zones

Existing Setting

The setting information provided below is based on information provided in the City's General Plan and General Plan EIR.

Hazardous Materials

In terms of hazardous materials usage, many types of hazardous wastes are used throughout the City in residential, commercial, and industrial applications. The Monterey County Environmental Health Division is responsible for managing the use, storage, and disposal of hazardous materials in amounts over a specific threshold (the threshold varies among uses and types of materials). The Environmental Health Division keeps an inventory of hazardous materials users and is responsible for working with users to develop plans that ensure the materials are safely used, stored, transported, and disposed.

Airport Safety

Monterey Peninsula Airport operations have the potential to create safety issues related to safe operation of approaching and departing aircraft. The Monterey Regional Airport Master Plan (2015)

and Monterey Airport Comprehensive Land Use Plan (CLUP) shows "runway protection zones" at each end of the main airport runway. Within these areas, land use controls are exercised to minimize potential safety conflicts with activities that take place within the zones. Such controls and guidelines include the prohibition or limitation of uses that involve large assemblages of people, limitations on building heights and heights of other potential obstructions, and prohibition of new structures. Existing land uses that are within the western approach safety zone include much of the U.S. Navy Golf Course, the Monterey County Fairgrounds, and a small section of residential development. Uses within the eastern protection zone include commercial and residential development at the Highway 218/Highway 68 intersection. Smaller additional safety areas extend beyond the primary protection zone wherein specific development standards apply in order to minimize conflicts with airport operations.

Emergency Preparedness/Emergency Response

The City of Monterey Fire Department and City of Monterey Police Department coordinate emergency response within the City. The City operates its Emergency Operations Center (EOC) as the center of emergency response coordination and actions. During an emergency, all response activities are managed by the EOC, including information, equipment, volunteers, and other resources. Plans for responses to emergency situations are formulated by fire and police officials, and actions to implement those plans are communicated to emergency response teams that operate out of the EOC and throughout the City. The City also operates the Citizens Emergency Response Training (CERT) program. The main goal of the CERT program is to help Monterey residents to be self-sufficient in a major disaster by developing multifunctional teams that are cross-trained in basic skills. The City's emergency response efforts are coordinated under the broader umbrella of the State of California Office of Emergency Services. The County of Monterey also has an emergency response office, but the City is not a participating jurisdiction in the County's response program. The County Environmental Health Division Hazardous Materials Branch and the City of Seaside Hazardous Materials Team would likely be the first agencies to provide support to the City in the event that the City does not have the capacity or capability to fully address a hazard. Both agencies are fully trained and equipped to respond to a variety of hazardous materials related incidents.

Fire

Fire hazards can generally be divided into two main types: (1) fires within urban areas that primarily involve specific sites and structures; and (2) fires within undeveloped or minimally developed areas, commonly called wildland fires. Most of the land within the present city limits is developed with urban uses. The City of Monterey Fire Department responds to both structure and wildland fires within the planning area. The City of Monterey Fire Department maintains three stations and operates several fire prevention programs. In the event that the City does not have the capacity to safely handle a structural or wildland fire, it can request additional firefighting resources through the Monterey County Mutual Aid Plan. The Monterey County Mutual Aid Plan enables any jurisdiction that participates in the plan to receive support from fire protection services of other jurisdictions that participate in implementing the plan. Response times to nearly all areas of the City are within the Department's recommended range of five to seven minutes.

The Monterey City Code (M.C.C.) Chapter 13, Fire Protection, adopted the 2016 California Fire Code pursuant to Monterey City Ordinance No. 3600 (effective January 2020). Amendments to this chapter of the code, as well as amendments to the City's General Plan Map 14, Showing Fire Hazard Severity Zones, were adopted by the City Council on June 2, 2009, to be in compliance with legislation (Government Code Section 51175). This legislation calls for the California Department of Forestry and Fire Protection (CAL FIRE) Director to evaluate fire hazard severity in Local Responsibility Areas and make a recommendation to the local jurisdiction when the Very High Fire Hazard Severity Zone (VHFHSZ) exists. Based on the findings of the CAL FIRE Director, there are both High and Very High Fire Hazard Severity Zone within the City of Monterey City limits as shown on the City's General Plan Map 14.

Discussion

a-b) Hazardous Materials and Creation of Hazards. The proposed project would potentially use hazardous materials during project construction, but operation of the project as a parking lot would not involve the routine transport, use, or disposal of hazardous materials associated with project operation. Any hazardous materials used during construction activities would be required to comply with existing federal, state and local requirements that oversee and regulate the transport, storage, use and disposal of these materials. Additionally, the proposed project would comply with all pollution and environmental control rules, regulations, ordinances, and statutes that apply during construction activities. Therefore, the proposed project would not create a substantial hazard to the public through the routine transport, use or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, resulting in a **less-than-significant impact**.

c) Hazardous Emissions Near a School. There are no schools within one-quarter mile of the proposed project site and the proposed project does not propose emitting or handling acutely hazardous materials during construction and operation of the project. The closest school is Walter Colton Middle School located approximately one mile to the northeast. The proposed parking lot would not result in hazardous emissions. Therefore, there would be **no impact**.

d) Hazardous Materials Site. Hazardous materials and hazardous wastes are heavily regulated by federal, state and local agencies including the California Environmental Protection Agency (EPA) and the California Department of Toxic Substances Control (DTSC). A review of the DTSC Envirostar website and State Water Resources Control Board's GeoTracker website indicated no hazardous spills, leakage, landfills, or cleanups in the vicinity of the proposed project site. The site is not known to contain any hazardous materials and would have **no impact** to the public or the environment associated with construction or operation of the project.

e) Location Near Airport. The project site is located within the 2019 Monterey Regional Airport Land Use Compatibility Plan (ALUCP) Zone 7 - Airport Influence Area (AIA). The AIA zone includes all other portions of regular aircraft traffic patterns based upon the 14 CFR Part 77 conical surface from the 2014 Monterey airport layout plan and sections of the AIA from the 1987 Comprehensive Land Use Plan south and east of the airport. The aircraft accident risk level is considered to be low within the

AIA zone. The proposed project would not result in construction of habitable structures and would not conflict with any airport safety zones. Therefore, there would be **no impact** associated with airport safety hazards.

f) Emergency Response Plans. The project involves construction and operation of a parking lot to serve employees of CHOMP. The project site is adjacent to Highway 1, which is an evacuation route identified in the City's General Plan. Construction and operation of the project would not create an interference with emergency evacuation along Highway 1. Therefore, the project would result in **no impact** related to interference with emergency response or evacuation plans.

g) Exposure to Wildland Fires. The project site is located within a Very High Fire Hazard Severity Zone as depicted in the City's General Plan (Map 14) and is located within the Skyline forest area. The project would provide employee parking for CHOMP and could indirectly expose people to injury or death in the event of a wildfire. However, the likelihood of this happening is very low because in the event of a wildfire the parking lot would not provide any source of fuel, and it is unlikely people would congregate in the lot. Therefore, impacts related to the exposure of people to wildland fires would be considered **less than significant**. See also subsection XX, Wildfire, below.

	Potentially Significant Impact	**Potentially Significant Unless Mitigation Incorporated**	**Less-than-significant Impact**	**No Impact**	**SUPPORTING INFORMATION**
X. HYDROLOGY AND WATER QUALITY – Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		- Monterey City Code (M.C.C.) Chapter 31.5, Storm Water Management - Monterey Regional Storm Water Management Program (MRSWMP)
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X	- City of Monterey, General Plan Conservation Element
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;			X		- Monterey City Code (M.C.C.) Chapter 31.5, Storm Water Management - Preliminary Storm Water Control Plan, Whitson Engineers (2019)

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X		- Monterey City Code (M.C.C.) Chapter 31.5, Storm Water Management
iii) Create of contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or			X		
iv) Impede or redirect flood flows?				X	- General Plan Map 15, Showing Flood Zone
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?				X	- General Plan Safety Element, Policy c.3 - General Plan Map 15, Showing Flood Zones
e) Conflict with or obstruct implementation of water quality control plan or sustainable groundwater management plan?				X	- Water Quality Control Plan for the Central Coast Basin, 2019

Existing Setting

The setting information provided below is based on information provided in the City's General Plan, General Plan EIR, and the Monterey Regional Storm Water Management Program.

Water Quality and Storm Water Regulation

The City maintains approximately 10 miles of storm drainage infrastructure – drainage channels, storm drains, pipelines, culverts, pump stations, and outfalls - within the City of Monterey. The existing drainage system collects non-point surface water runoff and conveys it through channels, pipelines, and culverts that, in most instances, eventually terminate at the Monterey Bay.

Monterey's storm water collection system is not tied into the sanitary sewer collection system. Therefore, storm water flows are, for the most part, not treated prior discharge. Storm water flows are discharged to local waterways including the Monterey Bay at multiple drainage outfalls located throughout Monterey's coastal area.

Monterey's discharge of storm water to local surface waters is regulated by the federal Clean Water Act, National Pollutant Discharge Elimination System (NPDES) Permit Program, and the California Porter-Cologne Act, and permitted through the Central Coast RWQCB. The City storm water permit and ordinance require local regulation of water pollution and prevention through the mandated implementation of best management practices (BMPs) to protect the water quality of local waterways. Design strategies to minimize runoff by slowing, spreading, sinking, and capturing rainwater are known as Low Impact Design (LID) BMPs. LID BMPs manage the volume and rate of storm water runoff flowing away from a site and assist in maintaining a more natural hydrologic process in urban watersheds.

Storm water design requirements for public and private development projects, such as LID, are mandated by the State and Central Coast RWQCB through the City's Phase II municipal storm water permit coverage. Through Monterey Municipal Code Chapter 31.5 Article 2 Urban Storm Water Quality Management and Discharge Control, the City implements storm water regulations in compliance with State Water Resources Control Board (SWRCB) Water Quality Order No. 2013-0001-DWQ NPDES General Permit No. CAS000004 Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems ("NPDES General Permit"). This includes the implementation and enforcement of the Central Coast Regional Water Quality Control Board Resolution No. R3-2013-0032 Post-Construction Storm water Management Requirements for Development Projects in the Central Coast Region to reduce pollutants in storm water discharges from land development to the maximum extent practicable and to protect water quality. Along with many other components, improvements to the planning area must address storm water drainage and management, including permit mandates that require LID, such as water quality treatment, retention, and/or peak flow management (hydromodification). Specific required steps will be taken when the specific project is funded and therefore ready to be designed. These steps including determining the subject site's watershed management zone, amount of impervious surface proposed across development site, and whether water quality management measures are required as a part of the design of the project. Site specific engineering analyses will be necessary and required to for drainage design purposes.

To address regional urban runoff issues and develop innovative approaches to storm water management, the City collaborates with other local permittees in the Monterey Regional Storm Water Management Program (MRSWMP). The MRSWMP is a regional storm water management, implementation, and education program that assists the City and region with permit compliance. By Ordinance and permit implementation, the City regulates applicable new and redevelopment projects for storm water control; construction activities for erosion, sediment, and discharge control; identifies and enforces illicit connections and illicit discharges; and implements good housekeeping practices for municipal operations to protect local water quality.

General Plan Safety Element Policy c.4 requires project designs to: (1) maximize the amount of natural drainage that can be percolated into the soil, and (2) minimize direct overland runoff onto adjoining properties, water courses, and streets. This approach to handling storm water reduces the need for costly storm drainage improvements, which are often miles downstream. Building coverage and

paved surfaces must be minimized and incorporated within a system of porous pavements, ponding areas, and siltation basins.

Groundwater

Water is supplied to most of the Monterey Peninsula by the California American Water Company (Cal-Am) through wells in Carmel Valley, dams on the Carmel River, and a well on the Seaside Aquifer. The City is wholly within the MPWMD, which is responsible for developing long-term water supply for the Monterey Peninsula cities in the district. Discussion of water supply is provided in Section XIX, Utilities and Service Systems.

Storm Water and Drainage Patterns

The City owns and maintains a storm drainage system that collects and transports storm water to the Monterey Bay. The system includes over 10 miles of pipelines and drainage channels. Storm water runoff is collected through catch basins and storm water inlets that direct runoff into the pipelines and channels. A series of storm water outfalls are located along the margin of the Bay through which storm water is discharged.

Flooding

Areas of the City of Monterey are located in 100-year and 500-year flood zones, as shown on Figure 13- Flood Hazard Zones of the General Plan and FEMA Flood Insurance Rate Maps for Monterey County (City of Monterey June 2019). The project site is not located within a 100-year or 500-year flood zone. The project site is not located adjacent to or near the coast and is not subject to flood hazard from tsunamis, or seismic sea waves, which are generated by submarine earthquakes, volcanic eruptions, and landslides.

Project Site Conditions

The project site includes approximately 1.9 acres with moderate slopes ranging from approximately 550 to 630 feet above mean sea level (AMSL). The site generally slopes from west to east. There are no streams or rivers located on or immediately adjacent to the project site. A small portion of the site is paved with a small parking lot that serves the CHPC, while the remainder of the site is undeveloped. The site is not served by any storm drainage infrastructure. A small drainage area is located along the northeastern edge of the project site and two small wetlands are located adjacent to the proposed parking lot. Groundwater was not encountered at the project site during geotechnical exploration conducted for the project (Earth Systems 2018).

Discussion

a,c-i) Water Quality. The proposed project does not include discharge of waste and would not result in violation of waste discharge standards or water quality standards. The proposed project includes construction of a surface parking lot that would disturb more than one acre of land and has the

potential to increase erosion and discharge of sediments. Development that disturbs one or more acres of land is required to comply with the Central Coast RWQB and the MS4 permit that requires development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP includes BMPs to prevent or reduce erosion, improve sediment control, and prevent pollutants from entering any waterways. Groundwater was not encountered during the geotechnical exploration and the project would not degrade groundwater quality because it is not located in a groundwater recharge area (Whitson Engineers 2019).

The project site is not served by any existing storm drainage infrastructure. Storm water generated by the project would drain into two high flow rate biofilter tree boxes which serve to pre-treat storm water before it enters an underground retention/detention system. The project includes an on-site underground retention/detention system that includes a series of storm water infiltration wells which would be drilled below the proposed parking lot, including a water-tight storm water detention system. The system is designed to ensure storm water runoff (post project) during 2 through 10-year storm events would be less than under existing conditions (Whitson Engineers 2019).

Project BMPs include both construction and operational measures to ensure pollutants are prevented from entering any waterways, as discussed in the project's Preliminary Storm Water Control Plan. Erosion and sediment control Best Management Practices (BMPs) are included on the project plans that would be implemented during construction and include avoiding land disturbance during wet weather season (October 15 through April 15), utilization of slope and soil stabilization BMPs, covering and containment of stockpiles, and protection of storm drain inlets. Thus, the project would not result in water quality degradation as a result of construction or operation of the proposed parking lot. The project would not result in a violation of waste discharge standards or water quality standards. Therefore, the project would result in **i**n a **less-than-significant impact** related to violation of water quality or waste discharge requirements.

b) Groundwater. The proposed project involves construction of a surface parking lot in an area that is not identified for groundwater recharge. Thus, development is not anticipated to affect groundwater recharge or groundwater resources Therefore, there would be **no impact** to groundwater recharge or groundwater depletion as a result of the proposed project.

c-ii, iii) Drainage. The project would result in an increase in impervious area, but the overall existing drainage pattern would not be altered. The project has been designed to ensure post-project storm water runoff would be less than under existing conditions. In addition, the project includes LID techniques and an on-site underground retention/detention system to retain and treat all storm water runoff prior to release. Therefore, the project would not result in an increased rate or amount of surface runoff in a manner that could result in erosion, flooding, or degradation of water quality. Lastly, the project would be required to comply with the City's storm water regulations. Therefore, the impact is considered **less than significant**.

c-iv, d) Flood Hazards. The project site is not located in a flood hazard, seiche, or tsunami zone that could be inundated if any of these events was to occur. Therefore, the project would result in **no impact** related to flood hazards.

e) Conflicts with Plans. The project site is not located adjacent to or near a stream or water body. The Central Coast RWQCB Water Quality Control Plan (Basin Plan) for the Central Coastal Basin (2019) is the water quality control plan applicable to the City of Monterey. Water quality objectives are included in the Basin Plan for protection of surface water and groundwater quality in the Central Coast Region. The Basin Plan lists beneficial uses for surface waters and describes the water quality objectives that must be maintained to allow those uses, and outlines water quality management practices for surface water and groundwater. The Basin Plan describes waste discharge requirements and requirements for NPDES permitting. The proposed project consists of sediment removal activities that would not conflict with the Water Quality Control Plan. As discussed above, , the project would not result in water quality degradation with implementation of erosion and water quality control measures and BMPs. A sustainable groundwater management plan for the area in which the project is located has not yet been prepared. However, the project would not affect groundwater resources; see subsection (b) above. Therefore, the project would result in **no impact** related to conflicts with or obstruction of implementation of either a water quality control plan or sustainable groundwater management plan.

	Potentially Significant Impact	**Potentially Significant Unless Mitigation Incorporated**	**Less-than-significant Impact**	**No Impact**	**SUPPORTING INFORMATION**
Xi. LAND USE AND PLANNING – Would the project:					
a) Physically divide an established community?				X	- City of Monterey, General Plan
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?				X	- City of Monterey, General Plan and Area Plans - City of Monterey Local Coastal Program, Skyline Land Use Plan

Existing Setting

The City of Monterey is a small community that is largely residential and visitor serving in nature. The project site is designated Commercial in the City's General Plan and is zoned Commercial Office. The property is located within the coastal zone and is part of the area addressed by the Skyline Land Use Plan (City of Monterey 1992). The City is currently in the process of completing its Local Coastal Program.

Discussion

a) Division of Established Community. The proposed project consists of construction of a parking lot adjacent to an existing parking lot and medical office building. The project would not physically divide an established community. Therefore, the project would result in **no impact**.

b) Conflicts with Adopted Plans, Policies, Regulations. The project does not conflict with General Plan, Local Coastal Plan (LCP) or other policies adopted for the purpose of mitigating an environmental impact based on review of these documents. As discussed in Section I(c), The Skyline Land Use Plan seeks to keep the "continuity of Monterey's forested backdrop" intact and not create obvious holes in the forest fabric (Policy 2.2.3.3), and General Plan Urban Design Element Policy b.5. also states that development in forested areas should not create obvious holes in the forest. The project is consistent with these policies as tree removal would not create an obvious, visible gap in the existing forest. The proposed facility is consistent with City Skyline Land Use Plan in which Environmentally sensitive habitat areas shall remain undeveloped except for parking or similar access improvements recommended in the LUP" and, the project location "clusters new parking adjacent to current development," while retaining approximately 4 acres of undeveloped Monterey Pine forest. The project landscaping plan includes replanting approximately 250 oak and madrone trees with a few redwood trees adjacent to the project site and in adjacent areas on the CHPC property; the tree mitigation plan shows areas of Monterey pine tree regeneration. The proposed tree replanting is consistent with policies in the City's General Plan policies for replacement of trees and landscaping to screen park lots (Urban Design, Policies g.4, g.5, and g.7). The proposed project would result in **no impact** related to potential conflicts with plans, policies and regulations.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
XII. MINERAL RESOURCES – Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	- City of Monterey, General Plan Conservation Element - City of Monterey, General Plan Initial Study, Page 11
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?				X	- City of Monterey, General Plan Conservation Element - City of Monterey, General Plan Initial Study, Page 11

Existing Setting

While there are, at present, small-scale mineral extraction operations around the City of Monterey, limited to commercial sand removal operations in the Marina area, there are no mineral resources within the City's limits.

Discussion

a–b) Mineral Resource Availability. No mineral resources exist within the proposed project site, and the project would result in **no impact** related to mineral resources.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
XIII. NOISE – Would the project:					
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?		X			- City of Monterey, General Plan Noise Element goals, policies, and programs
b) Generation of excessive ground borne vibration or ground borne noise levels?				X	- City of Monterey, General Plan Noise Element goals, policies, and programs
c) For a project 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?				X	- City of Monterey, General Plan - Monterey County Airport Land Use Commission, January 2019

Existing Setting

The 2005 City of Monterey General Plan identified the major noise sources affecting the community as motor vehicles (autos, trucks, buses, motorcycles) and aircraft. Motor vehicles and aircraft continued to be the primary noise sources. Some events at the fairgrounds have also generated noise complaints. No stationary source, such as an industrial plant, is known to create noise at an unacceptable level.

Adjacent uses in the project area include CHOMP, the Carmel Hills Professional Center, Carmel Hills Care Center (rehabilitation facility) and surface parking lots. The Monterey Regional Airport is located approximately five miles from the project site. There are no private airstrips within the City or County of Monterey within two miles of the project site.

Discussion

a) Noise Increases. Noise-generating activities associated with the project would include short-term construction and noise associated with vehicles accessing the parking lot upon completion of construction. Construction noise and groundborne vibration are considered temporary. Construction noise and vibration levels vary from hour to hour and day to day, depending on the equipment in use, the operations/activities, and the distance between the source and receptor. During project construction, heavy equipment would be used for grading, excavation, and paving, which would increase ambient noise levels when in use. Noise levels would vary depending on the type of equipment used, how it is operated, and how well it is maintained. Noise exposure at any single point outside the project site would also vary depending on the proximity of construction activities to that point. Standard construction equipment, such as graders, backhoes, loaders, and trucks, would be used during construction. Construction equipment can generate noise levels in the range of 70 to 90 decibels at a distance of 50 feet.

The closest sensitive receptors to the project site would be the Carmel Hills Care Facility located approximately 400 feet northwest of the site and CHOMP, located approximately 600 feet north of the site. Noise levels from construction operations decrease at a rate of approximately 6 dB per doubling of distance from the source. Therefore, due to the distance to the closest receptors construction noise would not be considered substantial. In addition, the City currently limits construction activities to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 p.m. Saturday and 10:00 a.m. to 5:00 p.m. Sunday (City Code Sec. 38-112.2).

Operational noise would be limited to an increase in vehicles accessing the parking lot and people walking from the parking lot to the hospital. Once operational the project would result in minimal noise associated with the increase in vehicle trips accessing the site. The project would not exceed any noise standards in the City's General Plan Noise Element of City Code.

Existing nearby sensitive receptors could experience temporary elevated noise levels during the approximate three-month construction period, but indoor noise levels would be less with windows closed. Although construction noise would be temporary as the equipment and construction vehicles would operate intermittently over the short duration of the proposed project, short-term construction noise would be considered a potentially significant impact. With implementation of Mitigation Measure NOI-1, the impact would **less than significant impact with mitigation incorporated.**

> **Mitigation Measure NOI-1:** *Construction Noise*. Construction will be limited to weekdays between the hours of 7 a.m. and 7 p.m. and on weekends in accordance with Monterey City

Code section 38-112.2. During construction, the project contractor shall implement the following measures to minimize construction noise impacts:

- Place construction equipment and equipment staging areas to be located at the furthest distance as possible from nearby noise-sensitive receptors.
- Choose construction equipment that is of quiet design, has a high-quality muffler system, and is well-maintained.
- Install superior intake and exhaust mufflers and engine enclosure panels wherever possible on gas diesel or pneumatic impact machines.
- Limit construction to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday.
- Eliminate unnecessary idling of machines when not in use.
- Locate all stationary noise-generating construction equipment, such as portable power generators, as far as possible from nearby noise-sensitive receptors.
- Utilize the quickest equipment options to accomplish the tasks, in accordance with local, state, and federal regulatory requirements.

b) Vibration. Construction activities associated with the project are not expected to create significant sources of groundborne vibrations or other excessive noise events as no equipment is anticipated that would generate substantial groundborne vibration.. Therefore, the project would result in **no impact** related to generation of excessive vibration.

c) Location Near Airport. The Monterey Regional Airport is located approximately five miles north of the project site, and there are no private airstrips within two miles of the project site. The project site is within the airport's influence area (Monterey County 2019, Map 17), but is not within the 65 CNEL or greater noise contour area of the Monterey Regional Airport. However, a parking lot is considered a compatible land use. The parking lot would only be used for employees of CHOMP and due to the nature of a parking lot would not expose people using the lot to excessive noise. Therefore, the project would result in **no impact** related to exposure of people residing or working in the project area to excessive noise levels related to airport operations**.**

	Potentially Significant Impact	**Potentially Significant Unless Mitigation Incorporated**	**Less-than-significant Impact**	**No Impact**	**SUPPORTING INFORMATION**
XIV. POPULATION AND HOUSING – 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)?				X	- City of Monterey General Plan
b) Displace substantial numbers of existing people or housing, necessitating the construction				X	- City of Monterey Community

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
of replacement housing elsewhere?					Development Department

Existing Setting

According to California Department of Finance, as of January 1, 2019, the City had an estimated population total of 28,448 and a total of 13,694 housing structures.

Discussion

a) Population Growth. The proposed project consists of construction of a parking lot to serve CHMOP and would not induce population growth because the project would not result in new development or population. Therefore, there would be **no impact**.

b) Displacement of Housing or People. The proposed project would not displace housing or people because the project site does not contain housing. As such, there would be **no impact**.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
XV. PUBLIC SERVICES – 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?				X	- City of Monterey, General Plan Public Facilities Element Goal c, Policies c.1–c.5 - City of Monterey Fire Department
b) Police protection?				X	- City of Monterey, General Plan Public Facilities Element Goal b, Policies b.1–b.3 - City of Monterey Police Department
c) Schools?				X	- City of Monterey, General Plan Public Facilities Element Goal d, Policies d.1–d.6

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
d) Parks?				X	- City of Monterey, General Plan Public Facilities Element Goal j, Policies j.1–j.6 - City of Monterey Recreation Department - City of Monterey Maintenance Division-Parks & Beaches - City of Monterey Parks and Recreation Master Plan, 2016
e) Other public facilities?				X	- City of Monterey, General Plan Public Facilities Element Goals e–i, k–City of Monterey Public Works Department - City of Monterey Maintenance Division-Streets & Utilities - City of Monterey Recreation Department

Existing Setting

Public services provided by the City of Monterey include police and fire protection, park and recreation facilities, and sewer and storm water drainage infrastructure.

Discussion

a-e) Demand for Public Services. The project consists of construction of a new parking lot to serve CHOMP. There are no new facilities or development associated with these improvements. The project would not induce population growth that would result in an increased demand for public services. Therefore, the project would result in **no impact** to public services.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
XVI. RECREATION					
a) Would the project 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?				X	- City of Monterey, General Plan Public Facilities Element Goal j
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?				X	- City of Monterey General Plan, Open Space Element, Figure 10, Showing Parks, Recreation, and Open Spaces - City of Monterey General Plan Open Space Element, Goal f, Policy f.1

Existing Setting

The City of Monterey has a wide variety of parks and open spaces distributed throughout the City, ranging from pocket parks to large community parks and open spaces, as well as "special purpose parks" such as the Lower Presidio Historic Park and Recreation Trail. Significant recreation facilities include the Monterey Sports Center, community centers, neighborhood park facilities, and beach parks. Neighborhood parks also include various athletic fields, tennis courts, and other park facilities. The City of Monterey Recreation Department manages these facilities. The City owns, operates and maintains the majority of park and recreation sites, but also enters into joint use arrangements with various other jurisdictional entities. Additionally, the City maintains or jointly maintains a number of urban plazas, as well as open spaces and greenbelts that are primarily passive use or serve as visual amenities.

Discussion

a-b) Recreational Facilities The project consists of construction of a new parking lot to serve CHOMP. There are no new facilities or development associated with these improvements. The project would not result in new development or population and would not result in an increase in use of existing parks or lead to the deterioration of existing parks. The project does not include recreational facilities. Therefore, the project would result in **no impact** to parks or recreational facilities.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
XVII. TRANSPORTATION– Would the project:					
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		- City of Monterey General Plan Circulation Element Goal a, Policy a.1, Policy j.1, Programs j.1.2, j.1.3
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	- City of Monterey Public Works Department, Traffic Engineering Division - City of Monterey, General Plan, Circulation Element, Policy c.3, Policy c.4
d) Result in inadequate emergency access?				X	- City of Monterey, General Plan, Circulation Element, Goal c. - City of Monterey General Plan, Safety Element, Policy d.2 - City of Monterey General Plan, Safety Element, Policy h.6 - City of Monterey, General Plan Map 15, Showing Evacuation Routes

Existing Setting

The setting information provided below is based on information provided in the City's General Plan and General Plan EIR.

The City's Multi-Modal Mobility Plan (Monterey on the Move) addresses the City's needs to create a safe and effective pedestrian, bicycle, and transit network. The plan supports enhancements to and maintenance of an extensive network of sidewalks and Class 1, 2, 3 and 4 bicycle facilities as well as

increases ADA access to pedestrian and transit facilities. The City maintains sidewalks on almost all City roadways, and some roadways have bicycle lanes.

Roadway Classifications and Level of Service

The City has a roadway classification system, which includes freeways, major arterials, minor arterials, collectors, and local streets. The Level of Service (LOS) is a standard used to describe the operating conditions on a roadway segment or at an intersection. LOS A represents free-flow, uncongested traffic conditions, while LOS F represents highly congested traffic conditions with unacceptable delay to vehicles at the intersections and on the road segments. The intermediate levels of service represent incremental levels of congestion and delay between these two extremes. The City's General Plan Circulation Element has an adopted level of service standard that is based on the presence of a multi-modal system. A lower vehicle level of service standard is acceptable when the bicycle, transit, and pedestrian network is implemented according to Monterey on the Move.

Transit Service

Monterey-Salinas Transit (MST) is the principal transit service for the City and the surrounding communities. MST is a joint powers agency with a board of directors that includes a representative from the City. Thirteen MST routes currently serve the citizens of the community. Simoneau Plaza located in downtown Monterey is the transfer center for all routes serving the City. Senior and disabled citizens can use the MST fixed-route and Direct Area Response Transit (DART). MST also operates the RIDES program for disabled citizens. These routes operate on weekdays and Saturdays from approximately 7:00 AM to 11:00 PM and from approximately 7:30 AM to 5:30 PM on Sundays and holidays.

Bikeway and Pedestrian Facilities

The City maintains an extensive network of Class 1, 2, and 3 bicycle paths and pedestrian sidewalks. The most notable bicycle and pedestrian path is the City's Recreational Trail that is located along the coastal side of the City. The Recreational Trail is a dual use facility that offers people destination opportunities, such as the restaurants or retail stores along Cannery Row or Fisherman's Wharf, or one of many parks for relaxing or wildlife viewing and sightseeing. The City maintains sidewalks on almost all City roadways, and some roadways have bicycle lanes.

Discussion

a) Conflict with Circulation System Plans, Policies or Ordinances. The project consists of construction of a new surface parking lot to serve existing employees at CHOMP. The Circulation Element of the City's General Plan replaces traditional auto-oriented level of service (LOS) standards with multi-modal LOS goals that promote transit, bicycle, and pedestrian-oriented development in areas best served by these alternative modes of transportation (e.g., Downtown, North Fremont, Cannery Row, and Lighthouse areas). General Plan Circulation Element Programs j.1.2 and j.1.3 establish LOS D as an acceptable automobile LOS standard for roadway segments that are not within

a multi-modal corridor LOS E and LOS F as an acceptable automobile LOS on roadway segments within a completed multi-modal corridor as defined in the MMMP, respectively.

The proposed project would add additional parking at the CHPC facility. These parking spaces would primarily be used by the hospital staff that is currently parking at the hospital parking lot located to the north of the hospital. The parking lot north of the hospital is operating over capacity and has valet parking. The new parking lot would allow the valet parking to be reduced or eliminated. CHOMP would reassign employee parking from the hospital parking lots to the CHPC facility. Currently, a significant number of employees are valet parked at the hospital because the lots are not big enough.

As a result of the new parking, existing employee trips to CHOMP would be reassigned to the new parking lot at CHCP. A traffic analysis showed that traffic operations with the reassigned trips would be at acceptable levels identified in the City's General (D or better for roads not in the multi-modal system), except for the CHPC driveway that would have a deficient LOS for one movement, but would be acceptable for the entire intersection. A traffic analysis conducted for the project shows a queue length of approximately 16 vehicles for traffic that would exit the CHPC driveway with the proposed parking lot (Hexagon . At the CHPC driveway, during the swing shift, the analysis shows that the proposed parking expansion would increase the queue length for outbound right-turning vehicles by 12 vehicles from 4 vehicles under existing conditions to 16 vehicles with the proposed parking expansion. This is due to the high volume of vehicles travelling along Highway 68, causing high delays for vehicles turning right out of the CHPC driveway. However, this vehicular queue would be contained within the CHPC parking facility within the parking lot and would not affect the CHPC inbound traffic. Also, the Synchro software appears to be overly conservative in calculating delay for the outbound right turn. The actual delays and queuing may be less (Hexagon 2019).

At the CHOMP driveway, the project would add a net total of 70 trips to the westbound right-turn movement that would make a "jug handle" u-turn out of the CHOMP driveway. Field observations showed a maximum queue of 3 to 4 cars queued past the yield sign for the westbound right-turns at the CHOMP driveway. This is the back of the queue that starts at the north surface lot, where a security guard allows only hospital employees into a roped-off section of the lot. With the proposed parking expansion at the CHPC facility and allocation of staff parking to CHPC, a security guard would no longer be required at the northern parking lot. The right-turn lane from SR 68 into the CHOMP driveway measures approximately 400 feet from the CHOMP inbound driveway and would accommodate approximately 16 passenger cars (assuming a car length of 25 feet). The additional queue from adding 70 vehicles to the right-turn movement into CHOMP would be adequately accommodated within the westbound right-turn lane and is not likely to impede through traffic on SR 68.

The applicant currently provides shuttle service to the hospital for its employees. Montage Health established permanent offsite parking and shuttle programs in 1990 to reduce the impact of traffic on local highways and streets. Montage has been publicly recognized by the Transportation Agency of Monterey County (TAMC) for this successful program which continues today. Bike lockers and showers are provided for cyclists. In addition, since 2000, Montage has acquired properties and shifted medical services to offsite locations, which has effectively reduced patient visits to the

Hospital and staff parking demands that would otherwise be on the CHOMP campus. Thus, the applicant has developed and implemented a variety of transportation demand measures to reduce vehicle to the main hospital facility, which would continue with the project.

The project would not result in any changes to or effect existing or planned bicycle, pedestrian or transit facilities. The proposed project would not conflict with City plans, ordinances or policies that address the City's circulation system and would result in **a less than significant impact**.

b) Conflicts with State CEQA Guidelines. CEQA Guidelines section 15064.3, subdivision (b) codifies the switch from LOS to vehicle miles traveled (VMT) as the metric for transportation analysis pursuant to state legislation adopted in 2013. In September 2013 Governor Brown signed Senate Bill 743 which made significant changes to how transportation impacts are to be assessed under CEQA. SB 743 directs the Governor's Office of Planning and Research (OPR) to develop a new metric to replace LOS as a measure of impact significance and suggests vehicle miles travelled as that metric. According to the legislation, upon certification of the guidelines, automobile delay, as described solely by LOS shall not be considered a significant impact (Section 21009(a)(2)). SB 743 also creates a new CEQA exemption for certain projects that are consistent with the regional Sustainable Communities Strategy.

A lead agency has discretion to choose the most appropriate methodology to evaluate a project's VMT, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's VMT and may revise those estimates to reflect professional judgment based on substantial evidence. A lead agency may elect to be governed by the provisions of this section immediately; beginning on July 1, 2020, the provisions shall apply statewide. The City of Monterey has not yet adopted a VMT threshold and has until July 1, 2020 to do so. Thus, the project would not conflict or be inconsistent with CEQA Guidelines section 15064.3. Therefore, the project would result in **no impact**.

c) Design-Safety. The project would not result in changes to any element of the existing roadway or multi-modal circulation system. The new parking expansion would be accessed from Highway 68 at the existing entrance to the CHPC driveway. In conjunction with the operations of the Highway 1/Highway 68 roundabout, left-turns into and out of this driveway are no longer permitted. Employees would arrive at the CHPC lot traveling westbound on Highway 68, turning right into the entrance at the CHPC site from Highway 68 to access the entrance to the proposed parking lot. Employees would exit the CHPC parking lot and turn right (westbound) onto Hwy 68.

Vehicles exiting the CHPC facility with destinations towards Highway 1 turn right onto eastbound SR 68, make a right turn into the CHOMP driveway, make left-turns at the two stop-controlled intersections within the CHOMP campus before turning left out of the CHOMP driveway onto eastbound Highway 68. Vehicles entering the CHPC facility from the west on Highway 68 continue on and around the roundabout to get on westbound Highway 68 and turn right on the CHPC driveway.

Field observations conducted during the project traffic analysis did not show any significant operational issues at the CHPC driveway (Hexagon 2019). However, the City has indicated that there

have been discussions about extending the median barrier on Highway 68 to effectively block access to the CHPC entrance as there have been some observations of vehicles turning left from or onto Highway 68 to the CHPC entrance. Extension of the median would require Caltrans approval. While the project would result in increased trips (approximately 16) at the CHPC entrance as a result of the project, the project would not change existing roadway design or result in a design that would substantially increase hazards. However, without a physical barrier to turning movements to/from Highway 68, the increased trips at the CHPC resulting from the project could indirectly lead to some drivers attempting to make illegal and dangerous left turns from the CHPC driveway onto eastbound Highway 68, which would be considered a potentially significant impact related to project design that could result in increases in hazards. With implementation of Mitigation Measures TRA-1, the impact would be **less than significant with mitigation incorporated**.

> **Mitigation Measure TRA-1:** *Highway 68 Median*. Require extension of the existing Highway 68 median barrier to prevent illegal left-turns to or from the CHPC entrance to Highway 68.
>
> This measure would require approval of an encroachment permit from Caltrans. A median barrier already exists in the vicinity of CHPC entrance and extension would be considered a minor encroachment that would not result in significant environmental impacts.

d) Emergency Access. The proposed parking lot would not result in changes to any circulation system or affect emergency access. Therefore, the project would result in **no impact** related to emergency access.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
XVIII. TRIBAL CULTURAL RESOURCES – Would the project::					
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC 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 on the California Register of Historical Resources, or in a local register of historical resources as defined by PRC section 5020.1(k), or				X	- Archaeological Sensitivity Map, General Plan EIR Figure 8, City of Monterey General Plan Update, July 2004 - Dudek, February 2018

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
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 PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.					

Existing Setting:

The City is located within the ethnographic territory, indigenous homeland and language family of the Ohlone/Costanoan-Esselen Nation (OCEN).

Discussion:

a) Tribal Cultural Resources and Consultation. The project site is located within a sensitive archaeological area as mapped in the City's General Plan EIR. A cultural resources investigation was conducted for the proposed project and adjacent area, but did not identify potential resources on the project site. The project site is not listed or eligible for listing on the California Register of Historical Resources or in a local register.

In compliance with Assembly Bill 52 (AB 52) the City of Monterey informed Ms. Louise J. Miranda Ramirez, Chairwoman of the OCEN, of the project via a letter dated October 25, 2019 with two follow-up telephone contacts in November and December 2019. The Native American Heritage Commission designated Ms. Ramirez as the most likely descendant of the OCEN Tribe. As of April 3, 2020, the OCEN had not responded and had not requested consultation. Therefore, no known tribal cultural resources are known on the site, and the project would result **in no impact** to tribal cultural resources.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
XIX. UTILITIES AND SERVICE SYSTEMS –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 which could cause significant environmental effects?				X	- City of Monterey General Plan, Public Facilities Element, Goal k
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X	- City of Monterey, General Plan Public Facilities Element, Goal m, Policy m.2.
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?				X	- City of Monterey Plans and Public Works Department - Monterey Regional Water Pollution Control Agency - City of Monterey, General Plan Public Facilities Element, Goal k
d) Generate solid waste in excess of State or local standards, or in excess of capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X	- City of Monterey Solid Waste & Recycling Division - City of Monterey, General Plan Public Facilities Element, Goal n, Policy n.1-n.3
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				x	- Monterey Regional Waste Management District - City of Monterey General Plan Public Facilities Element , Goal n, Policy n.1-n.3

Existing Setting

The setting information provided below is based on information provided in the City's General Plan and General Plan EIR.

Wastewater

The City maintains the sanitary sewer collection system within its jurisdictional boundaries. The existing sanitary sewer collection system conveys sewage from sewer point sources within the City, such as homes, businesses, and public facilities, to a regional wastewater treatment plant for treatment and disposal. The sanitary sewer collection system operated by the City consists of approximately 102 miles of sewer pipeline maintained by City personnel and seven sewer lift stations.

Monterey's sewage is conveyed through pipelines to the Monterey One Water sewer treatment plant in the City of Marina for treatment and disposal. Per Monterey One Water, sixty percent (60%) of incoming wastewater is highly treated through its water recycling facility and distributed for irrigation uses on farmlands in northern Monterey County. Monterey One Water performs secondary treatment of the remaining wastewater, which is then discharged though an ocean outfall two miles into Monterey Bay.

Local sewer collection pipelines of various capacities exist underground within the City and eventually flow to larger sewer mains that feed into the Monterey One Water interceptor pipeline. The interceptor pipeline receives sewer flows from both Pacific Grove and Monterey and carries those flows to the wastewater treatment plant. Monterey's existing sewer collection system is an aged one and requires on-going maintenance and rehabilitation. The City is completing a multiyear program to repair and replace sanitary sewer collection system structures. The existing capacity of the system is adequate to convey the sewer loads generated.

Water Supply - Potable Water

The project site is served by the California-American Water Company (Cal-Am). It is the goal of the City of Monterey and the General Plan to obtain a long-term, sustainable water supply, including evaluation of water supply options outside the present Monterey Peninsula Water Management District (MPWMD) framework. Water is supplied to most of the Monterey Peninsula by the California American Water Company (Cal Am) through wells in Carmel Valley, a dam on the Carmel River, and a well on the Seaside Aquifer. The City is wholly within the MPWMD, which is responsible for developing long-term water supply for the Monterey Peninsula cities in the district.

Cal-Am supplies water to the residential, municipal, and commercial needs of the Monterey Peninsula area communities. Cal-Am's water distribution system distributes water from two main sources: the Carmel River and the Seaside Basin coastal subarea.

State Water Resources Control Board Order Number 95-10. In 1995, in response to complaints that Cal-Am was illegally taking water from the Carmel River, the State Water Resources Control Board (State Water Board) issued Order No. WR 95-10 directing Cal-Am to implement actions to terminate

its unlawful diversion. Order No. 95-10 recognized that Cal-Am had legal rights to divert 3,376 acre-feet annually (afa) of water from the Carmel River Basin, but found that Cal-Am was diverting a total of 14,046 afa for this purpose, an excess of approximately 10,730 afa, "without a valid basis of right." The Order also determined that such diversions have historically had an adverse effect on the riparian corridor along portions of the river, wildlife that depend on riparian habitat, and steelhead and other fish which inhabit the river. The 3,376 afa rights are not subject to instream flow requirements.

On November 30, 2007, both MPWMD and Cal-Am jointly obtained an additional right to divert water from the river. Due to the overdraft condition of the Seaside Groundwater Basin, the State Water Board issued Permit 20808A authorizing the diversion of up to 2,246 afa water from the river to underground storage in the Seaside Groundwater Basin from December through May of each year, if specified streamflow requirements are met. On November 30, 2011, a second right (Permit 20808C) was authorized for up to 2,900 afa subject to instream flow requirements, The State Water Board also issued Cal-Am an appropriative right for 1,484 afa (Table 13), subject to instream flow requirements, but this may only be used in the Carmel River Basin. The amount of rights authorized by the State Water Board is a maximum; the actual availability of water is dependent on streamflow. The MPWMD estimates the long-term average yield of rights subject to instream flows totals approximately 2,400 afa. However, due to physical constraints in the Cal-Am system, not all of this water may currently be produced.

Through various conservation efforts over the past 13 years, Cal-Am has reduced its annual illegal diversion of the Carmel River Basin to approximately 7,150 acre-feet. Cal-Am continues its effort towards providing an alternative potable water source.

State Water Resources Control Board Cease and Desist Order. On October 20, 2009, the State Water Resources Control Board issued a Cease and Desist Order (CDO) to Cal-Am. Among other matters, the CDO alleges that Cal-Am has failed to comply with Condition 2 of Order 95-10 that requires Cal-Am to terminate its unauthorized diversions from the river, that Cal-Am's diversions continue to have adverse effects on the public trust resources of the river and should be reduced, and that the ongoing diversion is a violation of Water Code Section 1052 prohibiting the unauthorized diversion or use of water.

The CDO seeks to compel Cal-Am to reduce the unauthorized diversions by specified amounts each year, starting in water year 2008-09 and continuing through water year 2016 when Cal Am must cease all unauthorized diversions. The adopted CDO prohibits Cal-Am from providing new service connections and increasing use at existing service addresses that were not provided a "will serve commitment" (or similar commitment) before October 20, 2009.

Water availability within the Cal-Am system remains under careful state scrutiny since State Water Resources Control Board Order No. 95-10 was imposed in 1995. State Board Order No. 95-10 requires Cal-Am to reduce the water it pumps from the Carmel River by 20 percent now, and up to 75 percent in the future. Also, any new water that is developed must first completely offset Cal-Am's unlawful diversions from the Carmel River, an estimated 10,730 acre-feet (AF) per year, before any water produced by Cal-Am can be used for new construction or expansions in use.

MPWMD Water Use Credit and Transfer Programs. In 1992, as part of its oversight of water allocation and distribution, MPWMD adopted Ordinance 60 establishing a program whereby a water customer may obtain and reuse water use credits when water use on a particular property is reduced or discontinued. A reduction of water use, whether by changing to a less-intensive use, by retrofitting equipment with water conserving devices, or by demolishing a building, results in a water use credit that may be used later on the same site. When a residential property owner applies to MPWMD for the water use credit, MPWMD calculates the amount of the credit based upon the number and types of water-using fixtures that will be discontinued. When a commercial property owner applies to the MPWMD for a water use credit, the MPWMD will determine credits based upon one of several methods:

The commercial water use factor associated with the historical use(s) may be used when a use is either being abandoned or permanently reduced to a lower intensity use; a quantification of water saved may be used when inefficient equipment is replaced with highly water efficient equipment; or historic records may be used to determine the past (abandoned) use. With a few exceptions, the water use credit is valid for 60 months and can be extended for 60 months. After the 60-month period, any remaining unused water use credit expires. Water use credits affected by the CDO will be reinstated at its conclusion with a term equal to the amount of time the CDO impacted the credit.

In 1993, MPWMD adopted Rule 28 to allow Water Use Credit Transfers between commercial properties. The rule was amended in 1995, to allow Water Use Credit Transfers from an existing commercial use to a jurisdiction's water allocation. The Water Use Credit rules are designed to provide incentives for undertaking extraordinary retrofitting and/or installation of proven new technology and to provide a mechanism for offsetting potential intensification in use.

The Water Credit rules also allow former uses to be reoccupied if a Water Credit has not been abandoned and expired or moved to another Site. Water savings after the Water Credits have been applied to a Water Permit can be minimal. The goal is that there is no increase in use.

City of Monterey Allocation. In 1981, MPWMD's Resolution 81-7 authorized an annual allocation of 5,746 acre-feet of potable water to the City. Subsequent annual allotments were made and were adjusted up to 6,125.48 acre-feet to more accurately reflect the City's actual water use. In 1993, the City received from MPWMD a water allocation of 308 afa from Cal-Am's Paralta Well in the Seaside Basin coastal subarea. This was the last allocation from MPWMD.

In 1986, the City Council reserved the remaining supply of the City's allocation for seven categories of uses and established procedures for determinations of water usage. The purpose for establishing the unallocated reserve was to provide a water account that could be used to address unanticipated or emergency water requests, such as increased usage caused by increased visitors, use by the Federal Government, State and other agencies beyond the jurisdiction of the City, and unanticipated emergencies. The categories have changed over time, and since 2006, are assigned as follows: 1) Affordable Housing, 2) Public Projects (reserve), 3) Public Projects (high priority), 4) Single Family Remodels, 5) Other Residential, 6) Commercial Projects, and 7) Economic and Environmental

Sustainability. The City has established a Water Waiting list for those projects that have received all of their required discretionary approvals but do not have adequate water resources to develop this project. As of June 13, 2013, there were 37 projects on the wait list, accounting for over 35.2 acre feet of water.

The MPWMD has adopted rules that allow the transfer of water between uses and adjacent sites under the same ownership, though these rules are under strict regulation by MPWMD. The City conducted an inventory of water usage and availability helped to determine the presence of water credits on a particular site that may be available for an expanded use. The identification of water credits assisted in the identification of opportunity sites that could achieve Project objectives prior to the identification and delivery of a new water source to the City.

Additionally, the City owns two open space parcels adjacent to the Ryan Ranch Business Park, one of which is located on the former Fort Ord that has access to water. The Marina Coast Water District is the water purveyor for the former Fort Ord, and water allocations were made to the jurisdictions within its boundaries. The City of Monterey was allocated approximately 65 acre-feet (af) from the Fort Ord allocation for the City's entire 130+ acres. The City can allocate a portion of the 65 af for the open space parcel as it deems appropriate.

Storm Water

See discussion in Section X, Hydrology and Water Quality.

Solid Waste

The regional waste collection facility is located in the City of Marina and is operated by the Monterey Regional Waste Management District. Locally, there is a transfer facility in Ryan Ranch operated by Monterey Disposal Service.

Discussion:

a-e) Demand for Utilities. The project consists of construction of a surface parking lot. There are no new facilities or development associated with these improvements, and the project would not result in an increased demand for utilities or require or result in the relocation or construction of new or expanded utilities. Therefore, the project would result in **no impact** to utilities.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project::					
a) Substantially impair an adopted emergency response or emergency evacuation?				X	- City of Monterey, General Plan Map 15, Showing Evacuation Routes
b) Due to slope, prevailing winds, and other factors, exacerbate wildfires risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X	- City of Monterey, Fire Department
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?				X	- City of Monterey Fire Department
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?				X	- City of Monterey Fire Department

Existing Setting

The City of Monterey Fire Department and City of Monterey Police Department coordinate emergency response within the City as described in Section IX(g), Hazards and Hazardous Materials.

The Monterey City Code (M.C.C.) Chapter 13, Fire Protection, adopted the California Fire Code. Amendments to this chapter of the code, as well as amendments to the City's General Plan Map 14, Showing Fire Hazard Severity Zones, were adopted by the City Council to be in compliance with legislation (Government Code Section 51175). This legislation calls for the California Department of Forestry and Fire Protection (CAL FIRE) Director to evaluate fire hazard severity in Local Responsibility Areas and make a recommendation to the local jurisdiction when the Very High Fire Hazard Severity Zone (VHFHSZ) exists. Based on the findings of the CAL FIRE Director, there are both High and Very

High Fire Hazard Severity Zone within the City of Monterey City limits as shown on the City's General Plan Map 14.

Cal Fire published Fire Hazard Severity Zone (FHSZ) Maps for all regions in California. The proposed FHSZ Maps include fire hazard elements of vegetation, topography, weather, crown fire potential, ember production and movement, and the likelihood. The maps are intended to be used for implementing wildland-urban interface building standards, natural hazard real estate disclosures, space clearance requirements around buildings, property development standards, and severity of zones are to be considered in city and county general plans. The Monterey City Code (M.C.C.) Chapter 13, Fire Protection and the City's General Plan Map 14, Showing Fire Hazard Severity Zones has included the FHSZ maps. The project site is incorporated as Local Responsibility Area (LRA) in a Very High Fire Hazard Severity Zone (See Cal Fire Monterey County Fire Very High Fire Hazard Severity Zones in LRA https://osfm.fire.ca.gov/media/5870/monterey.pdf).

Discussion:

a-d) Wildfire Hazards. The proposed parking lot project does not include substantial changes to the site that would impact vulnerability to wildfire, impede emergency response access or impede evacuation routes/plans/response. No maintenance infrastructure (roads, fuel breaks, emergency water sources, power lines or utilities) would need to be constructed. Neither people nor structures would be subject to risk from downslopes, flooding or landslides. The project site is adjacent to Highway 1, which is designated as an emergency evacuation route in the City's General Plan (Map 15), Showing Evacuation Routes, but the project would not impact emergency response or evacuation. Therefore, **no impact** is anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:					
a) Does the project 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?			X		- EMC Biological Constraints Analysis (2020b)

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-than-significant Impact	No Impact	SUPPORTING INFORMATION
b) Does the project 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.)				X	- City of Monterey Community Development Department
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	- City of Monterey Community Development Department

a) Environmental Quality. The proposed project would not degrade the quality of the environment as documented herein. Potential impacts to biological resources have been addressed by proposed mitigation measures. However, the identified impacts would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. The project would not eliminate important examples of the major periods of California history or prehistory. Therefore, the proposed project's potential impacts would be **less than significant**.

b) Cumulative Impacts. There are no known cumulative projects in the vicinity. **No cumulative impacts** have been identified to which the project would contribute.

c) Effects on Human Beings. The project consists of construction of a new parking lot to service existing CHOMP employees and would have no effect on human beings. Therefore, the project would result in **no impact** regarding the potential to cause substantial adverse effects on human beings

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ATTACHMENT A

FIGURES

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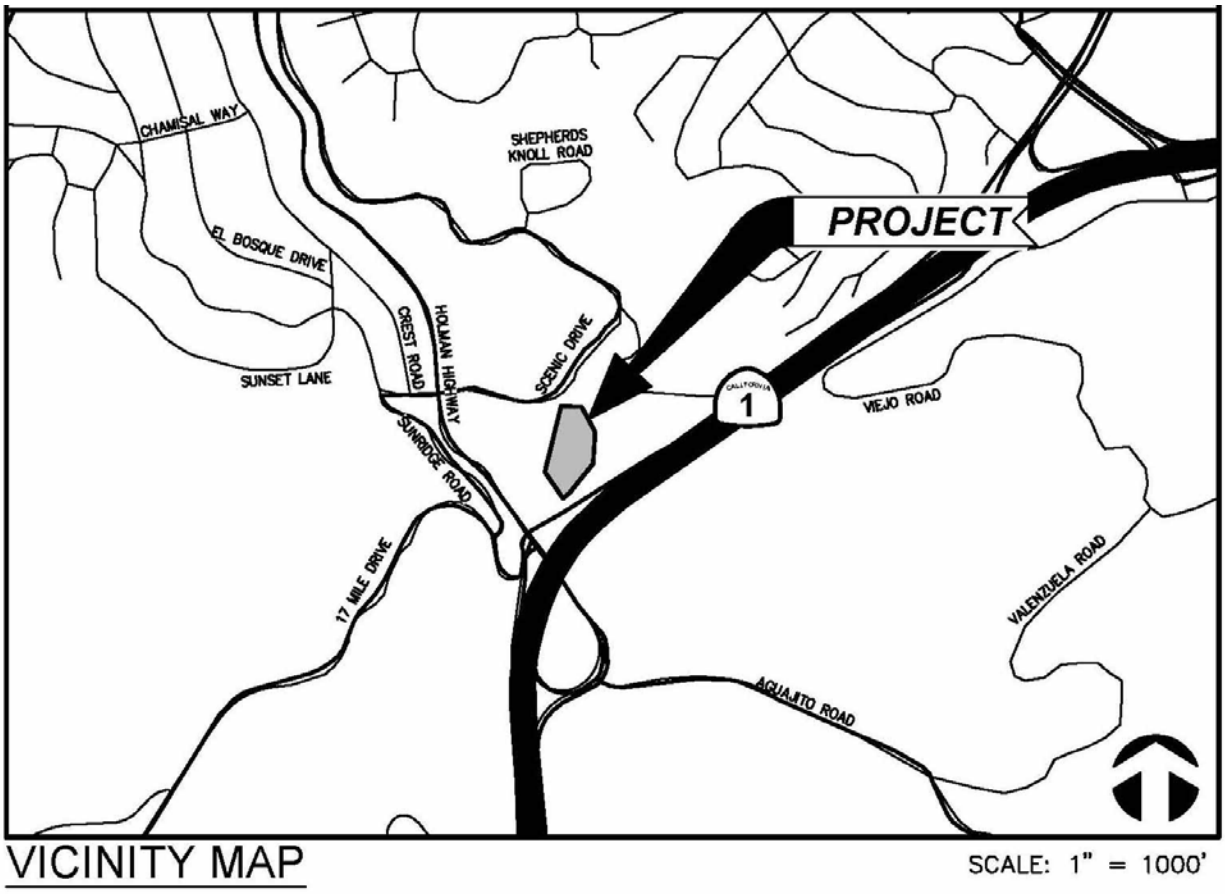
FIGURE 1: Location Map

Source:



Whitson Engineers

FIGURE 2: Project Site Plan

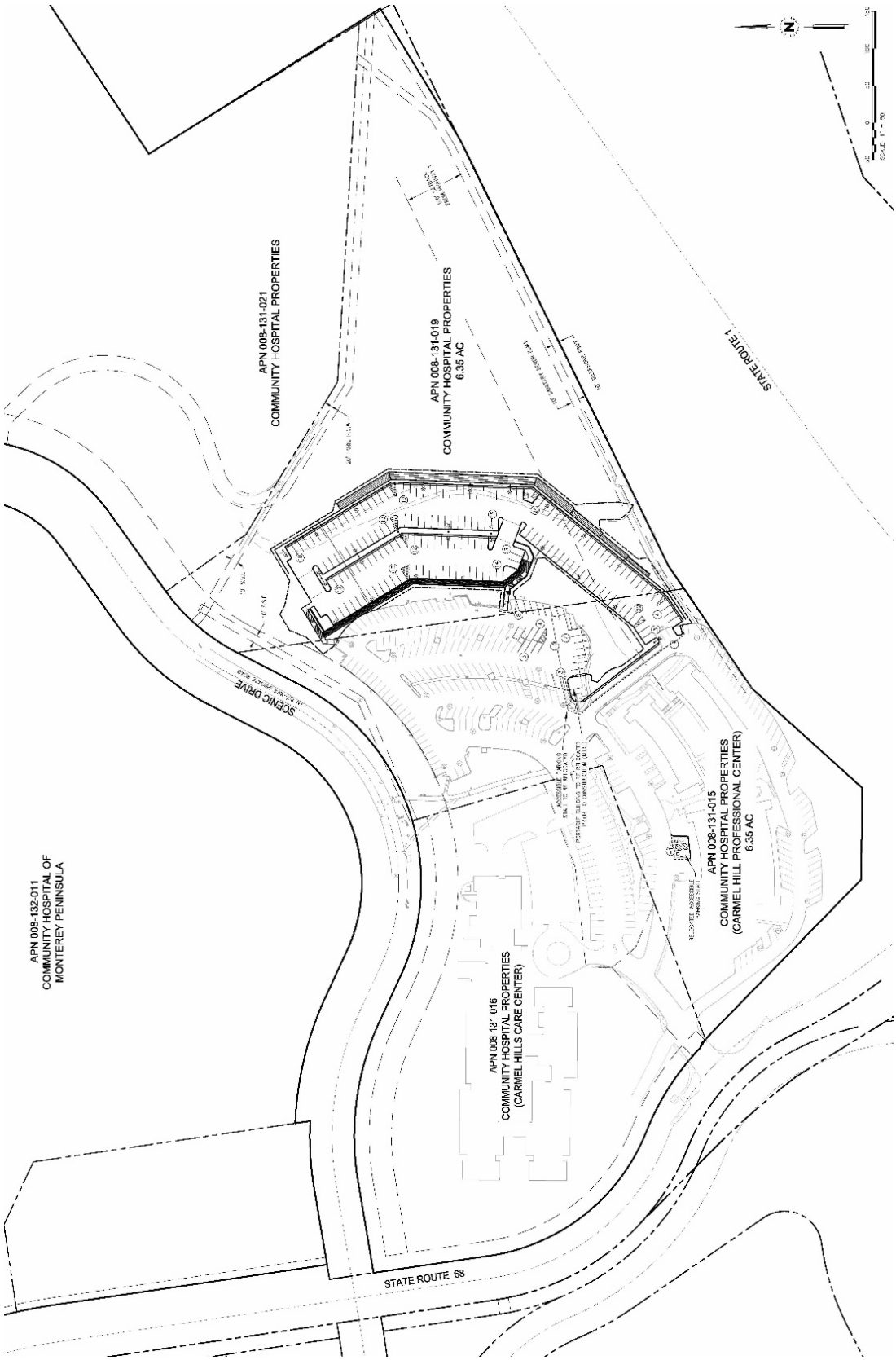


FIGURE 3: Tree Mitigation Plan

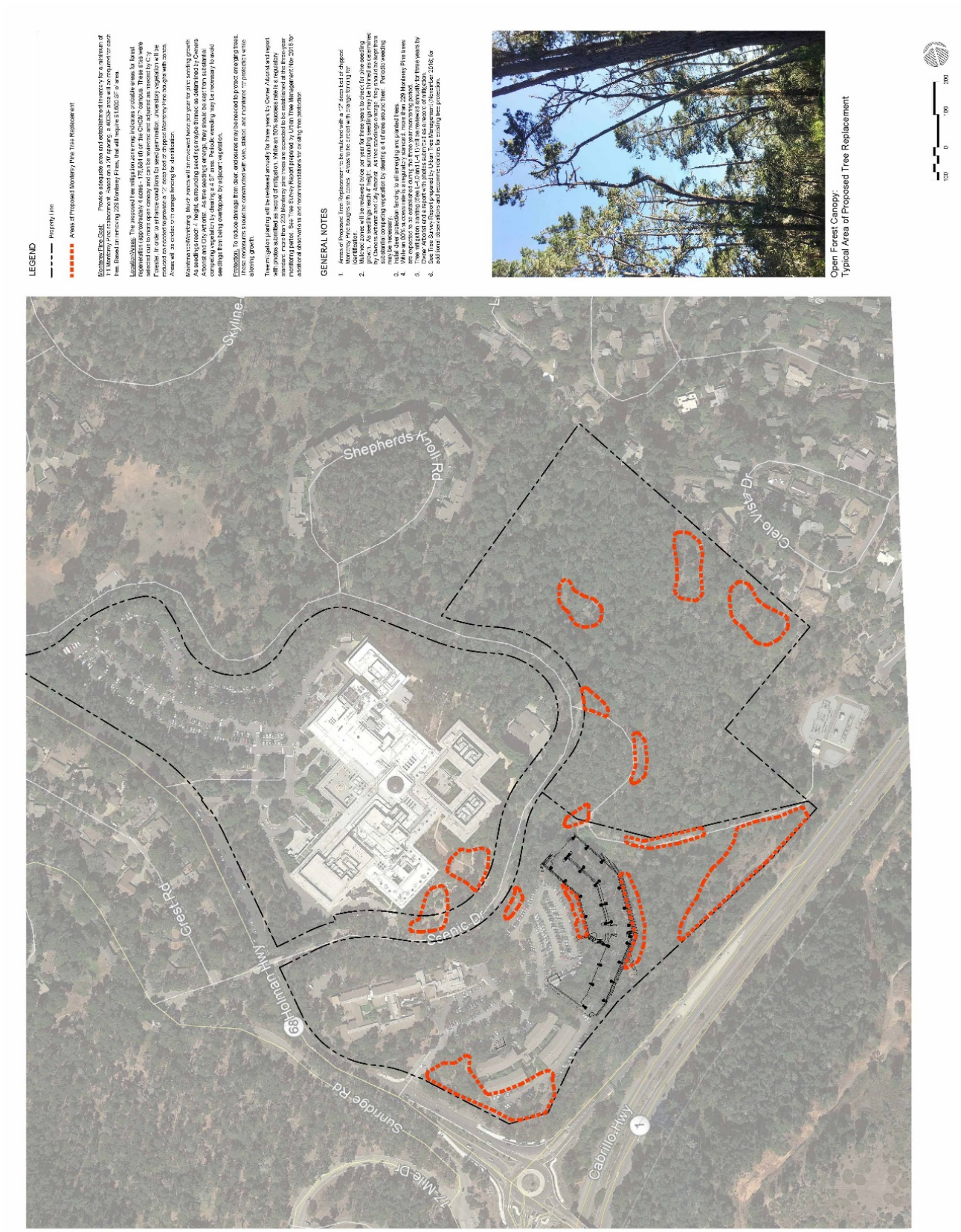


FIGURE 4: Grading Plan

ATTACHMENT B

BIOLOGICAL EVALUATIONS

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Planning for Success.

January 31, 2020

Mike Bellinger
Principal
BFS Landscape Architects
425 Pacific Street
Monterey, CA 93940

Re: Community Hospital of the Monterey Peninsula (CHOMP) - Carmel Hill Professional Center (CHPC) Parking Concept Project: Revised Biological Constraints Analysis

Dear Mike,

EMC Planning Group conducted a biological constraints analysis for the CHOMP - CHPC parking concept project site located north of State Route 1 and east of Holman Highway (State Route 68), in the California Coastal Zone portion of the City of Monterey, California. A location map is attached as Figure 1, an aerial showing the project site is included as Figure 2, and representative site photographs are contained in Figure 3. The site is in an area addressed by the *Skyline Land Use Plan* (City of Monterey 1992), and the City is currently in the process of updating their overall *Local Coastal Program*. The proposed project includes construction of new parking areas to serve the existing CHPC offices.

This report includes a discussion of existing plant communities and wildlife habitats observed, and the potential for special-status biological resources to occur on the site. It also provides recommendations for avoiding and/or minimizing impacts to special-status biological resources that otherwise could require discretionary permit oversight from the following regulatory resource agencies: the California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers (USACE), and/or Regional Water Quality Control Board (RWQCB).

METHODS

Prior to field surveys, site plans, aerial photographs, natural resource database accounts, and other relevant scientific literature were reviewed. This included searching the USFWS *Endangered Species Program* (USFWS 2016), CDFW *California Natural Diversity Database* (CDFW 2016), and California Native Plant Society (CNPS) *Inventory of Rare and Endangered Plants* (CNPS 2016) to identify special-status plants, wildlife, and habitats known to occur in the vicinity of the project site.

EMC Planning Group biologists Andrea Edwards and Stefanie Krantz conducted a reconnaissance-level biological survey on November 2, 2016. EMC Planning Group biologists Emily Malkauskas and Inger Marie Laursen also assessed the site for special-status amphibian habitat suitability on March 29, 2017. All species observed were recorded in field notes, along with information on plant communities and wildlife habitats. Qualitative observations of plant cover, structure, and species composition were used to determine plant communities and wildlife habitats. Plant species were identified in the field or collected for subsequent identification. Searches for reptiles and amphibians were performed by overturning and then replacing rocks and debris, as well as assessment of potentially suitable habitat areas found on the site. Birds were identified by visual and/or auditory recognition; mammals were identified by diagnostic signs (including scat and tracks).

EXISTING CONDITIONS

The approximately 5.6-acre site is positioned on the Monterey U.S. Geological Survey (USGS) 7.5-minute quadrangle map. Topography includes moderate slopes; site elevation ranges from approximately 550 to 630 feet. Part of the site is currently a paved parking lot, and the rest of the site supports Monterey pine forest, with a dirt road transecting the site about halfway down the slope. The northeastern edge of the site contains a small drainage that had running and pooling water present at the times of survey. It supports native riparian and wetland vegetation, and may be fed by runoff from CHOMP and Scenic Drive; it drains downhill towards State Route 1.

Vegetation

The on-site plant community is dominated by a tall canopy of Monterey pine (*Pinus radiata*), with a lower canopy dominated by coast live oak (*Quercus agrifolia*). Common

understory native vegetation includes California huckleberry (*Vaccinium ovatum*), California coffee berry (*Frangula californica*), western poison oak (*Toxicodendron diversilobum*), bush monkeyflower (*Mimulus aurantiacus*), hairy honeysuckle (*Lonicera hispidula*), blue blossom (*Ceanothus thyrsiflorus*), California blackberry (*Rubus ursinus*), coastal wood fern (*Dryopteris arguta*), and chain fern (*Woodwardia fimbriata*). Non-native French broom (*Genista monspessulana*) and poison hemlock (*Conium maculatum*) are also present, concentrated in disturbed areas such as along roads/paths and adjacent to development.

Wildlife

Monterey pine forest provides habitat for a number of wildlife species including black-tailed deer (*Odocoileus hemionus columbianus* [observed]), western gray squirrel (*Sciurus griseus nigripes* [observed]), Merriam's chipmunk (*Tamias merriami*), striped skunk (*Mephitis mephitis*), coyote (*Canis latrans* [scat observed]), Stellar's jay (*Cyanocitta stelleri* [observed]), Cooper's hawk (*Accipiter cooperii*), pygmy nuthatch (*Sitta pygmaea* [observed]), red-breasted nuthatch (*Sitta canadensis*), western wood pewee (*Contopus sordidulus*), chestnut-backed chickadee (*Poecile rufescens* [observed]), brown creeper (*Certhia americana* [observed]), golden-crowned kinglet (*Regulus satrapa*), Monterey salamander (*Ensatina e. eschscholtzii*), Pacific chorus frog (*Pseudacris [Hyla] regilla* [observed]), and Monterey ring-necked snake (*Diadophis punctatus vandenburghi).* In ecotones where Monterey pine forest overlaps with oak woodlands, additional species occur such as California scrub-jay (*Aphelocoma californica* [observed]), acorn woodpecker (*Melanerpes formicivorus* [observed]), oak titmouse (*Baeolophus inornatus* [observed]), and arboreal salamander (*Aneides lugubris*). The following owl species have been recorded near the site within Monterey pine forest: barn owl (*Tyto alba*), great horned owl (*Bubo virginianus*), northern pygmy owl (*Glaucidium gnoma*), northern saw-whet owl (*Aegolius acadicus*), and western screech-owl (*Megascops kennicottii*).

The following species were also observed on the site: California raccoon (*Procyon lotor psora*) [tracks observed], turkey vulture (*Cathartes aura*), sharp-shinned hawk (*Accipiter striatus*), red-shouldered hawk (*Buteo lineatus*), red-tailed hawk (*Buteo jamaicensis*), bushtit (*Psaltriparus minimus*), Bewick's wren (*Thryomanes bewickii*), hairy woodpecker (*Picoides villosus*), mourning dove (*Zenaida macroura*), ruby crowned kinglet (*Regulus calendula*), Anna's hummingbird (*Calypte anna*), American robin (*Turdus migratorius*), dark eyed junco (*Junco hyemalis*), spotted towhee (*Pipilo maculatus*), Townsend's warbler

(*Setophaga townsendi*), yellow-rumped warbler (*Setophaga coronata*), fox sparrow (*Passerella iliaca*), golden-crowned sparrow (*Zonotrichia atricapilla*), California towhee (*Melozone crissalis*), and house finch (*Haemorhous mexicanus*).

The project site contains forest habitat that once likely was utilized by small to large wildlife to move through the area. However, the site is now surrounded by development, including CHOMP, CHPC, Scenic Drive, a tall fence along the edge of State Route 1, and a Pacific Gas and Electric substation with paved access road that currently impede wildlife movement. Additional project impacts to wildlife movement across the site would therefore be minimal.

SPECIAL-STATUS PLANTS

The project site is dominated by CNPS Rare Plant Rank 1B Monterey pine, and numerous other special-status plants have some potential to occur. The special-status plant species thought most likely to occur was the federally listed Endangered Yadon's rein orchid (*Piperia yadonii*), for which USFWS-designated critical habitat is located west of the site, across Holman Highway. Additional special-status plants that had potential to occur on the site due to the presence of suitable habitat included: Hickman's cinquefoil (*Potentilla hickmanii*), Hickman's onion (*Allium hickmanii*), Kellogg's horkelia (*Horkelia cuneata* var. *sericea*), marsh microseris (*Microseris paludosa*), Monterey clover (*Trifolium trichocalyx*), Pacific Grove clover (*Trifolium polyodon*), and pine rose (*Rosa pinetorum*). There were several additional plants that had low potential to occur due to the presence of marginally suitable habitat.

Rather than targeting and searching for the high number of potentially occurring species, it was our recommendation that focused botanical surveys for the site would be best approached by conducting multiple plant inventory surveys throughout the spring and summer blooming season, when plants could best be identified. These recommended focused surveys were conducted by EMC Planning Group during spring and summer 2017; a known reference population of Yadon’s rein orchid in the project area was observed in peak blooming condition just prior to one of the on-site focused botanical surveys. Other than the numerous on-site Monterey pines, no special-status plant species were observed (EMC Planning Group 2017).

SPECIAL-STATUS WILDLIFE

Based on the absence of suitable habitat, the site does not have the potential to support certain special-status wildlife species, including the California red-legged frog (*Rana draytonii*; CRLF). CRLF is a federally listed Threatened species and state Species of Special Concern. The project site was assessed for its potential to support CRLF during a site visit on March 29, 2017. Although the project site contains two small drainages with minimally emergent native vegetation, the drainages are ephemeral and do not include pools deep enough to support CRLF at varying life stages throughout the year. CRLF breeds in streams, creeks, ponds, marshes, sag ponds, deep pools, backwater areas, dune ponds, stock ponds, lagoons, and estuaries where water remains long enough for metamorphosis. The pools observed on the site are shallow, susceptible to predation by wildlife species present on the site, and do not contain ample food resources (i.e. algae and aquatic invertebrate species) to support a breeding CRLF population.

Although CRLF is typically found near water, it may disperse from aquatic breeding habitats to upland habitats during the dry season. CRLF dispersal distances are typically less than 0.5 kilometer (0.3 mile), with only a few individuals moving up to 2.0 – 3.6 kilometers (1.2 – 2.2 miles) (Bulger et al. 2003). The nearest occurrence records for CRLF are approximately 2.3 miles to the south in the Carmel River, and 2.1 miles to the east at Point Pinos; additional records are located in the Arroyo Seco River and at former Fort Ord (CDFW 2016). The *Revised Guidance on Site Assessments and Field Surveys for the California Red-legged Frog* (USFWS 2005) recommends site assessments for any site that is within one mile of a CRLF record. Given that the small ephemeral drainages on the project site are more than one mile from any occurrence record and because adjacent barriers to CRLF dispersal such as State Route 1 and other roads exist, the species is not expected to occur on the site and no further site assessment for it is recommended.

Based on the presence of suitable habitat, the site has the potential to support other special-status wildlife species, including those listed below.

- Coast horned lizard (*Phrynosoma blainvillii*) is a state Species of Special Concern with low potential to occur in the on-site Monterey pine forest.
- Coast range newt (*Taricha torosa*) is a state Species of Special Concern with moderate potential to occur in the on-site drainages.

- Monterey dusky footed woodrat (*Neotoma fuscipes luciana*) is a state Species of Special Concern with high potential to occur in the on-site Monterey pine forest.
- Pallid bat (*Antrozous pallidus*) is a state Species of Special Concern with moderate potential to occur in the on-site Monterey pine forest.
- Olive-sided flycatcher (*Contopus cooperi*) is a state Species of Special Concern with moderate potential to occur in the on-site Monterey pine forest.
- Purple martin (*Progne subis*) is a state Species of Special Concern with moderate potential to occur in the on-site Monterey pine forest.
- Yellow warbler (*Setophaga petechia*) is a state Species of Special Concern with moderate potential to occur in riparian habitat along the on-site drainage.

Vegetation on the site provides high quality nesting habitat for a variety of native birds including raptors, owls, and songbirds. Native nesting birds (including raptors) are protected during the nesting bird season (generally February 1 to September 15) under the federal Migratory Bird Treaty Act and California Fish and Game Code.

WETLANDS/WATERWAYS

The northeastern edge of the site contains a small drainage that supports native riparian and wetland vegetation. In addition, there is a small linear area next to the on-site dirt road (just uphill from State Route 1) where storm water appears to flow off the dirt road, past the site boundary fencing, and into an off-site culvert. Given that these features are both located along the site edges, it was possible to revise project plans so that neither feature would be impacted by the proposed project. Therefore no permits would be necessary from the USACE, CDFW, or RWQCB. Information pertaining to these two drainage features is contained in a separate report, including mention of the standard California Coastal Commission wetland setback requirement.

REGULATED TREES

The project site was previously surveyed for trees, and contains roughly 350 Monterey pines, 300 coast live oaks, 25 other trees, and 75 dead trees/snags. The on-site trees have been measured, mapped, and tagged by Whitson Engineers, so that those proposed for removal vs. retention by the project can be easily identified. The City of Monterey municipal code ensures preservation of trees and replacement of trees when removal is

unavoidable (City of Monterey 2016). It defines protected trees as, "a) trees located on a vacant private parcel that are more than two inches (2") in diameter when measured at a point four feet six inches (4'6") above the tree's natural grade; and, b) trees located on a private, developed parcel that are more than six inches (6") when measured at a point four feet six inches (4'6") above the tree's natural grade." For the project site, it should be determined whether the site is considered vacant or developed land (or a combination of these), and the City Forester must issue a permit prior to removal of protected trees. The project proponent must comply with all stipulated replacement planting requirements.

SENSITIVE NATURAL COMMUNITIES

Monterey pine forest is considered a sensitive natural community by the CDFW, and is dominated by Monterey pines, which are considered rare plants by the CNPS. Further, development projects at the site are subject to approval by the California Coastal Commission in addition to approval by the City of Monterey, until such time as the City prepares an updated *Local Coastal Program* that is certified by the California Coastal Commission. California Coastal Act Section 30107.5 defines an Environmentally Sensitive Habitat Area (ESHA) as any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem, and which could be easily disturbed or degraded by human activities and developments. For ESHAs, Section 30240 further states that (a) ESHAs shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas; and (b) development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Because the site supports a native stand of Monterey pine forest, it typically would qualify as an ESHA. However, it has limited potential to support special-status species as explained in this report. Its habitat quality has been degraded by past disturbance, especially construction of the on-site dirt access road, and the forest patch has become fragmented due to adjacent development in every direction (State Route 1, CHPC, CHOMP, Scenic Drive, and the utility access road at the eastern edge of the site plus residential development farther to the east). In addition, the understory of the forest habitat (especially along site edges, access roads, and trails) is infested by non-native French broom, which is noted by the California Invasive Plant Council (Cal-IPC) as "an

aggressive invader, forming dense stands that exclude native plants and wildlife" (Cal-IPC 2020). The Cal-IPC *Inventory* rates this species as highly invasive which is defined as having "severe ecological impacts on physical processes, plant and animal communities, and vegetation structure". Therefore the on-site forest habitat values have been reduced by multiple factors, and though it contains numerous mature Monterey pines, it likely no longer constitutes an ESHA. Consultation with the California Coastal Commission is needed to confirm this finding and obtain approval for development.

Because the City will require compensatory mitigation for removal of regulated trees in the form of pine and oak replacement plantings (likely at an off-site location), required habitat restoration efforts could be considered combined sensitive natural community loss mitigation and tree loss mitigation.

RECOMMENDATIONS

EMC Planning Group recommends the following measures to avoid or minimize anticipated project impacts to special-status biological resources:

- Direct a qualified biologist to conduct pre-construction surveys for nesting birds if construction activities, vegetation removal, or other site disturbance will occur during the nesting bird season. The nesting bird season is typically February 1 to September 15; an owl survey should also be conducted in late December or early January and repeated in February because owls start nesting earlier than songbirds. Any protected active bird nests must be avoided until fledglings have left the nest. This measure will also address the three special-status birds with potential to occur on the site. This is necessary after all project approvals are received and prior to construction.

- Direct a qualified biologist to conduct biological construction monitoring during initial vegetation removal and ground disturbance to prevent direct impacts to coast horned lizard and coast range newt, should they occur on the project site. This is necessary during construction activities.

- Direct a qualified biologist to conduct pre-construction surveys for Monterey dusky-footed woodrat middens. If woodrats are present within proposed impact areas, have the qualified biologist carefully dismantle middens prior to clearing to encourage passive woodrat relocation. This is necessary after all project approvals are received and prior to construction.

- Direct a qualified biologist to conduct surveys for special-status bats prior to construction or tree removal. If special-status bat roosts are present, coordinate with CDFW for site-specific guidance on how to proceed. This is necessary after all project approvals are received and prior to construction.
- Prior to removal of any trees protected by the City of Monterey (which on the site constitute a sensitive natural community), obtain a tree removal permit from the City Forester and City approval of a plan to comply with all stipulated replacement planting/habitat mitigation requirements. This is necessary after initial project approvals are received and prior to tree removal.

With implementation of these recommendations, potential project impacts to special-status biological resources would be avoided or minimized. Note that in addition to standard project approvals, the California Coastal Commission would need to concur that the on-site forest habitat does not constitute protected ESHA, and waive or greatly reduce their standard wetland setback requirement through the Coastal Development Permit process. Please contact me with any questions. Thank you for the opportunity to assist with this project.

Sincerely,

Andrea Edwards

Andrea Edwards
Senior Biologist

Attachments: Figure 1 – Location Map
Figure 2 – Aerial Photograph
Figure 3 – Site Photographs

Sources:

Bulger, J.B., N.J. Scott Jr., and R.B. Seymour. 2003. Terrestrial Activity and Conservation of Adult California Red-legged Frogs (*Rana aurora draytonii*) in Coastal Forests and Grasslands. Biological Conservation 110:85-95.

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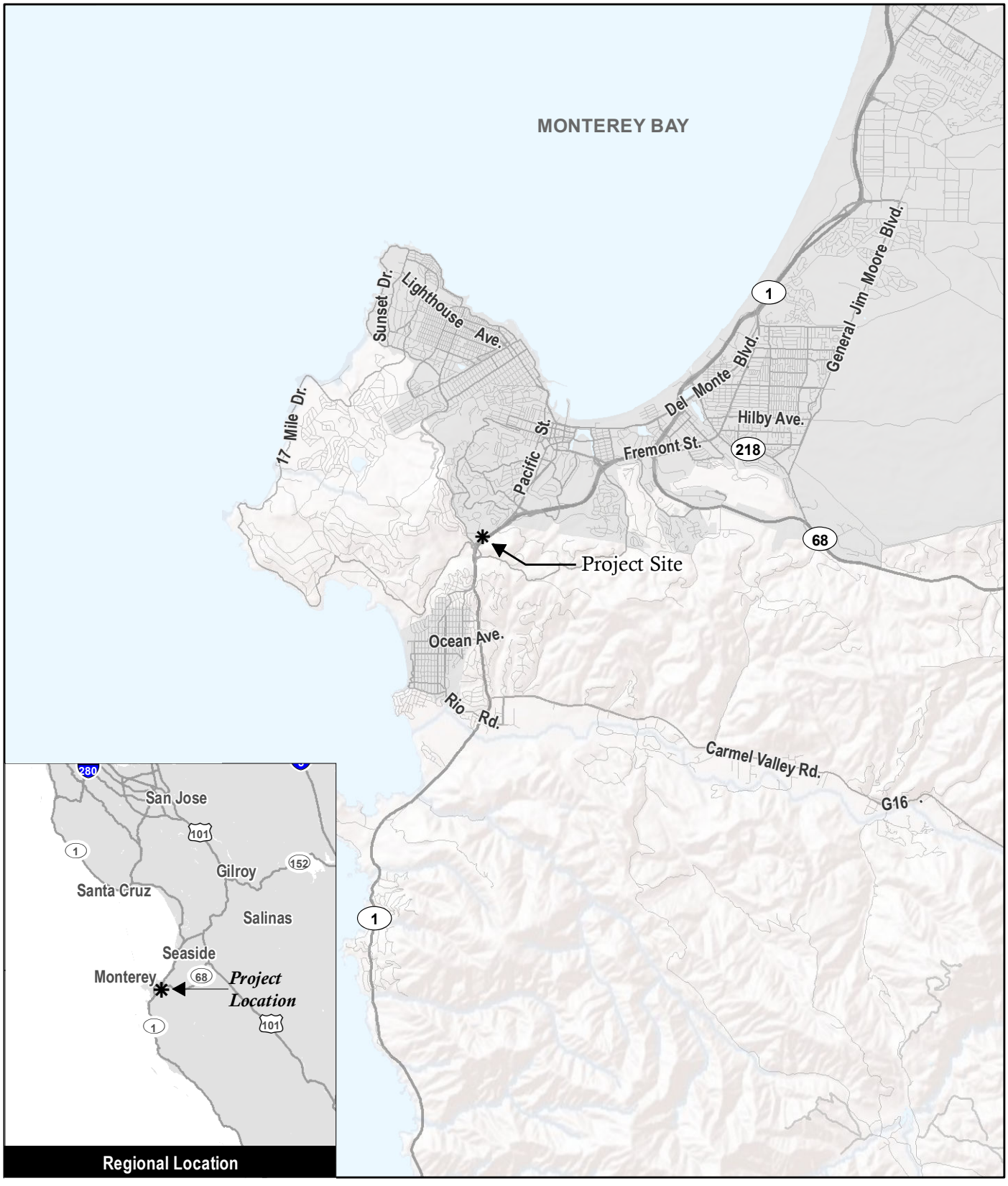
U.S. Fish and Wildlife Service (USFWS). 2016. *Endangered Species Program*. Species list for Monterey County. Washington, D.C. http://www.fws.gov/endangered/.

U.S. Fish and Wildlife Service (USFWS). 1997. *Guidance on site assessment and field surveys for California Red-Legged Frogs - Appendix: California Red-Legged Frog Ecology and Distribution*. Sacramento, CA.



Source: ESRI 2016, Monterey County GIS 2016

Figure 1

Location Map

CHOMP CHPC Parking Concept Project: Biological Constraints Analysis

Source: Esri 2016, Google Earth 2016, Monterey County GIS 2016

Figure 2

Aerial Photograph

CHOMP CHPC Parking Concept Project: Biological Constraints Analysis

1 Developed parking lot existing in western portion of site.

2 Monterey pine and coast live oak canopies uphill from on-site drainage.

Project Site

Source: Google Earth 2016
Photographs: EMC Planning Group 2016

3 Forest habitat typical of majority of undeveloped portion of site.

4 Existing dirt road through forest located in eastern portion of site.

Figure 3
Site Photographs

Planning for Success.

January 31, 2020

Mike Bellinger
Principal
BFS Landscape Architects
425 Pacific Street
Monterey, CA 93940

Re: Community Hospital of the Monterey Peninsula (CHOMP) - Carmel Hill Professional Center (CHPC) Parking Concept Project: Revised Drainage Feature Information

Dear Mike,

EMC Planning Group previously conducted a biological constraints analysis and focused special-status plant surveys for the CHOMP - CHPC parking concept project site located north of State Route 1 and east of Holman Highway (State Route 68), in the California Coastal Zone portion of the City of Monterey, California. The proposed project includes construction of new parking areas to serve existing CHOMP facilities.

The northeastern edge of the site contains a minor drainage that supports native riparian and wetland vegetation, fed by runoff from CHOMP and Scenic Drive; it drains downhill towards State Route 1. In addition, there is a small linear area next to the on-site dirt road (just uphill from State Route 1) where storm water flows off the existing dirt road, past the site boundary fencing, and into an off-site culvert.

Per the project *Biological Constraints Analysis*, these two wetland/waterway drainage features on the edges of the site are potentially under the jurisdiction of the California Department of Fish and Wildlife (CDFW), U.S. Army Corps of Engineers (USACE), and/or Regional Water Quality Control Board (RWQCB). The report therefore recommended delineating the features to determine if the project would impact either one, which would necessitate regulatory agency permitting.

To complete this task, I participated in a field site visit with the project team on January 3, 2019 to observe and discuss the characteristics of the two drainage features, and returned on January 17, 2019 to assist Senior Civil Engineer Nathaniel Milam of Whitson Engineers in mapping the extent of both features. I delineated the maximum extent of the two on-site drainage features in the field with Mr. Milam. I carefully placed numerous pieces of colorful flagging to mark the outer edges of both drainage features, forming boundaries for two wetland polygons. This delineation of wetland and waterway features included all associated riparian and wetland vegetation present on the project site. The areas I flagged were recorded later that same day by the project engineers using high-accuracy GPS equipment.

This methodology meets the California Coastal Commission (CCC) single-parameter definition of wetlands as the two mapped polygons include all areas with any observable hydrology indicators plus all associated riparian/wetland vegetation patches. Because no areas potentially under jurisdiction of the U.S. Army Corps of Engineers would be impacted by the proposed project, no soil test pits were sampled to determine presence of hydric soils.

The current site plan is attached, illustrating the two mapped drainage features as Environmentally Sensitive Area (ESA) #1 and #2. As shown by the site plan, both features have been completely avoided during project design so that no impacts to potentially jurisdictional wetland/waterway features are anticipated. This includes associated riparian and wetland vegetation – notably a large patch of chain fern (*Woodwardia fimbriata*) present in ESA #1.

In conclusion, based on accurate field mapping and consultation with Whitson Engineers, neither of the two on-site drainage features will be impacted by the proposed project, and therefore no permitting or compensatory mitigation for wetland/waterway impacts are needed in consultation with the USACE, CDFW, or RWQCB. However, to ensure that no inadvertent impacts to the drainage features occur, I recommend that temporary protective fencing is installed and maintained throughout construction activities at the project impact boundary in proximity to both ESA #1 and #2.

Further, these areas do not constitute high or moderate quality habitat. ESA #1 is fed by runoff from a paved roadway and other existing development, and consists of an incised channel with subsurface flow in some locations, covered in areas by a thick thatch of

ferns. The storm water that seasonally drains through this feature is therefore not accessible to many wildlife species, does not facilitate wildlife movement, and supports low plant diversity. ESA #2 is a small, shallow man-made ditch segment at the edge of a dirt access road. It was formed through mechanical disturbance, and seasonally provides very low quality habitat. It is expected that for both features, a minimal buffer (perhaps 10 feet) would be adequate to maintain current habitat functions and values.

It is also my opinion that compliance with the CCC standard wetland 100-foot setback requirement is not necessary to protect these low quality habitats on the site, and would likely make project implementation infeasible. Therefore, for the project to proceed, the CCC would need to waive the standard wetland setback requirement, or greatly reduce it, perhaps to the minimal 10-foot buffer mentioned above based on the low habitat quality of the two drainage features.

Please contact me with any questions. Thank you for the opportunity to assist with this project.

Sincerely,

Andrea Edwards

Andrea Edwards
Senior Biologist

Attachment: Site Grading and Drainage Plan (Whitson Engineers)

APN 008-131-016
COMMUNITY HOSPITAL PROPERTIES
(CARMEL HILLS CARE CENTER)

APN 008-132-011
COMMUNITY HOSPITAL OF
MONTEREY PENINSULA

SCENIC DRIVE
AN 80'-WIDE PRIVATE ROAD

APN 008-131-015
COMMUNITY HOSPITAL PROPERTIES
6.35 AC

CARMEL HILL
PROFESSIONAL
CENTER

EXISTING PARKING LOT

PORTABLE BUILDING TO BE RELOCATED
PRIOR TO CONSTRUCTION (N.I.C.)

WALL 1 PROFILE

WALL 2 PROFILE

10.00' S.S.E.

10.00' S.S.E.

ESA #1

ESA #2

APN 008-131-021
COMMUNITY HOSPITAL
PROPERTIES

APN 008-131-019
COMMUNITY HOSPITAL PROPERTIES
6.35 AC

20' PG&E R.O.W

10' TELEPHONE R.O.W

10' S.S.E

STATE ROUTE 1
OFF-RAMP

FES
588.5 INV

FES
591 INV

FES
581 INV

6'x8' BOX
593.35 TC
589.85 INV

6'x12' BOX
593.29 TC
589.79 INV

593.25 GRT
589.75 INV

Typ. 10

600.34

Know what's below. Call before you dig

0 1 2 INCHES 3

20 0 20 40 60 Feet
SCALE: 1" = 20'

Civil Engineering
Land Surveying
Planning
Monterey, California
831.449.3225
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 55219
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION

COMMUNITY HOSPITAL PROPERTIES
CHPC PARKING LOT

23795 HOLMAN HIGHWAY
Monterey, California

APN 008-131-019

SITE GRADING AND DRAINAGE PLAN

SCALE:	1"=20'
DRAWN:	NDM/RAA
JOB No.:	3500.01

SHEET
C1.1
OF

COORDINATION SUBMITTAL - NOT FOR CONSTRUCTION

T:\Monterey Projects\3500.01 CHPC Parking Lot\CIVIL\3500.01 CHPC PKNG.dwg mrdam Mar 08, 2019 - 11:3pm

E M C

Planning for Success.

August 30, 2017

Mike Bellinger
Principal
BFS Landscape Architects
425 Pacific Street
Monterey, CA 93940

Re: Community Hospital of the Monterey Peninsula (CHOMP) - Carmel Hill Professional Center (CHPC) Parking Concept Project: Focused Plant Survey

Dear Mike,

This letter contains the results of focused presence/absence special-status plant surveys conducted for the CHOMP - CHPC parking concept project site. The site is located north of State Route 1 and east of Holman Highway (State Route 68), in the California Coastal Zone portion of the City of Monterey, California (see Figure 1, Aerial Photograph). The project proposes construction of new parking areas to serve the existing CHPC offices.

METHODS

EMC Planning Group biologists Andrea Edwards and Emily Malkauskas performed focused plant surveys for the project site on April 14, May 12, June 23, and July 25, 2017 in accordance with California Department of Fish and Wildlife (CDFW 2009) and California Native Plant Society (CNPS 2001) rare plant survey protocols. These surveys were necessary because several special-status plant species have potential to occur on the site (EMC Planning Group 2017). All suitable habitats on the site were systematically surveyed, and plant species observed were recorded in field notes. Plant species were identified in the field or collected for subsequent identification using a regional plant key (Matthews and Mitchell 2015). Taxonomy follows the Jepson Flora Project (2017).

The approximately 5.6-acre project site is dominated by a tall canopy of CNPS Rare Plant Rank 1B Monterey pine (*Pinus radiata*). CNPS Rare Plant Rank 1B species are considered rare, threatened, or endangered in California and elsewhere. Impacts to such species require mitigation under the California Environmental Quality Act because they meet the definitions of Sections 2062 and 2067 of the California Fish and Game Code pertaining to the California Endangered Species Act, and are therefore considered eligible for state listing.

The other special-status plant species considered most likely to occur is the federally listed Endangered Yadon's rein orchid (*Piperia yadonii*), for which U.S. Fish and Wildlife Service (USFWS)-designated critical habitat is located just west of the site, across Holman Highway. A Yadon's rein orchid reference population located in the City of Monterey was therefore checked on June 20, 2017 to confirm that the species was observable and in peak blooming condition just prior to the June on-site focused survey.

Additional special-status plants with potential to occur on the site due to the presence of suitable habitat include: Hickman's cinquefoil (*Potentilla hickmanii*), Hickman's onion (*Allium hickmanii*), Kellogg's horkelia (*Horkelia cuneata* var. *sericea*), marsh microseris (*Microseris paludosa*), Monterey clover (*Trifolium trichocalyx*), Pacific Grove clover (*Trifolium polyodon*), and pine rose (*Rosa pinetorum*).

RESULTS

As mentioned above, the project site is dominated by CNPS Rare Plant Rank 1B Monterey pine; the site contains about 350 Monterey pines. These and many other trees present on the site are regulated by the City of Monterey municipal code; the project proponent must obtain a tree removal permit prior to impacting regulated trees, and comply with all replacement planting requirements stipulated by the City Forester.

No other special-status plant species were observed during the 2017 focused plant surveys. Attachment 1, Plant Species Observed presents the list of plant species that were observed on the project site during the focused plant surveys.

Focused plant survey results are generally considered valid for about five years. Please contact me with any questions, and thank you for the opportunity to assist with this project.

Sincerely,

Andrea Edwards

Andrea Edwards
Senior Biologist

Enclosures: Figure 1 – Aerial Photograph
Attachment 1 – Plant Species Observed

Sources:

California Department of Fish and Wildlife (CDFW). 2009. *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities*. Sacramento, California.
https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline

California Native Plant Society (CNPS). 2001. *CNPS Botanical Survey Guidelines*. Sacramento, California.
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Jepson Flora Project. 2017. *The Jepson Online Interchange: California Floristics*. Regents of the University of California: Oakland, California.
http://ucjeps.berkeley.edu/interchange.html

Matthews, Mary Ann and Michael Mitchell. 2015. *The Plants of Monterey County: An Illustrated Field Key (Second Edition)*. Sacramento, California.

0 300 feet

Project Site

Source: Esri 2016, Google Earth 2016, Monterey County GIS 2016

Figure 1

Aerial Photograph

CHOMP CHPC Parking Concept Project: Focused Plant Survey Report

Attachment 1: Plant Species Observed	
***PTERIDOPHYTA* - FERNS AND ALLIES**	
BLECHNACEAE - DEER FERN FAMILY	
Woodwardia fimbriata	giant chain fern
DENNSTAEDTIACEAE - BRACKEN FAMILY	
Pteridium aquilinum var. *pubescens*	western bracken fern
DRYOPTERIDACEAE - WOOD FERN FAMILY	
Dryopteris arguta	coastal wood fern
Polystichum munitum	sword fern
***GYMNOSPERMAE* - GYMNOSPERMS**	
CUPRESSACEAE - CYPRESS FAMILY	
Hesperocyparis macrocarpa [Cupressus macrocarpa]	Monterey cypress
Sequoia sempervirens	coast redwood
PINACEAE - PINE FAMILY	
Pinus radiata	**Monterey pine**
***ANGIOSPERMAE* - FLOWERING PLANTS**	
***DICOTYLEDONES* - DICOTS**	
AIZOACEAE - FIG-MARIGOLD FAMILY	
*Carpobrotus chilensis**	sea fig
*Carpobrotus edulis**	hottentot fig
ANACARDIACEAE - SUMAC FAMILY	
Toxicodendron diversilobum	western poison oak
APIACEAE (UMBELLIFERAE) - CARROT FAMILY	
*Anthriscus caucalis**	bur chervil
*Conium maculatum**	poison hemlock
Sanicula crassicaulis	Pacific sanicle
ASTERACEAE (COMPOSITAE) - SUNFLOWER FAMILY	
*Ageratina adenophora**	crofton weed
Baccharis pilularis	coyote brush
Carduus pycnocephalus var. *pycnocephalus**	Italian thistle
*Carduus tenuiflorus**	slender-flowered plumeless thistle
Cirsium brevistylum	Indian thistle
*Cirsium vulgare**	bull thistle
*Erigeron bonariensis [Conyza bonariensis]**	flax-leaved horseweed
*Dimorphotheca ecklonis [Osteospermum ecklonis]**	trailing African daisy
Erigeron foliosus var. *foliosus*	leafy daisy
*Hypochaeris glabra**	smooth cat's-ear
Pseudognaphalium beneolens [Gnaphalium canescens ssp. *beneolens]*	coastal pearly everlasting
*Pseudognaphalium luteoalbum [Gnaphalium luteoalbum]**	weedy cudweed
*Senecio minimus**	coast fireweed
*Senecio vulgaris**	common groundsel
Sonchus asper ssp. *asper**	prickly sow thistle
*Sonchus oleraceus**	common sow thistle

BORAGINACEAE - BORAGE FAMILY	
Phacelia ramosissima	branching phacelia
BRASSICACEAE (CRUCIFERAE) - MUSTARD FAMILY	
Cardamine californica	California toothwort
Cardamine oligosperma	few-seeded bittercress
CELASTRACEAE - STAFF VINE FAMILY	
*Maytenus boaria**	mayten
CAPRIFOLIACEAE - HONEYSUCKLE FAMILY	
Lonicera hispidula	hairy honeysuckle
CARYOPHYLLACEAE - PINK FAMILY	
*Cerastium glomeratum**	sticky mouse-ear chickweed
*Stellaria media**	common chickweed
CONVOLVULACEAE - MORNING-GLORY FAMILY	
Calystegia macrostegia ssp. *cyclostegia*	coast morning-glory
CUCURBITACEAE - GOURD FAMILY	
Marah fabacea	California man-root
ERICACEAE - HEATH FAMILY	
Arctostaphylos sp. (planted)	manzanita
Vaccinium ovatum	California huckleberry
EUPHORBIACEAE - SPURGE FAMILY	
*Euphorbia peplus**	petty spurge
FABACEAE (LEGUMINOSAE) - LEGUME FAMILY	
Acacia sp.*	acacia
Acmispon heermannii var. orbicularis [Lotus heermannii var. orbicularis]	northern woolly lotus
Acmispon strigosus [Lotus strigosus]	strigose lotus
*Genista monspessulana**	French broom
Lathyrus vestitus ssp. *vestitus*	chaparral sweet pea
*Melilotus indica**	sourclover
FAGACEAE - OAK / BEECH FAMILY	
Quercus agrifolia	coast live oak
GERANIACEAE - GERANIUM FAMILY	
*Geranium dissectum**	cut-leaved geranium
*Geranium molle**	dove's foot geranium
*Geranium rotundifolium**	round-leaved geranium
GROSSULARIACEAE - GOOSEBERRY FAMILY	
Ribes sanguinem var. *glutinosum*	pink flowering currant
Ribes sp. (planted)	gooseberry
LAMIACEAE (LABIATAE) - MINT FAMILY	
Clinopodium douglasii	yerba buena
Lavandula sp.*	lavender
Stachys bullata	California hedge-nettle
LYTHRACEAE - LOOSESTRIFE FAMILY	
*Lythrum hyssopifolia**	grass poly / hyssop-leaved loosestrife
MONTIACEAE - MONTIA FAMILY	
Claytonia sp.	miner's-lettuce

SCROPHULARIACEAE- FIGWORT FAMILY *[MYOPORACEAE* - MYOPORUM FAMILY]	
Myoporum sp.*	myoporum
MYRSINACEAE - MYRSINE FAMILY	
*Anagallis arvensis**	scarlet pimpernel
ONAGRACEAE - EVENING PRIMROSE FAMILY	
Epilobium ciliatum	willow-herb
OXALIDACEAE - WOOD-SORREL FAMILY	
*Oxalis pes-caprae**	Bermuda buttercup / sour grass
PHRYMACEAE - LOPSEED FAMILY	
Mimulus aurantiacus	bush monkeyflower
PLANTAGINACEAE - PLANTAIN FAMILY	
*Plantago lanceolata**	English plantain
POLYGONACEAE - BUCKWHEAT FAMILY	
*Rumex acetosella**	sheep sorrel
*Rumex crispus**	curly dock
RHAMNACEAE - BUCKTHORN FAMILY	
Frangula californica [Rhamnus californica]	California coffee berry
Ceanothus thyrsiflorus	blue blossom
ROSACEAE - ROSE FAMILY	
Fragaria vesca	wood strawberry
Heteromeles arbutifolia	toyon
Rubus ursinus	California blackberry
RUBIACEAE - MADDER FAMILY	
Galium aparine	goose grass
Galium porrigens var. *porrigens*	climbing bedstraw
SOLANACEAE - NIGHTSHADE FAMILY	
Solanum douglasii	Douglas' nightshade
URTICACEAE - NETTLE FAMILY	
Urtica dioica ssp. *holosericea*	hoary nettle
***MONOCOTYLEDONES* - MONOCOTS**	
ALLIACEAE - ONION or GARLIC FAMILY	
*Allium triquetrum**	three-cornered onion
*Tulbaghia violacea**	society garlic / agapanthus
ARACEAE - ARUM FAMILY	
*Zantedeschia aethiopica**	calla lily
CYPERACEAE - SEDGE FAMILY	
Cyperus eragrostis	tall umbrella-sedge
IRIDACEAE - IRIS FAMILY	
Iris douglasiana	Douglas iris
Sisyrinchium bellum	western blue-eyed grass
JUNCACEAE - RUSH FAMILY	
Juncus balticus	baltic rush
Juncus bufonius var. *bufonius*	common toad rush
Juncus patens	spreading rush
Luzula comosa	Pacific woodrush
ORCHIDACEAE - ORCHID FAMILY	
*Epipactis helleborine**	broad-leaved helleborine

POACEAE [GRAMINEAE] - GRASS FAMILY	
*Avena barbata**	slender wild oat
*Avena fatua**	wild oat
*Briza maxima**	large quaking-grass
*Briza minor**	small quaking-grass
Bromus carinatus	California brome
*Bromus diandrus**	ripgut grass
*Bromus hordeaceus**	soft chess
*Cortaderia jubata**	jubata pampas grass
*Ehrharta erecta**	panic veldt grass
Elymus triticoides [Leymus triticoides]	beardless wild rye
Festuca microstachys [Vulpia microstachys]	Pacific fescue
Festuca perennis [Lolium spp.*]**	rye grass
*Phalaris minor**	little-seed canary grass
*Polypogon monspeliensis**	annual beard grass
THEMIDACEAE FAMILY	
Dichelostemma capitatum	blue dicks
* non-native species	

ATTACHMENT C

ARBORIST REPORT

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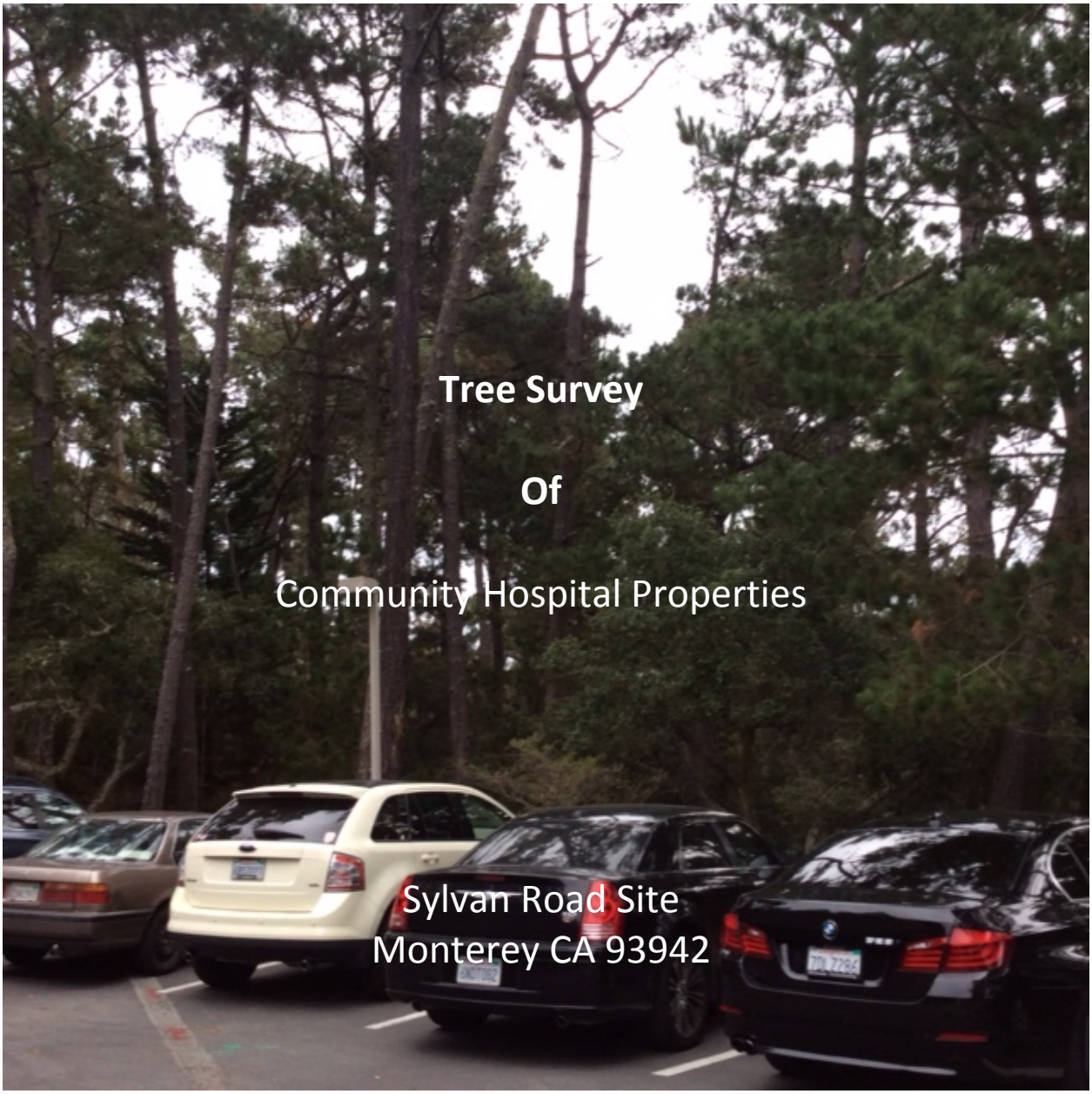


Tree Survey

Of

Community Hospital Properties

Sylvan Road Site
Monterey CA 93942

Prepared by

Michael Young and Allie Strand

Urban Tree Management, Inc.

November 10, 2016

Mike Bellinger
BFS Landscape Architects
425 Pacific Street
Monterey, CA 93940

Assignment

It was our assignment to physically inspect trees 2" DBH (diameter at Breast Height) and larger in the survey areas, and write a tree survey report. Reference materials included a topographic map of the survey area, provided by BFS Landscape Architiects.

Summary

This survey provides a numbered map and information about each tree surveyed. There were 850 trees included in this report. All trees surveyed were 2" DBH or larger. Forty-three of the trees surveyed are located in the parking area for Carmel Hills Professional Center (23893 Holman Highway). The other 807 trees are in the forested area adjacent to this parking area. The most prevalent tree species in the survey area were Monterey pine and coast live oak.

Of the 850 trees surveyed, 418 are recommended for removal. Removal is recommended due to 1) health conditions from which the trees are unlikely to recover and/or 2) structural and safety issues for which there is no economically feasible and effective mitigation.

Contents

All the trees surveyed were examined and then rated based on their individual health and structure according to the table below. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the "Methods" section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map and recommendations for their care can be found in the data table that accompanies this report.

Rating	**Health**	**Structure**
Good	excellent/vigorous	flawless
Fair/good	healthy	very stable
Fair	healthy but showing initial or temporary disease, insects or lack of vitality	routine maintenance needed such as pruning or end weight reduction as tree grows, minor structural corrections needed
Fair/poor	declining	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

Methods

The trunks of the trees are measured using an arborist's diameter tape at 54" above soil grade. The canopy height and spread are estimated using visual references only. In cases of a very large tree, a standard measuring tape may be used.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full hazard assessment" is recommended. This assessment would consist of drilling or using sonar equipment to detect internal decay and may include climbing or the use of aerial equipment.

Tree Health Ratings

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

Tree Structure Ratings

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning), the presence or absence of multiple leaders and poor leader attachments (such as co-dominant leaders), the length and weight of limbs and the extent and location of apparent decay.

Very large trees that are rated Fair/Poor for structure AND that are near or will be near structures or in an area frequently traveled by cars or people, also receive an additional "Consider Removal**" notation. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

Removal Recommendations

This report may recommend removal of individual trees based on health or structural issues. Removal recommendations are based on professional judgment concerning hazard potential, life expectancy of the tree and the probability that the tree's health and/or structure can be improved substantially with current methods. For this survey, a tree was recommended for removal if there were multiple health and/or structural issues that, in combination, were judged to have a significant, negative impact on the probable lifespan and safety of the tree. Note that this is a recommendation only. Tree removal is the option of the property owner.

Discussion and Observations

The trees can be described in vertical layers (see photos below). Virtually all of the large Monterey pines on site are top-heavy, with living canopy isolated to and remaining only in the top 10-25% of the trees. These treetops comprise an upper level canopy. Below these living limbs are a series of multiple large dead pine limbs still attached to the trees. This type of lower limb death is usually associated with dense forests, wherein lower branches die from lack of sunlight. Below this level, there is a much lower level of smaller Monterey pines and coast live oaks, poison oak and scrub. Many of these ground floor trees are broken and misshapen due to dead pines and dead pine boughs continually falling on them from a great height. These smaller trees generally have significant structural problems due to past and current leader and limb breakage.

It appears that dumping of garbage, landscaping refuse, and demolition materials such as cement and asphalt has been occurring on the site. This was noted off the side of the upper parking lot and along the dirt road running through the center of the site. This is of concern as transfer of diseased soil and plant materials can spread disease to healthy trees.

Upper story: very tall Monterey pines with significant windsail on top and dead limbs beneath.



Lower story: Coast live oaks and smaller pines w/ damage from falling limbs.



Forest Health

Monterey pines as a species are relatively short lived, attaining full size in 80 to 100 years and rarely living beyond 150 years. The largest trees in the survey area have attained full size, making this a mature forest. Most of the trees here appear to be in declining health based on the presence of pitch canker disease, bark beetles, dwarf mistletoe and red ring conks. Multiple dead trees were noted. The majority of both small and large trees here also have significant structural problems such as multiple leaders, poorly attached leaders, extreme top-heaviness, or significant leans.

Tree Health

The health of trees here ranged from Poor to Good, with the majority of trees in declining health due to age or disease. The following diseases, fungi, parasites and pests were noted.

Pitch Canker

Many of the Monterey pines on site exhibit signs of pitch canker disease. Pitch canker is an introduced disease of pines caused by the fungus *Fusarium circinatum*. Monterey pine is one of the species most susceptible to the disease. In our experience, the great majority of Monterey pines contracting pitch canker will succumb to it, though some may linger for a up to a decade before death occurs. Common symptoms in Monterey pines include branch tip, and branch dieback (caused by girdling cankers on stems and twigs) and/or resinous cankers occurring on branches, trunk and roots. Each canker represents a separate infection and trees can exhibit multiple infections. Pitch canker spreads by wind-driven dispersal of airborne spores and via insects, especially boring insects. In this survey, a ”pitch canker” notation in the notes section for individual trees indicates that the tree has a common symptom of pitch canker. “Possible pitch canker” means that the tree does not have an obvious common symptom of the disease but that it may still have the disease. In most cases this means that there are pitch areas on the trunk or dead branches in the canopy that are too high/far away to judge whether there are clear symptoms of pitch canker.

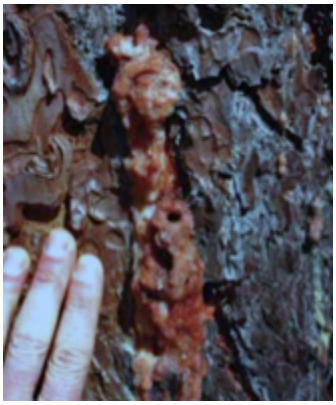
Red Ring Conks

Red ring rot is caused by the pathogen *Phellinus pini*. It attacks both heartwood and sapwood and causes white pocket trunk rot. The fruiting bodies of this fungus are shelve-shaped conks up to 3" wide. They are reddish brown to blackish on top and yellowish underneath. Decay pockets usually develop in the sapwood or heartwood where the conks are located, with associated decay that may extend 4 ft above and 5 ft below a conk. In this survey, "conk(s)" indicate the presence of red ring conks and associated trunk decay.

Dwarf Mistletoe

Dwarf mistletoe, *Arceuthobium occidentale*, is a parasitic plant that infects trees of all ages. Dwarf mistletoe parasitism reduces the growth, wood quality, seed production ability and life span of infected host trees.

Red Turpentine Beetle



The red turpentine beetle (RTB), *Dendroctonus valens*, is a common and widely distributed bark beetle that attacks various trees including Monterey pine. Attacks by RTB rarely cause tree mortality directly, but may indicate that a tree is weakened by injury or disease and in a state of decline. Reddish beetle pitch tubes or resinous granular boring material at the base of the tree are indications of this beetle. In this survey, "beetle pitch tube(s)" indicates the presence of red turpentine beetles.

Other Boring Insects

Boreholes on the bark of Monterey pines and other trees indicate attack by boring insects such as bark beetles. Without the presence of beetle pitch tubes, it is difficult to determine the age of the borehole and/or what species of boring insect is responsible. In this survey, "boring insects" indicates the presences of boreholes without pitch tubes present.

Tree Structure

Most of the trees in the survey area exhibited Fair/Poor structure. This indicates that they have a more serious structural problem than can be addressed with normal pruning. Examples of this included multiple trees exhibiting offset leaders, multiple leaders and/or poorly attached leaders. This was true of many of the Monterey pines and coast live oaks in the survey area. In addition, virtually all of the large Monterey pines had living canopy isolated in the top 15-25% of their height. This makes them very top heavy and subject to a strong windsail effect during wind events.

Note on Willows: A dense thicket of willows is located in the survey area, in an eroded channel draining the upper parking lot. Most of these individual were inaccessible due to dense poison oak and blackberry vines. For the purposes of this survey, the inaccessible trees were assessed as a group under item 582 in the accompanying spreadsheet.

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the project arborist.

General Tree Protection Plan

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. In most cases, it would be essential to locate the fencing a minimum radius distance of 6 times the trunk diameter in all directions from the trunk. There are areas where we will amend this distance based upon proposed construction. In my experience, the protective fencing must:

a. Consist of chain link fencing and having a minimum height of 6 feet.
b. Be mounted on steel posts driven approximately 2 feet into the soil.
c. Fencing posts must be located a maximum of 10 feet on center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved be a certified arborist.
f. Tree Protection Signage shall be mounted to all individual tree protection fences.

If this site is to be developed and some or all of the trees preserved, the following is recommended:

1. A Certified Arborist should supervise any excavation activities within the tree protection zone of these trees.

2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.

3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.

4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.

5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.

6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:

    a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
    b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.

8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.

9. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.

10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.

11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.

12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at: http://www.californiaoaks.org/ExtAssets/CompatiblePlantsUnder&AroundOaks.pdf.

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I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Michael P. Young
Certified Arborist # 623

Allie Strand

Allie Strand
Certified Arborist 10737

TREE SURVEY DATA SHEET

SURVEY DATE 10/24/2016
NAME Community Hospital Properties, Monterey
ADDRESS Sylvan Road Site

Ratings for health and structure are given separately for each tree according to the table to right. IE, a tree may be rated "Good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "Fair/Poor" in the structure column if structural mitigation is needed. Health is rated based on leaf color and size, canopy density, new shoot growth and presence of pests or disease.

KEY	Health	Structure
Good	excellent/ vigorous	flawless
Fair/Good	healthy	very stable
Fair	healthy, but showing initial or temporary disease, pests or lack of vitality	routine maintenance needed such as pruning or end weight reduction as tree grows, minor structural corrections needed
Fair/Poor	declining	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

TREE NO.	SPECIES	DIAMETER	Width/height	HEALTH	STRUCTURE	Protected (X)	Removal Recommend-ed (X)	Tree Removal (XX)	Notes
									large dead wood, pitch canker, beetle pitch tubess, boring insects, Rec
1	Monterey pine	19	24/60	FP	F	X	X	XX	REMOVAL
2	Monterey pine	11.5	12/60	FP	F	X	X	XX	beetle pitch tubes, pitch canker, Rec REMOVAL,
3	Coast live oak	5	10/10	FG	F	X			
									large dead wood, boring insects, beetle pitch tubes, pitch canker, Rec
4	Monterey pine	14.75	24/56	FP	F	X	X	XX	REMOVAL
									thin, large dead wood, double leader at 12', broken top, boring insects, pitch
5	Monterey pine	7.5	18/22	FP	FP	X	X	XX	canker, beetle pitch tubes, Rec REMOVAL
									thin, large dead wood, pitch canker, boring insects, beetle pitch tubes, Rec
6	Monterey pine	19.5	25/70	FP	F	X	X	XX	REMOVAL
									thin, large dead wood, pitch canker, boring insects, beetle pitch tubes, Rec
7	Monterey pine	21	30/70	FP	FP	X	X	XX	REMOVAL
8	Coast live oak	6,3	14/14	F	FP	X			some tip dieback , double leader w/ included bark at 8'
9	Coast live oak	4	6/8	F	F	X			some tip dieback
10	Coast live oak	3	6/8	F	FP	X			bent trunk,
11	Coast live oak	13.5, 12.5, 8.5	32/25	F	FP	X			some tip dueback, 3 leaders from ground, Rec EWR
12	Coast live oak	5.5	10/10	FG	FP	X			leaning
13	Coast live oak	16,14	32/35	G	FP	X			double leader from ground, Rec 1 cable, EWR
14	Coast live oak	10.5, 6.5	18/35	FG	FP	X			multiple leader, Rec EWR as tree grows
									boring insects, leaning strongly, this and next 2 may be one tree w 3 leaders
15	Coast live oak	5.5,5.5	20/12	FP	FP	X			from ground
16	Coast live oak	5.5	14/12	F	FP	X			tip dieback, leaning somewhat
17	Coast live oak	7	10/12	F	FP	X			tip dieback, leaning somewhat
18	Coast live oak	6.5	10/12	F	FP	X			tip dieback, leaning somewhat
									thin, large dead wood, boring insects, beetle pitch tubes, pitch canker, Rec
19	Monterey pine	18.5	22/75	FP	F	X	X	XX	REMOVAL
20	Monterey pine	12.5	16/65	FP	FP	X			thin, leaning strongly
21	Coast live oak	3.5	10/10	FG	FP	X			double leader at 4.5', diam at 3.5
22	Monterey pine	10	12/35	FP	F	X			possible pitch canker,
23	Coast live oak	3,2	8/ 8	FG	FP	X			double leader at 3.5'
24	Coast live oak	7	14/16	FG	FP	X			double leader w/ included bark at 5', Rec SP
									pitch canker, large dead wood, beetle pitch tubes,dwarf mistletoe, co-
25	Monterey pine	17.5,17	30/75	FP	P	X	X	XX	dominant leaders at 3', Rec REMOVAL
									co-dominant leaders at 60', large dead wood, possible pitch canker, Rec
26	Monterey pine	23	38/70	FP	P	X	X	XX	REMOVAL
27	Coast live oak	4	10/10	FG	FP	X			diameter at 3', double leader at 3.25'
28	Monterey cypress	32	42/65	FP	P	X	X	XX	thin, co-dominant leaders at 3', large dead wood, Rec REMOVAL
29	Monterey pine	22.5	28/80	F	F	X			thin, large dead wood, leaning somewhat, REC DWR
30	Monterey pine	13.5	20/70	F	FP	X			possible pitch canker, thin, beetle pitch tubes
									pitch canker, large canker at 4' co-dominant leader w/ included bark at8',
31	Monterey pine	13	18/60	FP	P	X	X	XX	THIN. Rec REMOVAL
32	Monterey pine	10	20/55	FP	F	X	X	XX	thin, pitch canker, dwarf mistletoes, beetle pitch tubes, Rec REMOVAL
33	Coast live oak	11	18/22	G	FP	X			multiple leader w/ included bark at 10', Rec SP, EWR
34	Monterey pine	23	24/70	F	FP	X	X	XX	pitch canker, multiple leader, Rec REMOVAL
35	Coast live oak	6.5,2.5	10/8	FG	FP	X			diameter at 2'
36	Monterey pine	12.75	22/40	F	F	X			thin, dwarf mistletoe
37	Monterey pine	10	18/40	FP	F	X	X	XX	thin, pitch canker, beetle pitch tubes, Rec REMOVAL
38	Coast live oak	13	26/35	G	FP	X			3 leaders at 8'
									double leader w/ included bark from 1', multiple leader w/ included bark
39	Coast live oak	9,7	16/15	G	P	X	X	XX	above, Rec REMOVAL
40	Coast live oak	4.5	8/10	F	FP	X			small, pale leaves, double leader w/ included bark at 6', Rec SP
41	Monterey cypress	9	14/15	G	FP	X			diameter at ground , multiple leader above, Rec SP
42	Coast live oak	6.5	10/12	F	FP	X			thin, pale leaves, foliar fungal issue, multiple leader at 5'
43	Coast live oak	2,2	8/6	P	FP	X	X	XX	very thin, Rec REMOVAL
44	Coast live oak	12	22/20	FG	FP	X			multiple leaders at 10', fungal nfection at 3', Rec excisement, SP
45	Coast live oak	5.5	10/10	F	F	X			foliage thin in areas, foliar fungal issues, Rec spray program
46	Monterey pine	17	36/60	FP	F	X	X	XX	pitch canker, large cankers on trunk, Rec REMOVAL
47	Coast live oak	4.5,3.5	10/18	FP	FP	X			very thin, fp, heavily shaded, crowded, Rec remove tree #46
48	Monterey cypress	9	24/ 30	FG	F	X			
49	Monterey pine	11.5	18/75	F	F	X			
50	Coast live oak	11	28/30	F	FP	X			3 leaders w/ included bark at 3.5', diameter at 3', heavily shaded, Rec EWR

NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS IN JULY AND AUGUST OF 2016.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
4. GROUND CONTOURS AND PHYSICAL IMPROVEMENTS SHOWN OUTSIDE THE LIMIT OF SURVEY ARE APPROXIMATE, BASED ON AVAILABLE DATA BY OTHERS. THE SURVEYOR MAKES NO CLAIM AS TO THE ACCURACY OF DATA OUTSIDE THE LIMITS OF THE SURVEY.
5. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
6. BENCHMARK: MONUMENT HV-104, A RAILROAD SPIKE SET IN PAVEMENT.
   NORTHING: 2105013.75 EASTING: 5706101.70 ELEVATION: 471.27 (NAVD88)
   FOR ADDITIONAL MONUMENTATION DATA, PLEASE REFER TO THE SURVEY RECORDS ON FILE WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION, DISTRICT 5.
7. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THIS PLAN IN A GENERAL WAY ONLY. THE UTILITIES SHOWN ON THIS PLAN ARE A COMPILATION OF A FIELD SURVEYING INFORMATION, ELECTRONIC UTILITY DETECTION, AND RECORD INFORMATION PROVIDED BY THE UTILITY OWNER. THE EXACT LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONSTRUCTION CONTRACTOR PRIOR TO CONSTRUCTION.
   7.1. STREET LIGHT CONDUITS WERE LOCATED 1' TO 2' BELOW GRADE.
   7.2. COMMUNICATION CONDUITS WERE LOCATED APPROXIMATELY 3' BELOW GRADE.
   7.3. FIBEROPTIC COMMUNICATION LINES WERE NOT ABLE TO BE LOCATED. LOCATIONS SHOWN FOR FIBEROPTIC LINES ARE BASED ON SURFACE FEATURES AND RECORD DRAWINGS.
   7.4. ON-SITE PRIVATE WATER AND SEWER WERE NOT ABLE TO BE LOCATED.
   7.5. ON-SITE AT&T TELEPHONE LINE WAS NOT ABLE TO BE LOCATED.
8. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

LEGEND

- 100 — GROUND CONTOUR
- SURVEY LIMITS
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTER LINE
- AREA OF 25% OR GREATER SLOPE
- ▲200 — CONTROL POINT
- BM — BENCHMARK
- 12" OAK — TREE
- STUMP OR SNAG (DEAD)
- TREE DRIP LINE
- FLOW LINE
- -E- UNDERGROUND ELECTRIC LINE
- SL STREET/PARKING LOT LIGHT ELECTRIC LINE
- LIGHT, ELECTROLIER
- GAS LINE
- SD STORM DRAIN LINE
- STORM DRAIN INLET
- S SANITARY SEWER LINE (GRAVITY)
- T UNDERGROUND TELEPHONE LINE
- COMM UNDERGROUND COMMUNICATION LINE

SCENIC DRIVE
AN 80'-WIDE PRIVATE ROAD

APN 008-131-021
COMMUNITY HOSPITAL PROPERTIES

APN 008-131-016
COMMUNITY HOSPITAL PROPERTIES
(CARMEL HILLS CARE CENTER)

APN 008-131-015
COMMUNITY HOSPITAL PROPERTIES

APN 008-131-019
COMMUNITY HOSPITAL PROPERTIES

CARMEL HILL PROFESSIONAL CENTER

STATE ROUTE 1

10'-WIDE SEWER EASEMENT
10' SEWER EASEMENT
HIGH-PRESSURE GAS (APPROXIMATE; NOT LOCATED)
WATER LINE APPROXIMATE; NOT LOCATED
FIBER OPTIC LINE APPROXIMATE; NOT LOCATED
WOOD RETAINING WALL
STAIRS
ASPHALT
AC WALKWAY
BOOTH
FIBER VLT
WOOD RETAINING WALL
CONC SWALE
DI RIM:622.71 10" INV IN:618.12 10" INV IN:618.12 10" INV OUT:618.12
DI RIM:622.27 10" INV IN:617.64 10" INV OUT:617.47
DI RIM:622.59 10" INV IN:617.21 10" INV OUT:617.21
DI RIM:619.42 8" INV OUT:617.09
DI RIM:621.94 10" INV IN:616.54 10" INV OUT:615.95
RETAINING WALL
TRASH
RAMP
PORTABLE BUILDING
STAIRS
DI RIM:618.20 8" INV IN:614.00 12" INV IN:613.70 12" INV OUT:611.70
COMM VAULT
FIBER OPTIC LINE APPROXIMATE; NOT LOCATED
DI RIM:621.94 10" INV IN:616.54 10" INV OUT:615.95
DI RIM: 599.99 12" INV OUT: 595.19
ELEC VAULT
COMM VAULT
SMH RIM: 593.50
TELEPHONE MANHOLE
GATE
DIRT ROAD
HIGH-VOLTAGE UNDERGROUND ELEC.
SEWER LINE APPROXIMATE; NOT LOCATED
20' PG&E CO. RIGHT-OF-WAY
10'-WIDE SEWER EASEMENT
10'-WIDE TELEPHONE RIGHT-OF-WAY
(3) 10" OAK TRUNKS

20 0 20 40 60 Feet
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

0 1 2 INCHES 3

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION

DATE: 9/20/16
SCALE: 1"=20'
ENGR. NDM
JOB No. 3500.01

LICENSED LAND SURVEYOR RICHARD P. WEBER No. 8002 STATE OF CALIFORNIA

WHITSON ENGINEERS
9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

CHPC PARKING IMPROVEMENTS

23845 HOLMAN HIGHWAY, MONTEREY, CALIFORNIA — APN 008-131-015 & -019

PARTIAL TOPOGRAPHIC MAP

SHEET V-001 OF 1

T:\Monterey Projects\3500.01 CHPC CHPC Parking Lot\GIS\MXD\3500-1topo.mxd Sep 22, 2016 - 5:03pm

TREE NO.	SPECIES	DIAMETER	Width/height	HEALTH	STRUCTURE	Protected (X)	Removal Recommend-ed (X)	Tree Removal (XX)	Notes
51	Coast live oak	8,8,3.5,2	16/25	F	FP	X			multiple leaders from 6", Rec SP, EWR
52	Monterey pine	10.5,10	30/65	F	P	X	X	XX	pitch canker, co-dominant leaders from ground, Rec REMOVAL
53	Monterey pine	5	14/50	FP	F	X	X	XX	pitch canker, Rec REMOVAL
54	Monterey cypress	34.5	48/100	F	F	X			thin, large dead wood
55	Monterey cypress	28,8,7,6	30/90	F	FP	X	X	XX	multiples leaders from 2-6', large dead wood , Rec SP or consider REMOVAL **
56	Monterey pine	6	18/60	FP	P	X	X	XX	multiple leaders where top has broken, Rec REMOVAL
57	Monterey pine	11	24/60	F	F	X			thin
58	Coast live oak	5,4.5,3	12/22	FG	FP	X			bacterial infection on 2 limbs, Rec treatment, SP
59	Monterey cypress	8	16/60	FG	F	X			
60	Coast live oak	5,4,2	10/20	FG	FP	X			double leader w/ included bark at 4', Rec SP
61	Monterey pine	24.5	36/90	FP	FP	X	X	XX	pitch canker, thin, large dead woo , Rec REMOVAL
62	Monterey pine	12	20/55	F	FP	X	X	XX	possible pitch canker, broken top with multiple leaders, Rec REMOVAL
63	Monterey pine	18	22/90	F	F	X	X	XX	boring insects, beetle pitch tubes, consider REMOVAL**
64	Coast live oak	8.5	14/14	FG	P	X			leaning, Rec prop
65	Monterey pine	14.25	22/70	F	FP	X			boring insects, multiple leaders at broken top, large dead wood, garbage can attached
66	Coast live oak	9.5	16/ 20	FP	FP	X			tip dieback, leaning, Rec EWR
67	Coast live oak	11.5	26/22	FP	FP	X			tip dieback, multiple leader , Rec EWR, SP
68	Coast live oak	10.25	14/20	FP	FP	X			tip dieback, leaning, Rec prop
69	Coast live oak	8	16/20	F	FP	X			leaning, Rec EWR
70	Coast live oak	7	6/22	P	P	X	X	XX	dead, Rec REMOVAL
71	Monterey pine	3	4/20	FP	F	X	X	XX	pitch canker, thin, REC REMOVAL
72	Monterey pine	3	4/22	F	F	X			
73	Monterey pine	2.5	4/23	FP	F	X			very thin
74	Monterey pine	25.75	34/85	F	P	X	X	XX	beetle pitch tubes, large dead wood, thin, trunk narrows significantly @ 90', Rec REMOVAL
75	Monterey pine	13.25	14/80	P	P	X	X	XX	dead, Rec REMOVAL
76	Monterey pine	17.25	14/90	FP	F	X	X	XX	thin, consider REMOVAL**
77	Coast live oak	13	22/38	FG	FP	X			leaning, double leader at 14', Rec EWR, SP
78	Coast live oak	10, 9.75	18/25	F	FP	X			tip dieback, splayed leaders from ground
79	Monterey pine	22.5	28/90	F	FP	X	X	XX	beetle pitch tubes, sec leader at 25', Rec SP or consider REMVOAL **
80	Monterey pine	10.5	20/80	FP	FP	X	X	XX	beetle pitch tubes, conks, leaning, double leader at 28' Rec REMOVAL
81	Monterey cypress	3.5	8/25	FG	F	X			
82	Monterey pine	10.5	14/75	FP	F	X	X	XX	pitch canker, Rec REMOVAL
83	Monterey pine	2.5	4/20	FP	F	X			thin
84	Monterey pine	3.25	4/20	P	P	X	X	XX	dead, Rec REMOVAL
85	Monterey pine	4.5	6/35	P	P	X	X	XX	dead, Rec REMOVAL
86	Monterey cypress	9.5	14/40	FP	F	X			thin
87	Coast live oak	3.25, 2.5	12/15	F	F	X			thin, shaded
88	Monterey cypress	2.25	8/15	FP	F	X			thin, shaded
89	Monterey cypress	4	10/30	FP	F	X			thin, shaded
90	Monterey cypress	6	10/40	FP	F	X			thin, shaded
91	Monterey pine	4.25	10/30	FP	F	X			thin, shaded
92	Coast live oak	4	10/15	F	F	X			thin, shaded
93	Monterey cypress	4.5	12/20	F	F	X			
94	Monterey pine	24	35/75	FP	FP	X	X	XX	pitch canker, large limbs over building, Rec REMOVAL
95	Coast live oak	8.75,3.25	16/22	F	FP	X			heavily shaded, co-dominant leader w/ included bark at 6', Rec SP
96	Coast live oak	5.5,5	20/20	F	FP	X			co-dominant leaders at 3' Rec SP
97	black acacia	5.75, 4.5	20/35	FG	FP	X	X	XX	double leader from ground, poor species, Rec REMOVAL
98	Monterey pine	18.5	30/90	FP	FP	X	X	XX	pitch canker, multiple leades at broken top Rec REMOVAL
99	Coast live oak	5	8/12	FG	F	X			
100	Coast live oak	6.5	12/18	F	FP	X			double leader at 5', Rec SP
101	Coast live oak	6.5	10/15	F	F	X			
102	Monterey pine	17.5	20/90	F	F	X			
103	Coast live oak	5.5	8/12	F	FP	X			co-dominant leaders at 8,' Rec SP
104	Coast live oak	4.5	6/12	F	F	X			
105	Coast live oak	3	12/8	F	P	X	X	XX	leaning strongly, Rec REMOVAL
106	Coast live oak	3,2	10/14	FG	FP	X			double leader from 1', Rec SP
107	Coast live oak	6.75	9/16	FG	FP	X			multiple leaders , Rec SP
108	Coast live oak	3	6/12	F	F	X			
109	Monterey pine	8	18/55	F	F	X			leaning
110	Coast live oak	7.5	8/15	F	F	X			Rec SP
111	Coast live oak	5.5	10/16	FG	FP	X			multiple leaders , Rec SP
112	Monterey pine	12	18/60	F	FP	X			co-dominant leaders at 25', Rec SP
113	Monterey pine	15.5	16/75	P	P	X	X	XX	dead, Rec REMOVAL
114	Coast live oak	7	18/35	FG	FP	X			double leader from ground, Rec SP
115	Coast live oak	12,7.5	8/15	FP	P	X	X	XX	many broken limbs, zig zag trunk, Rec REMOVAL
116	Coast live oak	8.5,8.5,7	18/20	FG	FP	X	X	XX	co-dominant leaders w/ included bark from ground, multiple leader w/ included bark above, Rec REMOVAL
117	Monterey pine	27	22/95	P	P	X	X	XX	pitch canker , large trunk canker at 7, 'Rec REMOVAL
118	Monterey pine	21.25	24/80	FP	P	X	X	XX	pitch canker, Rec REMOVAL
119	Coast live oak	10,4	25/35	FG	FP	X			
120	Monterey pine	10.75	15/75	FP	FP	X			broken top, multiple leader
121	Monterey pine	11	15/60	FP	FP	X	X	XX	pitch canker, leaning, secondary leader at 25', Rec REMOVAL
122	Coast live oak	7,4	10/20	P	P	X	X	XX	dead, Rec REMOVAL
123	Monterey pine	11.5	14/60	F	F	X			
124	Coast live oak	4	4/8	P	P	X	X	XX	dying, hypoxylon, Rec REMOVAL
125	Monterey pine	6	6/40	FP	F	X			heavily shaded
126	Monterey pine	24.5	22/80	FP	P	X	X	XX	pitch canker, leaning, multiple leaders on top, large dead wood, Rec REMOVAL
127	Monterey pine	16	24/90	F	F	X			thin
128	Monterey pine	5.5	19/25	FP	F	X			possible pitch canker
129	Monterey pine	2	4/18	FP	F	X			very thin

TREE NO.	SPECIES	DIAMETER	Width/height	HEALTH	STRUCTURE	Protected (X)	Removal Recommend-ed (X)	Tree Removal (XX)	Notes
130	Monterey pine	2	4/14	FP	F	X			very thin
131	Monterey pine	11	18/85	F	P	X	X	XX	leaning into tree #126, Rec REMOVAL
132	Coast live oak	10.5	18/20	FG	FP	X			co-dominant leaders at 10', Rec SP
133	Coast live oak	3	10/18	F	F	X			
134	Coast live oak	2	6/20	FP,	F	X			shaded, thin
135	Monterey pine	11.5	20/90	FP	P	X	X	XX	pitch canker, bent trunk in multiple places, Rec REMOVAL
136	Coast live oak	3.5,2	10/14	F	FP	X			double leader from ground, Rec SP
137	Monterey cypress	11.5,3	14/40	F	F	X			large dead wood
138	Monterey pine	17	20/90	FP	FP	X	X	XX	pitch canker, beetle pitch tubes, broken top with sprouts, Rec REMOVAL
139	Monterey pine	4.75	8/55	P	P	X	X	XX	dead, Rec REMOVAL
140	Black acacia	9.25	12/40	FG	FP	X	X	XX	double leader at 16', poor species, Rec REMOVAL
141	Monterey pine	27	30/100	FP	F	X	X	XX	pitch canker, beetle pitch tubes, large dead wood, Rec REMOVAL
142	Monterey pine	7	15/65	P	FP	X	X	XX	dying, Rec REMOVAL
143	Monterey pine	10.5	20/65	FP	P	X	X	XX	beetle pitch tubes, thin, leaning, large dead wood over pinic area, double leader on top, Rec REMOVAL
144	Monterey pine	21	35/90	F	FP	X	X	XX	pitch canker, co-dominant leaders at 90', conk, Rec REMOVAL
145	Monterey pine	18	35/90	FP	FP	X	X	XX	double leader at 85', large dead wood, leaning, beetle pitch tubes, Rec REMOVAL
146	Monterey pine	16.5	40/100	FP	F	X			possible pitch canker
147	Monterey pine	3	10/20	F	F	X			
148	Monterey pine	6	6/40	P	P	X	X	XX	dead, Rec REMOVAL
149	Monterey pine	2.5	5/20	FP	F	X	X	XX	pitch canker, Rec REMOVAL
150	Monterey pine	3	5/20	FP	F	X	X	XX	pitch canker, Rec REMOVAL
151	Monterey pine	24	40/100	F	FP	X	X	XX	offset trunk at 80', Rec REMOVAL
152	Monterey pine	2	3/24	F	F	X			
153	Monterey pine	3	4/35	F	F	X			
154	Coast live oak	3,1	10/10	F	FP	X	X	XX	double leader from ground, sinificant cavity at base, Rec REMOVAL
155	Monterey pine	19.5	30/100	FP	FP	X	X	XX	pitch canker, large dead wood, Rec REMOVAL
156	Monterey pine	21	30/100	FP	P	X	X	XX	pitch canker, conks, multiple leadesr at top, Rec REMOVAL
157	Monterey pine	12.5	30/45	FP	P	X	X	XX	pitch canker, leaning, broken leaders, large dead wood, Rec REMOVAL
158	Monterey pine	14.5	20/75	P	P	X	X	XX	many broken limbs, double leader at top, Rec REMOVAL
159	Coast live oak	10,9	25/20	FP	FP	X	X	XX	many broken limbs due to falling Monterey pine limbs, double leader from ground, Rec REMOVAL
160	Coast live oak	6.5	14/22	F	FP	X			leaning, dead limb with void at 9', Rec SP
161	Coast live oak	13.25	20/30	F	FP	X			leaning, multiple leaders, Rec SP, EWR
162	Coast live oak	3	10/10	F	F	X			
163	Monterey pine	6	8/35	P	FP	X	X	XX	leaning, very little foliage, Rec REMOVAL
164	Monterey pine	14	1/12	P	P	X	X	XX	dead, Rec REMOVAL
165	Coast live oak	8,6	20/18	F	FP	X	X	XX	multiple leaders, low horizontal bow growing along ground, Rec REMOVAL
166	Monterey pine	9.5	3/25	P	P	X	X	XX	dead, Rec REMOVAL
167	Monterey pine	17	16/60	FP	FP	X	X	XX	pitch canker, leaning, large dead wood, Rec REMOVAL
168	Monterey pine	23.5	22/85	FP	FP	X	X	XX	pitch canker, conks, large dead wood, leaning, Rec REMOVAL
169	Monterey pine	15	35/70	F	P	X	X	XX	possible pitch canker, leaning strongly, Rec REMOVAL
170	Monterey pine	11.5	12/85	F	F	X			
171	Coast live oak	9.5	14/20	FG	FP	X			double leader at 6,' Rec SP
172	Monterey pine	27.25	30/90	F	F	X			possible pitch canker, large dead wood, Rec DWR
173	Coast live oak	8.5	16/18	FP	FP	X			thin, leaning, double leader at 14', Rec SP
174	Coast live oak	8.5	14/12	FP	FP	X	X	XX	double leader at 6' Rec REMOVAL
175	Coast live oak	4	6/8	FG	FP	X	X	XX	zig zag trunk from damage from falling MP limbs, Rec REMOVAL
176	Monterey pine	15.5,15,14.5	45/85	F	P	X	X	XX	triple co-dominant leaders from ground, leaning, all leaders have multiple leaders, Rec REMOVAL
177	Coast live oak	4.5	8/12	FG	F	X	X	XX	growing in middle of tree #176, Rec REMOVAL
178	Monterey pine	23.5	34/85	F	F	X			possible pitch canker, long lateral limbs, Rec EWR
179	Coast live oak	8.25,8.25, 7.75	28/20	FG	FP	X			Splayed double leader from ground,
180	Coast live oak	7.25,5,3.74	14/15	FG	FP	X			3 leaders from ground, Rec SP
181	Monterey cypress	4	6/6	FP	FP	X			multiple leaders, Rec SP
182	Monterey pine	19	22/60	FP	P	X	X	XX	pitch canker, trunk cankers at 4 and 10', leaning strongly, Rec REMOVAL
183	Monterey pine	9	16/45	FP	FP	X	X	XX	pitch canker, double leader at 7', Rec REMOVAL
184	Coast redwood	4.5	12/16	G	G	X			
185	Coast live oak	15.5,13.5	22/15	F	P	X	X	XX	2 dead leaders, multiple decay cavities, Rec REMOVAL
186	Coast live oak	6.5	14/15	F	FP	X	X	XX	leaning, growing through fence, girdled by fence, Rec REMOVAL
187	Coast live oak	6.5,4.5	12/12	FG	FP	X			double leader at 4', Rec SP
188	Monterey pine	8	6/18	FP	FP	X			possible pitch canker, very little foliage, double leader , Rec SP
189	Monterey pine	28.5	28/90	F	P	X	X	XX	possible pitch canker, co-dominant leaders at 22', multiple leaders above, Rec REMOVAL
190	Coast live oak	12.5	18/30	FP	FP	X			thn, co-dominant leaderscat 12', Rec SP
191	Coast live oak	6.5	12/28	FP	FP	X			thin, co-dominant leaders ar 12', Rec SP
192	Coast live oak	2.75,1.5	8/14	FP	F	X			
193	Coast live oak	8	14/20	FP	F	X			thin
194	Monterey pine	5.5	10/40	FP	F	X	X	XX	pitch canker, Rec REMOVAL
195	Monterey pine	3.75,1	10/40	F	FP	X	X	XX	possible pitch canker, offset leader, secondary leader, Rec REMOVAL
196	Coast live oak	4.5	10/25	F	F	X			
197	Coast live oak	2.5,2.25	12/10	FG	FP	X			double leader at 3', Rec SP
198	Monterey pine	9.75	20/55	FP	FP	X	X	XX	pitch canker, bent trunk, large dead wood, Rec REMOVAL
199	Monterey pine	11.75	25/60	F	FP	X	X	XX	bent trunk, leaning strongly. Rec REMOVAL
200	Monterey pine	2	8/18	F	F	X			
201	Coast live oak	11,9	30/25	F	FP	X			large dead wood, thin, multiple leader, Rec EWR
202	Monterey pine	23.75	40/100	FP	FP	X	X	XX	pitch canker, large canker at 6', many overly long limbs, beetle pitch tubes, Rec REMOVAL
203	Coast live oak	5.5	12/15	F	FP	X			leaning, bent trunk,
204	Coast live oak	7.5	14/20	F	FP	X	X	XX	broken top has reprouted to multiple leaders, Rec REMOVAL
205	Coast live oak	10	16/20	F	FP	X			possible fungal infection @3', double leader at '4, multiple leaders above, Rec SP, excisement of infection
206	Coast live oak	4.25, 1	16/12	F	P	X	X	XX	horizontal and leaning on another tree, Rec REMOVAL

TREE NO.	SPECIES	DIAMETER	Width/height	HEALTH	STRUCTURE	Protected (X)	Removal Recommend-ed (X)	Tree Removal (XX)	Notes
207	Coast live oak	6.5	12/16	F	F	X			
208	Coast live oak	4	6/15	P	FP	X	X	XX	little foliage, very broken up, Rec REMOVAL
209	Coast live oak	4.75,4.5,3.25	8/12	P	P	X	X	XX	little foliage, leaning strongly, Rec REMOVAL
210	Coast live oak	3	10/12	FP	FP	X	X	XX	leaning, broken up by large fallen MP limbs, Rec REMOVAL
211	Coast live oak	6	16/12	F	FP	X	X	XX	bent, leaning strongly, many broken limbs, Rec REMOVAL
212	Monterey pine	28	44/110	F	FP	X	X	XX	possible pitch canker, double leader at top, beetle pitch tubes, Rec REMOVAL
213	Monterey pine	22	32/40	F	P	X	X	XX	pitch canker, crowding and leaning on tree # 212, Rec REMOVAL
214	Coast live oak	4	6/12	F	FP	X			double leader at 5' Rec SP
215	Coast live oak	5.5,4	16/15	P	P	X	X	XX	1 dying leader, 1 horizontal leader, Rec REMOVAL
216	Coast live oak	5.5	12/12	F	P	X	X	XX	leaning horizontal, Rec REMOVAL
217	Coast live oak	3	6/12	FP	P	X	X	XX	very bent trunk, beetle pitch tubes, pitch canker, large canker @6', Rec REMOVAL
218	Coast live oak	4.75	16/20	F	F	X			
219	Monterey pine	27	38/110	FP	F	X			thin, possible pitch canker, large dead wood, beetle pitch tubes, Rec DWR, EWR
220	Monterey pine	4.5	12/40	F	F	X			possible pitch canker
221	Monterey pine	4.5	12/40	F	F	X			possible pitch canker
222	Monterey pine	16	16/85	FP	FP	X	X	XX	large dead wood, thin, multiple leaders, beetle pitch tubes, pitch canker, Rec REMOVAL
223	Monterey pine	8,5	12/80	FP	P	X	X	XX	one dead leader, thin, leaning, Rec REMOVAL
224	Monterey pine	9	3/85	P	P	X	X	XX	dead Rec REMOVAL
225	Coast live oak	9,4	18/30	F	FP	X			double leader at 3' and 12', Rec SP
226	Coast live oak	8	16/25	F	FP	X			leaning, double leader at 4', Rec EWR
227	Monterey pine	26	8/120	FG	F	X			possible pitch canker, beetle pitch tubes, large dead wood, Rec, DWR, EWR
228	Coast live oak	2.25	14/15	F	F	X			
229	Monterey pine	9	1/22	P	P	X	X	XX	dead and topped, Rec REMOVAL
230	Monterey pine	9.5	1/15	P	P	X	X	XX	dead and topped, Rec REMOVAL
231	Coast live oak	8,7,6	28/25	F	FP	X			co-dominant leaders from 1', multiple leaders above, Rec SP, EWR
232	Monterey pine	19.5	24/95	FP	FP	X	X	XX	thin, double leader, offset leaders @22', pitch canker, large canker @2.5', beetle pitch tubes, Rec REMOVAL
233	Monterey pine	14,3	16/100	FP	FP	X	X	XX	pitch canker, bent trunk at 80', multipe conks, Rec REMOVAL
234	Monterey pine	24	36/100	F	FP	X	X	XX	beetle pitch tubes, large dead wood, Rec EWR, DWR, monitor for pitch canker or consider REMOVAL **
235	Monterey pine	30.5	40/110	FP	FP	X	X	XX	pitch canker, trunk canker @8', double leader at top, Rec REMOVAL
236	Coast live oak	7.5	12/18	FG	FP	X			double leader at 6', Rec SP
237	Monterey pine	23	18/100	FP	F	X	X	XX	very thin, beetle pitch tubes, multiple conks, Rec REMOVAL
238	Coast live oak	12.5,9	24/25	F	FP	X			double leader w/ included bark at 3.5', Rec EWR
239	Coast live oak	9.5	20/12	F	P	X	X	XX	growing horizontal, Rec REMOVAL
240	Monterey pine	23	18/90	F	P	X	X	XX	bent trunk co-dominant leaders at 50', beetle pitch tubes, Rec REMOVAL
241	Monterey pine	15	24/90	F	P	X	X	XX	leaning strongly, twisted top, Rec REMOVAL
242	Monterey pine	8.5	16/70	FP	FP	X	X	XX	leaning, thin, Rec REMOVAL
243	Coast live oak	5.5	10/18	F	F	X			
244	Monterey pine	17	16/95	F	FP	X	X	XX	bent trunk, leaning, Rec REMOVAL
245	Coast live oak	3,1	8/15	F	FP	X			double leader at 3' Rec SP
246	Monterey pine	24	36/110	FG	F	X			large dead wood, Rec DWR
247	Monterey pine	7	20/70	FP	P	X	X	XX	very thin, leaning strongly, Rec REMOVAL
248	Monterey pine	10	1/40	P	P	X	X	XX	dead and topped, Rec REMOVAL
249	Monterey pine	13	16/75	F	P	X	X	XX	bent, leaning, Rec REMOVAL
250	Coast live oak	5.25,3	14/12	FG	FP	X			leaning, smaller leader dead/broken
251	Monterey pine	22	30/85	FP	P	X			bent trunk, thin, large dead wood, Rec DWR
252	Coast live oak	6.25,5	16/18	G	FP	X			multiple leaders , Rec SP
253	Coast live oak	3	6/12	G	F	X			limb tear at 3.5'
254	Monterey pine	24	25/100	F	P	X	X	XX	bent trunk, multiple leaders, Rec REMOVAL
255	Coast live oak	3,2	8/12	FG	FP	X			multiple leaders, Rec SP
256	Coast live oak	9.5	12/20	FG	FP	X			double leaders at 6', Rec SP
257	Coast live oak	6	12/15	FG	FP	X			multiple leaders, Rec SP
258	Monterey pine	9.5	12/80	P	P	X	X	XX	dead, Rec REMOVAL
259	Coast live oak	4.5	8/14	F	FP	X			double leaders at 5'
260	Coast live oak	3.5	8/12	FG	F	X			
261	Monterey pine	21	3/15	P	P	X	X	XX	dead, stump at 15', Rec REMOVAL
262	Coast live oak	4	12/15	FG	FP	X			multiple leaders, Rec SP
263	Coast live oak	2.5,1.25	6/6	F	P	X	X	XX	leaning strongly down hill, Rec REMOVAL
264	Coast live oak	6,4	12/18	FG	FP	X			double leader, Rec SP
265	Monterey pine	19.5	30/85	FP	F	X	X	XX	pitch canker, large dead wood, leaning slightly toward parking, Rec REMOVAL
266	Monterey pine	3	6/12	FG	F	X			possible pitch canker
267	Monterey pine	11	10/60	FG	F	X			
268	Monterey pine	18.75mp	18/80	F	F	X			
269	Coast live oak	3.5	8/8	F	F	X			multiple leaders, Rec SP
270	Monterey pine	4	4/20	FG	F	X			
271	Monterey pine	3.5	6/20	F	F	X			possible pitch canker
272	Monterey pine	12	14/45	F	FP	X	X	XX	broken top, Rec REMOVAL
273	Monterey pine	24	30/60	P	P	X	X	XX	dead, Rec REMOVAL
274	Coast live oak	6.5,6	14/15	F	FP	X			bent, double leader at 3', Rec SP
275	Monterey pine	32	30/90	FG	FP	X	X	XX	bent top, Rec EWR or consider REMOVAL **
276	Monterey pine	14	18/45	F	FP	X			bent top
277	Monterey pine	16	25/40	F	FP	X			leaning, multiple leaders at top, Rec SP
278	Monterey pine	6	12/35	F	FP	X			leaning
279	Monterey pine	10	16/60	F	FP	X	X	XX	leaning, boken top, Rec REMOVAL
280	Monterey pine	13	16/70	F	FP	X	X	XX	bent trunk, leaning, broken top, Rec REMOVAL
281	Monterey pine	21.5	25/90	F	P	X	X	XX	leaning strongly, large dead wood, Rec REMOVAL
282	Coast live oak	11	16/25	FG	FP	X			leaning on tree #281

TREE NO.	SPECIES	DIAMETER	Width/height	HEALTH	STRUCTURE	Protected (X)	Removal Recommend-ed (X)	Tree Removal (XX)	Notes
283	Coast live oak	10	14/30	FG	F	X			bent trunk
284	Coast live oak	8.5	14/20	FG	F	X			bent trunk
285	Monterey pine	24.5	40/90	FP	P	X	X	XX	very large dead wood, broken top, leaning over parking, Rec REMOVAL
286	Monterey pine	20	20/90	FG	FP	X	X	XX	bent trunk, broken top, Rec REMOVAL
287	Coast live oak	8	16/25	G	FP	X			bent trunk, large limb failure, Rec EWR
288	Monterey pine	7	12/20	P	P	X	X	XX	dead, Rec REMOVAL
289	Coast live oak	4	12/15	FG	FP	X			multiple leaders at 6', Rec SP
290	Monterey pine	28.5	30/110	FG	F	X			
291	Monterey pine	20	30/90	F	P	X	X	XX	co-dominant leaders at 80', Rec REMOVAL
292	Coast live oak	7	12/20	FG	FP	X	X	XX	leaning strongly, Rec REMOVAL
293	Monterey pine	9	6/20	P	P	X	X	XX	dead, Rec REMOVAL
294	Monterey pine	31	25/110	F	P	X	X	XX	offset leader at 90', Rec REMOVAL
295	Ceanthus sp.	3	8/12	F	FP	X			Rec SP
296	Coast live oak	4	8/12	F	FP	X			Rec SP
297	Ceanthus sp.	2	8/12	FP	F	X			
298	Monterey pine	2	3/16	F	F	X			
299	Monterey pine	3.5	6/20	F	FP	X	X	XX	bent trunk at 12', Rec REMOVAL
300	Ceanthus sp.	3, 2	10/12	FP	FP	X	X	XX	trunk damage, double leader from ground, Rec REMOVAL
301	Coast live oak	7	12/20	FG	FP	X			co-dominant leaders at 12', Rec SP
302	Coast live oak	7	12/16	FG	FP	X			double leader at 10', Rec SP
303	Coast live oak	6	8/10	FG	FP	X			double leader at 6', Rec SP
304	Monterey pine	25	40/100	F	P	X	X	XX	beetle pitch tubes, offset trunk at 35', Rec REMOVAL
305	Monterey pine	3.5	4/18	F	F	X			
306	Monterey pine	3	6/15	F	F	X			
307	Monterey pine	31	35/100	P	P	X	X	XX	dead, Rec REMOVAL
308	Coast live oak	9	16/14	F	FP	X			multiple leaders, Rec SP
309	Coast live oak	6.5	10/15	FG	FP	X			leaning, Rec EWR
310	Monterey pine	28	35/115	F	FP	X	X	XX	conk, possible pitch canker, bent trunk at 95', large dead wood, Rec REMOVAL
311	Coast live oak	6, 2	12/16	FG	F	X			Rec SP
312	Coast live oak	7	14/18	FG	FP	X			triple leader w/ included bark at 6', Rec SP
313	Monterey pine	9.5	20/80	FP	P	X	X	XX	leaning strongly, Rec REMOVAL
314	Coast live oak	4	8/12	FG	F	X			
315	Coast live oak	5.5, 1	16/16	FG	FP	X			co-dominant leaders at 8', Rec SP
316	Monterey pine	6.5	25/12	FP	P	X	X	XX	growing horizontally out of hillside and impacting tree #315, Rec REMOVAL
317	Coast live oak	3	8/12	FG	F	X			
318	Coast live oak	4.25	6/12	FG	F	X			
319	Coast live oak	4.5	8/10	F	FP	X	X	XX	leaning strongly, Rec REMOVAL
320	Coast live oak	7.75, 3	20/28	FG	FP	X			double leader w/ included bark at 6', Rec SP
321	Monterey pine	22	35/110	F	P	X	X	XX	triple leader at 90', borimg insects, beetle pitch tube, Rec REMOVAL
322	Coast live oak	4	6/10	F	FP	X			dead leader at 4', Rec DWR
323	Coast live oak	3	4/12	F	F	X			
324	Coast live oak	2.5	6/12	FG	FP	X			multiple leaders, Rec SP
325	Coast live oak	2, 1	6/10	F	FP	X			co-dominant leaders w/ included bark at 3', Rec SP
326	Coast live oak	15	18/30	F	FP	X			multiple leaders, Rec SP
327	Monterey pine	34	40/110	F	FP	X	X	XX	leaning strongly, multiple leaders from 90', Rec REMOVAL
328	Coast live oak	3.25	6/12	F	FP	X	X	XX	crowding trees #326 and 327, Rec REMOVAL
329	Monterey pine	14.75	20/90	P	P	X	X	XX	dead, Rec REMOVAL
330	Coast live oak	3	8/10	F	F	X			
331	Coast live oak	5.5, 5	18/16	FG	FP	X			double leaders from ground, Rec SP
332	Coast live oak	3.5	6/16	F	FP	X			co-dominant leaders at 12', Rec SP
333	Coast live oak	8, 7	15/20	FG	FP	X			double leaders from ground, co-dominant leaders w/ included bark above, Rec SP
334	Coast live oak	4.25	14/12	FG	P	X	X	XX	growing horizontally, Rec REMOVAL
335	Coast live oak	3	10/12	F	FP	X	X	XX	leaning strongly, Rec REMOVAL
336	Monterey pine	28	40/100	FP	F	X	X	XX	pitch canker, Rec REMOVAL
337	Coast live oak	11.5	20/22	FG	FP	X			co-dominant leaders at 9', Rec SP
338	Monterey pine	26.5	18/100	P	P	X	X	XX	dead, Rec REMOVAL
339	Coast live oak	10	16/35	FG	FP	X			co-dominant leaders w/ included bark at 10', Rec SP
340	Monterey pine	12	14/80	F	FP	X	X	XX	double leaders at 60', Rec REMOVAL
341	Monterey pine	31	40/110	F	P	X	X	XX	pitch canker, 3 leaders from 70', beetle pitch tubes, Rec REMOVAL
342	Coast live oak	5.5	12/16	G	FP	X			co-dominant leaders at 5', Rec SP
343	Monterey pine	11.5	14/80	P	P	X	X	XX	dead, Rec REMOVAL
344	Monterey pine	13	12/100	FP	P	X	X	XX	offset trunk at 40', Rec REMOVAL
345	Monterey pine	2.5	4/12	F	F	X			
346	Coast live oak	4.25	6/12	FG	FP	X			double leaders at 7', Rec SP
347	Monterey pine	22	35/110	FP	FP	X	X	XX	multiple leaders, pitch canker, Rec REMOVAL
348	Monterey pine	13.5	14/90	FP	FP	X	X	XX	leaning, boring insects, Rec REMOVAL
349	Coast live oak	12.5	20/25	FG	FP	X			multiple leaders, Rec EWR
350	Monterey pine	16.75	18/85	P	P	X	X	XX	dead, Rec REMOVAL
351	Coast live oak	5.25, 3.5	12/15	FG	FP	X			double leaders at 3', Rec SP
352	Monterey pine	12.5	25/75	P	P	X	X	XX	dead, Rec REMOVAL
353	Monterey pine	15.5	25/85	FP	P	X	X	XX	multiple leaders, leaning, Rec REMOVAL
354	Monterey pine	28.25	40/110	F	F	X			Rec DWR
355	Coast live oak	12.5	16/25	FG	FP	X			multiple leaders from 6', Rec EWR SP
356	Monterey pine	24	50/95	P	P	X	X	XX	dead, Rec REMOVAL
357	Coast live oak	7	14/18	FG	FP	X			Rec SP
358	Monterey pine	16	18/80	FG	P	X	X	XX	Split trunk from 6-14', leaning, Rec REMOVAL
359	Coast live oak	8	18/16	FG	F	X			leaning, Rec DWR
360	Monterey pine	11	16/40	F	F	X			beetle pitch tubes, possible pitch canker
361	Monterey pine	8	10/60	P	P	X	X	XX	dead, Rec REMOVAL
362	Monterey pine	19	22/100	F	F	X			Rec DWR
363	Monterey pine	6	8/30	F	F	X			
364	Monterey pine	8	10/40	F	F	X			possible pitch canker

TREE NO.	SPECIES	DIAMETER	Width/height	HEALTH	STRUCTURE	Protected (X)	Removal Recommend-ed (X)	Tree Removal (XX)	Notes
365	Monterey pine	4.25	6/30	F	F	X			
366	Coast live oak	5.5	12/12	FG	FP	X	X	XX	leaning, bent, Rec REMOVAL
367	Monterey pine	13	18/90	F	P	X	X	XX	leaning, Rec REMOVAL
368	Monterey pine	24	40/110	FP	FP	X	X	XX	pitch canker, large dead wood, overly long limbs, Rec REMOVAL
369	Monterey pine	4	6/40	F	F	X			
370	Monterey pine	3	3/38	F	FP	X	X	XX	offset trunk at 12', Rec REMOVAL
371	Monterey pine	2.5	4/15	P	P	X	X	XX	dying, Rec REMOVAL
372	Monterey pine	4	6/40	FG	F	X			
373	Monterey pine	3.75	10/35	FG	FP	X	X	XX	offset trunk at 11', leaning, several wounds, Rec REMOVAL
374	Monterey pine	5	10/25	F	P	X	X	XX	triple leader at 16', Rec REMOVAL
375	Monterey pine	2.75	4/23	F	FP	X	X	XX	pitch canker, offset trunk, Rec REMOVAL
376	Monterey pine	22	25/110	FP	P	X	X	XX	pitch canker, beetle pitch tubes, co-dominant leaders @ 85', Rec REMOVAL
377	Monterey pine	4.25	8/30	P	P	X	X	XX	dead, Rec REMOVAL
378	Monterey pine	20.25	25/110	FP	P	X	X	XX	beetle pitch tubes, offset trunk @105', large trunk canker at 1-4', pitch canker, Rec REMOVAL
379	Monterey pine	18, 10	25/90	FP	P	X	X	XX	double leader from 3', one dead leader, leaning, Rec REMOVAL
380	Monterey pine	3	5/20	FP	P	X	X	XX	offset trunk@6',thin, shaded, Rec REMOVAL
381	Coast live oak	5	12/12	FG	FP	X			limb tear @4', double leader @4.5', Rec SP
382	Monterey pine	16	20/110	P	P	X	X	XX	dead, Rec REMOVAL
383	Coast live oak	3, 1	10/9	FG	FP	X			double leader @2.5' , Rec SP
384	Coast live oak	18.75, 16	35/30	FG	FP	X			co-dominant leader w/ included bark from ground, leaning, Rec EWR, bolt leaders together if tree is retained.
385	Monterey pine	11	20/100	FP	FP	X	X	XX	possible pitch canker, Rec REMOVAL
386	Monterey pine	2.5	3/18	P	P	X	X	XX	dead, Rec REMOVAL
387	Monterey pine	3.25	6/23	F	FP	X	X	XX	offset leader @12', Rec REMOVAL
388	Monterey pine	18	30/105	F	P	X	X	XX	triple leader @85', Rec REMOVAL
389	Monterey pine	13.5	20/110	FG	FP	X			leaning
390	Monterey pine	17.5	35/110	FP	P	X	X	XX	dwarf mistletoe, pitch canker, large canker @3', offset trunk @70', one double leade , main leader is co-dominant leaders from 90', Rec REMOVAL
391	Monterey pine	12.5	20/95	P	P	X	X	XX	dead, Rec REMOVAL
392	Coast live oak	10	20/18	FP	FP	X			double leaders w/ included bark @6', multiple leaders above, Rec SP, EWR
393	Monterey pine	31	40/130	FP	P	X	X	XX	pitch canker, beetle pitch tubes, dead wood darf mistletoe, multiple very large leaders from 90', Rec REMOVAL
394	Monterey pine	30	40/120	FP	FP	X	X	XX	beetle pitch tubes, secondary leader @90', multiple leader above, Rec REMOVAL
395	Monterey pine	17.75	35/110	FP	P	X	X	XX	pitch canker, bent trunk, multiple leaders at top, Rec REMOVAL
396	Monterey pine	28	45/120	FP	FP	X	X	XX	multiple leaders from 90', pitch canker, Rec REMOVAL
397	Coast live oak	5, 5 , 3	18/16	F	FP	X	X	XX	double leaders from ground, larger leader has co-dominant leaders w/ included bark @3.5', Rec REMOVAL
398	Coast live oak	5, 3.5	10/12	FG	FP	X			multiple leaders, Rec SP
399	Coast live oak	5	8/12	FG	F	X			
400	Coast live oak	11.5	8/12	FG	P	X	X	XX	multiple leaders are broken off, multiple fungal infections on trunk, Rec REMOVAL
401	Monterey pine	14.5	18/20	F	FP	X			leaning, Rec DWR
402	Monterey pine	6.25	1/20	P	P	X	X	XX	dead, Rec REMOVAL
403	Monterey pine	33	40/120	FP	P	X	X	XX	pitch canker, multiple leader from 90', leaning on steep embankment, Rec REMOVAL
404	Coast live oak	9, 7 ,6.5	26/18	F	P	X	X	XX	2 leaders from ground, 1 horizontally, secondary leaning on tree #403, Rec REMOVAL
405	Monterey pine	22.5	50/110	F	P	X	X	XX	possible pitch canker, overly long and heavy lateral limbs, trunk narrows significantly @80', trunk offset @100', Rec REMOVAL
406	Coast live oak	10.5	25/20	G	FP	X			3 leaders from 6', Rec SP, EWR
407	Monterey pine	6	12/60	FP	FP	X	X	XX	leaning, Rec REMOVAL
408	Coast live oak	9.5	16/20	FG	FP	X			leaning, Rec EWR
409	Coast live oak	6.5, 6	20/25	FG	FP	X			Co-dominant leaders, Rec EWR
410	Monterey pine	7.25	18/80	FP	FP	X	X	XX	2 leaders @70', leaning, Rec REMOVAL
411	Coast live oak	6	12/20	FG	FP	X			leaning, Rec prop
412	Monterey pine	19	30/120	FP	P	X	X	XX	pitch canker, boring insects, bent trunk, leaning strongly, Rec REMOVAL
413	Coast live oak	13.25, 10	18/16	FG	P	X	X	XX	double leader from ground, all leaders broken, large pine bows on top of tree, Rec REMOVAL
414	Monterey pine	16	25/110	P	P	X	X	XX	dead, leaning strongly, Rec REMOVAL
415	Coast live oak	10, 4.5	20/20	FG	P	X	X	XX	main leader split, large limb tears, Rec REMOVAL
416	Monterey pine	20	28/110	FP	P	X	X	XX	pitch canker, boring insects, conk, trunk bent @50', leaning, multiple leaders, many dead limbs, Rec REMOVAL
417	Coast live oak	7.75	12/16	FG	FP	X			co-dominant leader w/ included bark @4', Rec SP
418	Coast live oak	6.5	10/16	FG	F	X			
419	Monterey pine	24	45/120	F	P	X	X	XX	possible pitch canker, trunk bends @110', very large dead wood, multiple leaders at top, Rec REMOVAL
420	Monterey pine	12.5	40/85	F	P	X	X	XX	leaning strongly, beetle pitch tubes, boring insects, Rec REMOVAL
421	Monterey pine	38	35/130	F	P	X	X	XX	co-dominant leaders @8', Rec REMOVAL
422	Coast live oak	7	14/16	FG	FP	X			co-dominant leader w/ included bark @8', crowded with tree #421, Rec EWR
423	Coast live oak	5.25, 4, 2	18/16	FP	FP	X			small dead leader from ground, multiple leader is double leader @2.5', Rec SP, EWR
424	Coast live oak	5.5	14/16	FG	FG	X			co-dominant leader w/ included bark @6', Rec EWR
425	Coast live oak	6	8/16	FG	F	X			
426	Coast live oak	8.25	16/16	FG	FP	X			co-dominant leader w/ included bark @6', Rec EWR
427	Coast live oak	6	8/15	F	FP	X	X	XX	leaning strongly, Rec REMOVAL
428	Coast live oak	6.75	10/16	FG	FP	X			diameter at 3ft, co-dominant leader w/ included bark @3.5', Rec SP
429	Coast live oak	8, 6, 6	18/16	FG	FP	X			3 leaders from ground, Rec EWR
430	Coast live oak	2.25	6/10	FG	F	X			
431	Monterey pine	5	14/16	FP	FP	X	X	XX	pitch canker, offset trunk, leaning, Rec REMOVAL
432	Coast live oak	6.5, 5.5, 3	12/18	FG	FP	X			3 leaders from ground, EWR
433	Coast live oak	4	8/14	FG	F	X			Rec EWR, leaning

TREE NO.	SPECIES	DIAMETER	Width/height	HEALTH	STRUCTURE	Protected (X)	Removal Recommend-ed (X)	Tree Removal (XX)	Notes
434	Coast live oak	4.25	8/12	FG	P	X	X	XX	bent trunk, leaning, Rec REMOVAL
435	Coast live oak	10	16/16	F	FP	X			diameter @4', double leader @4.5', multiple leaders w/ included bark, Rec SP
436	Monterey pine	16	25/130	FP	FP	X	X	XX	pitch canker, overly long limbs, 2 large cankers @7'&20', Rec REMOVAL
437	Coast live oak	4, 2	8/14	FG	F	X			
438	Monterey pine	28	50/130	FP	P	X	X	XX	large lateral dead wood, leaning strongly, on edge of embankment, many protruding roots, Rec REMOVAL
439	Monterey pine	3	5/30	FP	F	X	X	XX	pitch canker, Rec REMOVAL
440	Monterey pine	11.5	20/65	FP	P	X	X	XX	leaning strongly, Rec REMOVAL
441	Coast live oak	4.5	10/10	FP	FP	X	X	XX	diameter @3', double leader @3.5', Rec REMOVAL
442	Coast live oak	7	12/13	FG	FP	X			diameter @3.5', co-dominant leader w/ included bark @4', Rec EWR
443	Monterey pine	22	30/110	FG	P	X	X	XX	offset leader @80', Rec REMOVAL
444	Monterey pine	21, 5	35/120	FP	F	X	X	XX	pitch canker, Rec REMOVAL
445	Monterey pine	21	4/16	P	P	X	X	XX	dead, Rec REMOVAL
446	Monterey pine	25	35/130	FP	F	X	X	XX	leaning, large lateral limbs, Rec REMOVAL
447	Coast live oak	6	10/12	F	FP	X			co-dominant leader w/ included bark @4.5', Rec EWR
448	Monterey pine	24	40/130	F	F	X			possible pitch canker, Rec EWR
449	Coast live oak	4.5, 3.5	10/12	F	FP	X			double leader @3', Rec SP
450	Monterey pine	19	40/135	FP	FP	X	X	XX	pitch canker, multi conks, double leader at top, Rec REMOVAL
451	Coast live oak	5.5	12/12	FG	FP	X			double leader @6', Rec SP
452	Monterey pine	23	35/140	FP	F	X	X	XX	pitch canker, Rec REMOVAL
453	Monterey pine	4	10/35	FP	FP	X	X	XX	offset leader, pitch canker, Rec REMOVAL
454	Monterey pine	4	4/40	P	P	X	X	XX	dead, Rec REMOVAL
455	Monterey pine	5.5	8/25	FP	P	X	X	XX	3 leaders @5', pitch canker, Rec REMOVAL
456	Monterey pine	17	15/110	P	P	X	X	XX	dead, Rec REMOVAL
457	Monterey pine	2.5	4/25	F	FP	X	X	XX	offset leader @16', Rec REMOVAL
458	Monterey pine	6	10/60	P	P	X	X	XX	dead, Rec REMOVAL
459	Monterey pine	2.5	6/30	F	P	X	X	XX	offset leader @26', Rec REMOVAL
460	Monterey pine	2.25	6/20	F	FP	X	X	XX	leaning with dead tree leaning on it, offset leader @7', Rec REMOVAL
461	Monterey pine	6	20/40	FP	P	X	X	XX	offset leader @10', Rec REMOVAL
462	Monterey pine	4.25	10/30	FP	P	X	X	XX	offset leader @16', Rec REMOVAL
463	Monterey pine	3.5	6/25	FP	FP	X	X	XX	offset leader @12', Rec REMOVAL
464	Monterey pine	3	6/18	F	F	X	X	XX	wound from 1-3', offset leader @8', Rec REMOVAL
465	Monterey pine	3.25	6/25	FP	FP	X	X	XX	pitch canker, wound from 1-3', canker @1'&7', Rec REMOVAL
466	Monterey pine	4	8/35	F	F	X			
467	Monterey pine	4	12/40	F	F	X			
468	Monterey pine	3.5	8/35	FG	F	X			
469	Monterey pine	10	18/110	FP	FP	X	X	XX	pitch canker, cankers @4'&6', leaning, Rec REMOVAL
470	Monterey pine	21	30/120	F	F	X			possible pitch canker
471	Monterey pine	12	12/110	FP	P	X	X	XX	pitch canker, various cankers on trunk, leaning strongly, one dead leader @60', Rec REMOVAL
472	Monterey pine	2.5	4/15	FP	F	X	X	XX	dead top, Rec REMOVAL
473	Monterey pine	17	24/110	FP	FP	X	X	XX	beetle pitch tubes, multiple dead limbs over parking, offset trunk @80', Rec REMOVAL
474	Monterey pine	20.25	30/120	FP	FP	X	X	XX	possible pitch canker (wound or canker @6'), beetle pitch tubes, zigzag leader from 100', double leader @115', Rec REMOVAL
475	Coast live oak	11, 9	20/35	G	FP	X			double leader @4', Rec EWR
476	Monterey pine	18	25/120	FP	FP	X	X	XX	pitch canker, zigzag leader from 120', Rec REMOVAL
477	Coast live oak	12	30/28	G	FP	X			double leader @10', Rec EWR
478	Monterey pine	2.75	6/12	FG	F	X			
479	Monterey pine	14	40/100	F	P	X	X	XX	possible pitch canker, conks, beetle pitch tubes, leaning very strongly, Rec EWR, DWR or consider REMOVAL **
480	Coast live oak	4	6/12	FG	F	X			
481	Monterey pine	4	6/35	FP	P	X	X	XX	pitch canker, Rec REMOVAL
482	Monterey pine	17.5	40/140	F	F	X			beetle pitch tubes, leaning, Rec EWR, DWR
483	Monterey pine	18.5	35/140	FP	FP	X	X	XX	pitch canker, beetle pitch tubes, overly long limbs, large dead wood, Rec REMOVAL
484	Monterey pine	29	40/140	FP	FP	X	X	XX	pitch canker, beetle pitch tubes, co-dominant leaders @120', offset leader @25', Rec REMOVAL
485	Coast live oak	9.5	25/25	FG	FP	X			leaning, double leaders @8'&12', Rec SP, EWR
486	Monterey pine	3.5	8/18	FP	FP	X	X	XX	dead top, Rec REMOVAL
487	Monterey pine	3.5	4/25	F	F	X			possible pitch canker
488	Monterey pine	4.5	12/30	F	FP	X			offset trunk @20', possible pitch canker
489	Monterey pine	3	6/24	FG	F	X			
490	Monterey pine	10.75	14/40	F	F	X			
491	Monterey pine	5	12/12	FP	FP	X	X	XX	pitch canker, dead top, Rec REMOVAL
492	Monterey pine	5.5	6/35	FP	F	X			
493	Monterey pine	11.5	10/35	F	F	X			
494	Coast live oak	11, 10, 7.5, 2	25/25	FG	FP	X			2 leaders from ground, multiple leaders above, Rec one cable, EWR
495	Coast live oak	3.25	6/12	G	F	X			Rec SP
496	Monterey pine	6.5	10/26	FP	F	X	X	XX	pitch canker, Rec REMOVAL
497	Monterey pine	8.5	14/50	FP	F	X	X	XX	pitch canker, Rec REMOVAL
498	Monterey pine	24	30/90	FP	FP	X	X	XX	pitch canker, leaning strongly, Rec REMOVAL
499	Monterey pine	5	10/22	FP	FP	X	X	XX	pitch canker,dwarf mistletos, dead top, Rec REMOVAL
500	Monterey pine	21.5	40/110	FP	P	X	X	XX	dead top, Rec REMOVAL
501	Monterey pine	26	50/120	F	FP	X	X	XX	leaning strongly, long lateral limbs, Rec REMOVAL
502	Monterey pine	3.75	6/30	FP	FP	X	X	XX	pitch canker, offset trunk @15', Rec REMOVAL
503	Monterey pine	2.75	6/25	F	FP	X	X	XX	offset trunk @10', Rec REMOVAL
504	Monterey pine	6	6/40	FP	F	X	X	XX	pitch canker, Rec REMOVAL
505	Ceanthus sp.	3, 2, 1	10/16	P	FP	X	X	XX	double leaders from 1', Rec REMOVAL
506	Coast live oak	3	5/10	F	F	X			
507	Monterey pine	8	12/40	F	P	X	X	XX	offset trunk @30'&35', Rec REMOVAL
508	Ceanthus sp.	4	14/16	P	P	X	X	XX	diameter @4', dead, Rec REMOVAL
509	Ceanthus sp.	3	8/12	F	FP	X			leaning, Rec EWR
510	Ceanthus sp.	4, 2.5, 1	16/16	F	FP	X	X	XX	multiple leadesr from 3', leaning strongly, Rec REMOVAL

TREE NO.	SPECIES	DIAMETER	Width/height	HEALTH	STRUCTURE	Protected (X)	Removal Recommend-ed (X)	Tree Removal (XX)	Notes
511	Ceanthus sp.	3, 1	6/12	F	F	X			
512	Ceanthus sp.	3.5	12/14	F	FP	X	X	XX	leaning strongly, Rec REMOVAL
513	Ceanthus sp.	4, 1	16/12	F	FP	X	X	XX	leaning strongly, Rec REMOVAL
514	Ceanthus sp.	3	16/16	F	FP	X	X	XX	leaning strongly, Rec REMOVAL
515	Ceanthus sp.	3	16/16	F	FP	X	X	XX	leaning strongly, Rec REMOVAL
516	Ceanthus sp.	4, 3, 1	14/20	F	FP	X			multiple leaders from 2', many healing wounds on trunk, Rec EWR
517	Monterey pine	3	3/20	F	F	X			
518	Monterey pine	31	60/130	F	F	X			boring insects, Rec DWR, EWR
519	Coast live oak	6.25	14/15	F	FP	X	X	XX	multiple leaders, crowding tree #518, Rec REMOVAL
520	Monterey pine	7	12/45	FP	F	X	X	XX	pitch canker, Rec REMOVAL
521	Coast live oak	5.25	12/14	F	FP	X	X	XX	cavity @2', double leader @10', Rec REMOVAL
522	Coast live oak	4.5	6/12	F	F	X			
523	Coast live oak	7.5	16/15	FG	FP	X			severely bent trunk, Rec prop or EWR,
524	Monterey pine	22	30/130	FP	FFP	X	X	XX	conks, pitch canker, dwarf mistletoe, beetle pitch tubes, bent trunk @35', Rec REMOVAL
525	Monterey pine	6	6/55	FP	F	X	X	XX	very thin, dead top, Rec REMOVAL
526	Monterey pine	5	12/55	F	F	X			
527	Monterey pine	5.75	8/55	P	P	X	X	XX	dead, Rec REMOVAL
528	Monterey pine	4.5	6/55	F	F	X			
529	Monterey pine	3.25	6/35	F	F	X			
530	Monterey pine	7.5	12/45	F	FP	X	X	XX	multiple leaders @25', Rec REMOVAL
531	Monterey pine	3	4/22	F	FP	X	X	XX	multiple leaders @ top, Rec REMOVAL
532	Ceanthus sp.	5	12/12	F	P	X	X	XX	double leaders from 1', one broken leader, broken top, Rec REMOVAL
533	Coast live oak	4	10/12	FG	FP	X			diameter @3.5', double leader, Rec SP
534	Coast live oak	3.5	10/12	FG	FP	X			double leader, Rec SP
535	Coast live oak	4	8/10	FG	FP	X			double leader @5', Rec SP
536	Monterey pine	5	8/30	FP	P	X	X	XX	triple leaders @15', Rec REMOVAL
537	Coast live oak	3	4/12	FG	F	X			
538	Ceanthus sp.	5, 1, 1	14/20	F	F	X			leaning
539	Monterey pine	36	40/130	FG	F	X			large deadwood, long lateral limbs, Rec DWR, EWR
540	Coast live oak	6.5	12/16	FG	FP	X			diameter @3.5', Rec SP
541	Monterey pine	16	2/16	P	P	X	X	XX	dead,stump, Rec REMOVAL
542	Monterey pine	24	35/130	F	F	X			Rec EWR, DWR
543	Monterey pine	11.25	3/60	P	P	X	X	XX	dead, Rec REMOVAL
544	Coast live oak	5	14/16	F	FP	X			bent trunk, Rec EWR
545	Monterey pine	22	40/75	FG	P	X	X	XX	leaning strongly, trunk strongly bent in two places, Rec REMOVAL
546	Monterey pine	37	40/140	FG	P	X	X	XX	offset trunk @34', Rec REMOVAL
547	Monterey pine	14	12/90	FP	P	X	X	XX	triple leaders @50', dead top, Rec REMOVAL
548	Coast live oak	3	6/10	P	P	X	X	XX	dead, Rec REMOVAL
549	Coast live oak	6	16/15	F	P	X	X	XX	growing horizontally, Rec REMOVAL
550	Coast live oak	8.5	14/25	FG	F	X			Rec EWR
551	Coast live oak	15.5	30/40	FG	F	X			
552	Monterey pine	21	35/110	FP	FP	X	X	XX	very little foliage, large lateral limbs, boring insects, Rec EWR or consider REMOVAL **
553	Coast live oak	10	20/35	FG	FP	X			co-dominant leader w/ included bark @8', Rec EWR
554	Monterey pine	15, 8	25/75	P	P	X	X	XX	dead, Rec REMOVAL
555	Monterey pine	18.25	16/90	P	P	X	X	XX	dead, Rec REMOVAL
556	Monterey pine	27	40/140	FG	FP	X	X	XX	conk @3', beetle pitch tubes, trunk narrows significanty @110', Rec REMOVAL
557	Coast live oak	3, 2.5	6/12	FG	FP	X			multile leaders, Rec SP
558	Coast live oak	4.5	10/10	FG	F	X			
559	Monterey pine	17	18/110	P	P	X	X	XX	conk @4', dead, Rec REMOVAL
560	Coast live oak	75	16/16	FG	FP	X			co-dominant leader w/ included bark @4', diameter @4', Rec SP, EWR
561	Monterey pine	28	60/140	FG	P	X	X	XX	beetle pitch tubes, possible pitch canker, 2 leaders @60', Rec REMOVAL
562	Coast live oak	7, 6, 5.5, 3	16/16	FG	FP	X			Rec EWR
563	Coast live oak	4	6/12	F	F	X			
564	Coast live oak	9	22/16	F	FP	X			diameter @4', co-dominant leaders w/ included bark @4.5', Rec EWR
565	Coast live oak	3.5	8/12	FG	F	X			
566	Coast live oak	4, 2	16/12	FG	FP	X			Rec SP
567	Coast live oak	6	10/15	FG	F	X			
568	Monterey pine	37	60/140	F	P	X	X	XX	co-dominant leaders @110', Rec REMOVAL
569	Monterey pine	38	60/130	F	FP	X	X	XX	large lateral dead wood, Rec EWR, DWR or consider REMOVAL
570	Monterey pine	37	60/130	FG	P	X	X	XX	multiple leaders @120', leaning, Rec REMOVAL
571	Coast live oak	6.5	18/18	FG	FP	X			double leader w/ included bark @5', Rec SP, EWR
572	Monterey pine	36	40/35	FP	P	X	X	XX	multiple leaders above 110', bent trunk, Rec REMOVAL
573	Monterey pine	10	40/130	FP	P	X	X	XX	leaning very strongly, Rec REMOVAL
574	Monterey pine	23	35/130	FP	P	X	X	XX	multiple leaders above 110', beetle pitch tubes, multiple conks, Rec REMOVAL
575	Monterey pine	9	2/30	P	P	X	X	XX	dead, Rec REMOVAL
576	Monterey pine	22.5	50/120	FP	F	X	X	XX	pitch canker, large dead wood, Rec REMOVAL
577	Monterey pine	8	12/45	F	F	X			
578	Monterey pine	9.25	12/55	F	FP	X	X	XX	dead top, Rec REMOVAL
579	Willow sp.	6	15/15	FG	F	X			
580	Willow sp.	6	12/16	FG	F	X			
581	Willow sp.	6	14/18	FG	F	X			
582	Willow sp. (approx. 30'	under 4"	40/16	FG	F	X			10 trees above 4", 20 trees 2-4", could not fully access grove due to thick underbrush. Good condition, though very crowded,
583	Monterey pine	23	40/130	F	P	X	X	XX	beetle pitch tubes, several conks, possible pitch canker, co-dominant leaders @80', Rec REMOVAL
584	Monterey pine	36	60/140	F	P	X	X	XX	beetle pitch tubes, multiple leades from 100', Rec REMOVAL
585	Coast live oak	4	12/12	FG	FP	X			Rec SP
586	Monterey pine	24	40/130	FP	F	X	X	XX	possible pitch canker, large dead wood, Rec DWR
587	Monterey pine	19	44/110	FP	F	X	X	XX	pitch canker, trunk canker @2', bent trunk @12', Rec REMOVAL
588	Coast live oak	10.5	25/20	FG	FP	X			leaning, growing around #587, multiple leader, Rec EWR

TREE NO.	SPECIES	DIAMETER	Width/height	HEALTH	STRUCTURE	Protected (X)	Removal Recommend-ed (X)	Tree Removal (XX)	Notes
589	Coast live oak	10.5	30/25	FG	FP	X			Rec SP
590	Coast live oak	5.5	18/10	F	FP	X	X	XX	hollow from large limb tear @3'&6, double leader from ground, leaning strongly, Rec REMOVAL,
591	Coast live oak	10.5	25/28	F	FP	X			Rec SP
592	Coast live oak	8, 7	20/22	F	FP	X			co-dominant leaders from ground, Rec SP, EWR
593	Coast live oak	9.5	25/22	F	FP	X			diameter @3', co-dominant leaders w/ included bark @3.5', Rec EWR
594	Coast live oak	12	25/12	F	P	X	X	XX	growing horizontal to ground, Rec prop or REMOVAL
595	Coast live oak	14	25/35	F	FP	X	X	XX	cavity from major limb tear @2', leaning, Rec REMOVAL
596	Coast live oak	12	16/25	FG	FP	X			major limb tears, Rec SP
597	Monterey pine	20	25/110	FP	P	X	X	XX	pitch canker, leaning strongly, Rec REMOVAL
598	Coast live oak	10	20/30	P	P	X	X	XX	dead, Rec REMOVAL
599	Coast live oak	8	20/20	FG	P	X	X	XX	Rec REMOVAL
600	Coast live oak	8.5	20/15	FG	P	X	X	XX	Rec REMOVAL
601	Coast live oak	9	25/16	FG	FP	X			co-dominant leaders with included bark @7', Rec EWR
602	Coast live oak	8.75, 4.25	20/25	FG	FP	X			Rec EWR
603	Monterey pine	27	50/110	P	P	X	X	XX	dead, Rec REMOVAL
604	Coast live oak	10	20/10	F	P	X	X	XX	broken @6', Rec REMOVAL
605	Coast live oak	9, 4.25	15/35	FG	FP	X			Rec EWR
606	Monterey pine	14	30/110	F	P	X	X	XX	bent and twisted trunk, Rec REMOVAL
607	Coast live oak	8.5	15/25	FG	FP	X			double leader @5', Rec SP
608	Monterey pine	22, 16	40/110	FP	P	X	X	XX	double leader from 1', pitch canker, offset trunk @15', secondary leader from ground, leaning heavily, Rec REMOVAL
609	Monterey pine	19	40/120	FP	F	X	X	XX	possible pitch canker, beetle pitch tubes, several conks, Rec REMOVAL
610	Monterey pine	15	20/85	F	F	X			
611	Coast live oak	9	20/25	FG	FP	X	X	XX	growing horizontal to ground, Rec prop or REMOVAL
612	Coast live oak	8	16/25	F	P	X	X	XX	propped by tree #614, Rec REMOVAL
613	Monterey pine	24	40/120	P	P	X	X	XX	dead, Rec REMOVAL
614	Coast live oak	8	16/18	FG	P	X	X	XX	growing horizontal to ground, propping tree #612, Rec REMOVAL
615	Coast live oak	8	20/25	FG	FP	X			co-dominant leaders @6', Rec EWR
616	Monterey pine	15	40/110	F	P	X	X	XX	leaning strongly, Rec REMOVAL
617	Coast live oak	7	16/20	FG	FP	X			co-dominant leader w/ included bark @5', Rec EWR
618	Coast live oak	7	16/20	FG	FP	X			multiple leader w/ included bark, Rec EWR
619	Coast live oak	6	12/25	FG	F	X			
620	Coast live oak	4.5	8/12	FP	F	X	X	XX	Rec REMOVAL
621	Monterey pine	4	6/25	FP	F	X	X	XX	Rec REMOVAL
622	Monterey pine	2.5	6/12	FG	F	X			trunk severely bent at bottom
623	Coast live oak	3	10/14	F	F	X			
624	Monterey pine	12	25/80	FP	P	X	X	XX	broken top, Rec REMOVAL
625	Coast live oak	6.25	20/22	F	FP	X	X	XX	leaning, crowding tree #626, Rec REMOVAL
626	Coast live oak	8, 5	18/30	FG	FP	X			double leader from ground, Rec SP, EWR
627	Coast live oak	6.25	12/20	F	FP	X			co-dominant leaders @10', severly bent trunk, Rec SP
628	Coast live oak	7	10/28	FG	FP	X			co-dominant leaders @12', Rec SP
629	Coast live oak	7.25	14/24	FG	FP	X	X	XX	double leader @10', one leader dead, major limb tears, Rec REMOVAL
630	Coast live oak	4	12/14	FG	FP	X			co-dominant leaders @6', Rec SP
631	Coast live oak	10	16/35	FG	FP	X			double leader @10', Rec SP
632	Coast live oak	7	16/38	FG	FP	X			double leader @12', dead pine laying on tree
633	Coast live oak	7	14/25	FG	FP	X			co-dominant leaders @10', Rec SP
634	Coast live oak	17	24/35	FG	FP	X			diameter @3', double leader w/ included bark @4'&7', multiple leader above, Rec EWR
635	Coast live oak	10, 8.25, 7.5, 6	35/28	FG	FP	X			double leader from ground, tl @3', dead pine trunk stuck between leaders, Rec EWR
636	Coast live oak	16	18/25	F	FP	X	X	XX	diameter @3', 3l @5', one broken leader, leaning, Rec REMOVAL
637	Coast live oak	10, 10	30/25	FG	P	X	X	XX	co-dominant leader w/ included bark @4', tree leaning out of hillside, probable decay at 12', Rec REMOVAL
638	Monterey pine	24	35/120	FP	P	X	X	XX	pitch canker (trunk canker @6'), conks, leaning, Rec REMOVAL
639	Coast live oak	4.5	10/16	FG	F	X			
640	Monterey pine	16	40/130	F	P	X	X	XX	double leader @70', Rec REMOVAL
641	Monterey pine	8	1/18	P	P	X	X	XX	dead, stump, Rec REMOVAL
642	Monterey pine	19	25/120	FP	P	X	X	XX	zigzag trunk, pitch canker, conks, Rec REMOVAL
643	Monterey pine	22	50/120	F	P	X	X	XX	beetle sap pockets, multiple leader above 100', Rec REMOVAL
644	Monterey pine	10	25/70	P	P	X	X	XX	top dead from 40' amd up, Rec REMOVAL
645	Coast live oak	13.25, 12.25	35/25	FG	P	X	X	XX	double leader from ground, multiple leader above, Rec REMOVAL
646	Coast live oak	7	16/16	FG	FP	X			co-dominant leader w/ included bark @7', Rec EWR
647	Monterey pine	13.75	25/85	F	P	X	X	XX	leaning very strongly, Rec REMOVAL
648	Monterey pine	16	20/120	FP	F	X	X	XX	pitch canker, Rec REMOVAL, tree 647 leaning on top branches
649	Coast live oak	5.75	14/14	FG	FP	X			co-dominant leaders @8', Rec EWR
650	Coast live oak	5.5	15/12	FG	FP	X			co-dominant leaders @5', limb tear @8', Rec EWR
651	Monterey pine	13	16/120	FP	FP	X	X	XX	very thin, leaning, Rec REMOVAL
652	Coast live oak	8, 6	20/28	F	P	X	X	XX	decay, severe bird damage, splayed double leader from ground, Rec REMOVAL
653	Monterey pine	12.5	1/20	P	P	X	X	XX	stump, dead, Rec REMOVAL
654	Coast live oak	6	10/20	FG	F	X			
655	Monterey pine	27	40/140	F	F	X			beetle pitch tube, possible pitch canker, Rec DWR or consider REMOVAL **
656	Coast live oak	5.25	8/14	FG	F	X			major limb tear @3'
657	Coast live oak	3.5	8/12	FG	F	X			
658	Monterey pine	8	1/22	P	P	X	X	XX	dead, stump, Rec REMOVAL
659	Monterey pine	20	50/130	FP	P	X	X	XX	4 leaders@100', pitch canker, conks, beetle pitch tubes, Rec REMOVAL
660	Coast live oak	4.5	10/14	F	F	X			
661	Monterey pine	28	50/140	FP	P	X	X	XX	trunk canker @5', pitch canker, beetle pitch tubes, multiple long lateral limbs, conk, Rec REMOVAL
662	Coast live oak	6	22/20	FG	P	X	X	XX	double leader w/ included bark @6', leaning, Rec REMOVAL
663	Monterey pine	13	15/120	P	P	X	X	XX	dead, broken @4', leaning on tree #661, Rec REMOVAL
664	Coast live oak	8	22/25	FG	FP	X			diameter @3.5', co-dominant leader w/ included bark @3.5', Rec EWR

TREE NO.	SPECIES	DIAMETER	Width/height	HEALTH	STRUCTURE	Protected (X)	Removal Recommend-ed (X)	Tree Removal (XX)	Notes
665	Coast live oak	4.5	6/8	F	P	X	X	XX	broken @5', Rec REMOVAL
666	Monterey pine	10	16/85	FP	P	X	X	XX	pitch canker, conks, twisted trunk, Rec REMOVAL
667	Coast live oak	5	8/16	F	F	X			many broken limbs, rec SP
668	Monterey pine	3.5	8/24	F	F	X			
669	Monterey pine	9	1/16	P	P	X	X	XX	stump, dead, Rec REMOVAL
670	Monterey pine	24	40/140	FP	F	X	X	XX	multiple poorly attached branch ends, pitch canker, Rec REMOVAL
671	Monterey pine	19	40/140	FP	FP	X	X	XX	beetle pitch tubes, conks, Rec REMOVAL
672	Monterey pine	3.5	8/28	FP	F	X	X	XX	beetle pitch tubes, pitch canker, Rec REMOVAL
673	Monterey pine	4.5	8/45	F	FP	X	X	XX	offset leader @24', beetle pitch tubes, Rec REMOVAL
674	Coast live oak	7.5	25/30	F	FP	X			multiple leader , Rec EWR
675	Coast live oak	5	14/18	F	F	X			
676	Monterey pine	2.25	6/22	FP	P	X	X	XX	dead top, Rec REMOVAL
677	Monterey pine	5	12/50	F	F	X			beetle pitch tubes
678	Coast live oak	2.5	10/10	FG	F	X			
679	Monterey pine	4.5	15/40	FP	P	X	X	XX	3 leaders @12', Rec REMOVAL
680	Monterey pine	10	14/85	FP	P	X	X	XX	leaning, conks, Rec REMOVAL
681	Monterey pine	22	40/140	FP	P	X	X	XX	double leader @20', pitch canker (trunk canker at 23'&28'), Rec REMOVAL
682	Monterey pine	17	30/130	FP	P	X	X	XX	possible pitch canker, multiple leader above 110', leaning, Rec REMOVAL
683	Monterey pine	2.5	4/24	FP	F	X			wounds @6'-8'
684	Coast live oak	4	14/4	FP	P	X	X	XX	growing horizontally, crushed by pine bow, Rec REMOVAL
685	Coast live oak	6, 4.5	14/16	FP	P	X	X	XX	double leader from ground, multiple leaders broken and mostly dead, Rec REMOVAL
686	Coast live oak	6.25	16/18	F	F	X			
687	Coast live oak	14	28/30	F	P	X	X	XX	decayed cavity from torn limb 3-4', poorly attached leaders at 9', Rec REMOVAL
688	Coast live oak	7	10/18	FG	F	X			
689	Coast live oak	5	10/16	FG	P	X	X	XX	double leader @6', leader crushed and broken by dead pine bow still resting on it , Rec REMOVAL
690	Coast live oak	8	12/22	FG	P	X	X	XX	leaning, major limb tear @10', will rot, many bird pecked holes, Rec REMOVAL
691	Monterey pine	5.25	12/70	FG	F	X			
692	Monterey pine	2.75	8/40	F	F	X			possible pitch canker
693	Monterey pine	2.25	6/20	F	FP	X	X	XX	dead top, Rec REMOVAL
694	Coast live oak	5	10/20	FG	F	X			
695	Monterey pine	4	8/38	F	F	X			possible pitch canker
696	Coast live oak	4	12/16	F	FP	X			Rec SP
697	Monterey pine	24	35/130	FG	F	X			conk, beetle pitch tubes, possible pitch canker, Rec DWR or consider REMOVAL **
698	Coast live oak	7.5	4/8	FG	P	X	X	XX	top broken at 8', has resprouted poorly, Rec REMOVAL
699	Coast live oak	8	6/22	FG	F	X			
700	Coast live oak	4	10/18	F	F	X			
701	Coast live oak	10.25	25/30	FG	P	X	X	XX	double leader from ground, co-dominant leader w/ included bark @6', 1 leader broken @11', small secondary leader dead, Rec REMOVAL
702	Coast live oak	4	14/16	F	P	X	X	XX	trunk decay @1', Rec REMOVAL
703	Coast live oak	7	16/22	F	P	X	X	XX	substantial trunk decay @1', Rec REMOVAL
704	Monterey pine	16	25/150	F	P	X	X	XX	dwarf mistletoe, very top heavy, Rec REMOVAL
705	Coast live oak	3.5, 2	14/16	FG	F	X			
706	Monterey pine	4.5	10/30	F	F	X			possible pitch canker
707	Monterey pine	22	30/140	F	P	X	X	XX	thin, large lateral branches, top heavy, beetle pitch tubes, bent trunk, leaning, Rec REMOVAL
708	Monterey pine	6	2/18	P	P	X	X	XX	dead, Rec REMOVAL
709	Monterey pine	5	6/16	P	P	X	X	XX	dead, Rec REMOVAL
710	Coast live oak	4	12/15	FG	F	X			
711	Coast live oak	8, 3.5	18/24	FG	FP	X			double leader @3', co-dominant leader w/ included bark @6', Rec EWR
712	Coast live oak	6	15/20	FG	F	X			
713	Monterey pine	15	18/110	F	FP	X			conks Rec EWR, DWR or consider REMOVAL **
714	Coast live oak	4.5	12/18	FG	F	X			
715	Coast live oak	3.5	6/12	FG	F	X			leaning slightly
716	Monterey pine	20	30/110	FP	P	X	X	XX	trunk bent severly, leaning, pitch canker, trunk canker @3', Rec REMOVAL
717	Coast live oak	15	30/45	FG	FP	X	X	XX	double leader w/ included bark @7'&10', Rec EWR
718	Monterey pine	18	35/130	FP	P	X	X	XX	beetle pitch tubes, pitch canker, conk, Rec REMOVAL
719	Monterey pine	11	35/60	F	P	X	X	XX	leaning severely, zigzag trunk at top, dead wood, dwarf mistletoe, trunk offset @12', Rec REMOVAL
720	Coast live oak	11.5	30/30	FG	FP	X			diameter @3.5', double leader w/ included bark @4.5', Rec EWR
721	Coast live oak	5.5	10/25	F	F	X			
722	Monterey pine	7	20/60	P	P	X	X	XX	dead, Rec REMOVAL
723	Coast live oak	5	16/14	F	FP	X	X	XX	co-dominant leader w/ included bark @7', Rec REMOVAL
724	Monterey pine	16	10/30	P	P	X	X	XX	dead, Rec REMOVAL
725	Coast live oak	13.5	35/40	FG	FP	X			co-dominant leader w/ included bark @7', multiple leader above, injury from large pine at base, Rec EWR
726	Monterey pine	17	2/16	P	P	X	X	XX	dead, Rec REMOVAL
727	Monterey pine	15.5	40/90	P	P	X	X	XX	dead, Rec REMOVAL
728	Coast live oak	9.5	25/25	F	FP	X			severly bent upper trunk, Rec EWR
729	Monterey pine	13.5	25/90	F	P	X	X	XX	beetle pitch tubes, co-dominant leaders @70', Rec REMOVAL
730	Coast live oak	6	14/25	F	FP	X			double leader @4', limb tears, impacted by large dead pine, Rec SP
731	Monterey pine	12	18/110	FP	FP	X	X	XX	very thin, offset trunk @100', Rec REMOVAL
732	Monterey pine	40	50/150	FP	FP	X	X	XX	multiple leaders above 120', large dead wood, Rec REMOVAL
733	Monterey pine	22	3/100	P	P	X	X	XX	dead stump, Rec REMOVAL
734	Coast live oak	3.5	12/12	F	P	X	X	XX	growing horizontal to ground, broken leader, Rec REMOVAL
735	Coast live oak	4.5	14/14	FP	FP	X	X	XX	boring insects, broken @5', decay @3', Rec REMOVAL
736	Coast live oak	4	10/14	FG	F	X			
737	Coast live oak	11, 6	35/40	F	FP	X	X	XX	Splayed double leader from ground, main leader, double leader w/ included bark @6', co-dominant leader w/ included bark @12', decay main trunk 8',
738	Coast live oak	4.5	12/12	F	FP	X	X	XX	Split multiple leader from 3'-4', Rec REMOVAL

TREE NO.	SPECIES	DIAMETER	Width/height	HEALTH	STRUCTURE	Protected (X)	Removal Recommend-ed (X)	Tree Removal (XX)	Notes
739	Monterey pine	11	20/80	FP	P	X	X	XX	posible pitch canker, beetle pitch tubes, thin, broken secondary leader, offset trunk @25', Rec REMOVAL
740	Monterey pine	24.5	50/140	FP	P	X	X	XX	beetle pitch tubes,pitch canker (large canker at base of trunk), conk @2', offset leader @120', Rec REMOVAL
741	Coast live oak	5	10/20	F	F	X	X	XX	severly bent, multiple leaders, Rec REMOVAL
742	Coast live oak	7.75	14/20	F	FP	X			double leader w/ included bark @6', large pine bow in crotch, Rec remove pine bow, SP
743	Coast live oak	3	6/12	F	FP	X			Rec SP
744	Coast live oak	3.75	12/12	F	P	X	X	XX	leaning strongly, Rec REMOVAL
745	Monterey pine	9.5	1/20	P	P	X	X	XX	dead, Rec REMOVAL
746	Coast live oak	8.25, 6	25/30	F	P	X	X	XX	splayed double leader from ground, decay in main leader from 3'-5', Rec REMOVAL
747	Monterey pine	35	70/130	F	P	X	X	XX	double leader @90', offset leader from 90, boring insects, large dead wood, dwarf mistletoe, Rec REMOVAL
748	Coast live oak	4	6/12	FP	FP	X	X	XX	very thin, zigzag trunk, Rec REMOVAL
749	Coast live oak	4.25	10/16	F	FP	X			Rec SP
750	Coast live oak	6	12/18	F	P	X	X	XX	trunk split by included bark, Rec REMOVAL
751	Coast live oak	13	35/45	F	P	X	X	XX	large co-dominant leader w/ included bark @8', second co-dominant leader w/ included bark @10', leaning, Rec REMOVAL
752	Coast live oak	8.75	25/40	FG	P	X	X	XX	leaning strongly, double leader w/ included bark @5, Rec REMOVAL
753	Coast live oak	10.75	25/40	FG	FP	X			co-dominant leader w/ included bark @9', Rec EWR
754	Monterey pine	30	60/140	FG	FP	X	X	XX	beetle pitch tubes, multiple leaders above 120', Rec EWR, DWR or conside REMOVAL **
755	Coast live oak	10.25, 8	30/40	FG	P	X	X	XX	double leaders from ground, co-dominant leader w/ included bark @5', large dead wood, Rec REMOVAL
756	Coast live oak	6	12/16	F	P	X	X	XX	leaning slrongly, Rec REMOVAL
757	Coast live oak	3	6/12	F	F	X			
758	Coast live oak	9	16/20	FG	F	X			
759	Coast live oak	8	14/24	FG	F	X			
760	Monterey pine	12	25/90	F	P	X	X	XX	possible pitch canker, leaning strongly, Rec REMOVAL
761	Coast live oak	4, 2	25/10	FP	P	X	X	XX	leaning strongly, Rec REMOVAL
762	Coast live oak	7.75	12/16	F	FP	X			Rec SP
763	Coast live oak	2	6/10	F	F	X			
764	Coast live oak	2.5	8/8	F	FP	X			Rec SP
765	Coast live oak	3.5	10/12	FP	P	X	X	XX	co-dominant leaders @7', Rec REMOVAL
766	Coast live oak	4.5	12/12	F	FP	X			leaning strongly, Rec EWR
767	Monterey pine	30	60/140	FP	P	X	X	XX	beetle pitch tubes, 3 leaders @140', multiple conks, slightly offset trunk @ 65', Rec REMOVAL
768	Coast live oak	10, 6	25/25	F	P	X	X	XX	splayed double leader from ground, co-dominant leader w/ included bark in main stem @9', Rec REMOVAL
769	Coast live oak	9	20/25	F	FP	X			co-dominant leaders @12', Rec EWR
770	Coast live oak	4	6/24	F	F	X			
771	Coast live oak	4	8/14	FG	F	X			Rec SP
772	Coast live oak	5, 3	12/20	FG	F	X			2 leader from ground but twisted around each other giving stability
773	Monterey pine	11.75	30/55	FP	P	X	X	XX	conk, beetle pitch tubes, very thin, trunk bent at right angle, w/multiple leader, leaning strongly, Rec REMOVAL
774	Coast live oak	9.5	18/28	FG	FP	X			co-dominant leaders @6', Rec SP
775	Coast live oak	7.5	16/34	FG	F	X			
776	Coast live oak	9.25	30/55	FP	F	X	X	XX	splayed double leader from ground, trunk girdled by fence, thin canopy, tip die back, wound@10', Rec monitor or REMOVE
777	Coast live oak	8	14/32	FG	FP	X			co-dominant leaders @10', leaning, wound from fallen pine, Rec SP
778	Coast live oak	4.25	10/13	FG	FP	X			major wound from fallen pine @3', fungal infection @2', Rec excise infection
779	Coast live oak	6.5	10/22	FG	FP	X			Rec SP
780	Coast live oak	4	10/22	FG	F	X			
781	Coast live oak	6.25	12/30	FG	FP	X	X	XX	leaning strongly, one double leader , Rec REMOVAL
782	Coast live oak	6	30/30	FG	P	X	X	XX	zigzag trunk, leaning strongly, Rec REMOVAL
783	Coast live oak	3	14/7	F	P	X	X	XX	growing horizontal, Rec REMOVAL
784	Coast live oak	10, 9.5, 8.5, 7, 5.25	40/45	FG	FP	X			3 leaders from ground, largest leader co-dominant leaders @1', Rec one cable, EWR,
785	Coast live oak	8.25	18/32	F	FP	X			Rec SP
786	Coast live oak	8	16/18	F	FP	X			co-dominant leaders w/ included bark @10', Rec EWR
787	Monterey pine	11.25	28/35	F	P	X	X	XX	leaders bent horizontal at 20', beetle pitch tubes, Rec REMOVAL
788	Coast live oak	8	12/18	FG	FP	X			co-dominant leaders @5', Rec EWR, SP
789	Monterey pine	10	20/65	F	P	X	X	XX	leaning horizontal, Rec REMOVAL
790	Coast live oak	9	18/35	FG	FP	X			double leader @10', limbs broken by large pine bow, Rec EWR
791	Coast live oak	4.5	10/18	FG	F	X			
792	Monterey pine	36	55/90	FP	P	X	X	XX	pitch canker, very large trunk canker @3', major limb failure, Rec REMOVAL
793	Monterey pine	7.5	2/28	P	P	X	X	XX	dead, Rec REMOVAL
794	Monterey pine	37	60/110	P	P	X	X	XX	dead, Rec REMOVAL
795	Coast live oak	4,4,2	20/25	FG	FP	X	X	XX	co-dominant leader w/ included bark @2', Rec REMOVAL
796	Monterey pine	22	40/140	FP	FP	X	X	XX	beetle pitch tubes, pitch canker, co-dominant leaders @110', Rec REMOVAL
797	Coast live oak	2.5	8/14	FG	F	X			
798	Coast live oak	10.5	16/34	FG	FP	X			co-dominant leaders @11', Rec EWR
799	Coast live oak	3.25	6/12	FG	F	X			Rec SP
800	Coast live oak	6	10/28	FG	F	X			
801	Coast live oak	7	22/28	FG	FP	X			double leader @8', double leader @12', Rec SP
802	Coast live oak	7.5, 4	16/32	FG	FP	X			Rec SP
803	Coast live oak	5	12/14	FG	FP	X			Rec SP
804	Coast live oak	8,6	30/30	FG	FP	X			double leader w/ included bark @3', Rec EWR
805	Coast live oak	6.25	14/14	F	F	X			

TREE NO.	SPECIES	DIAMETER	Width/height	HEALTH	STRUCTURE	Protected (X)	Removal Recommend-ed (X)	Tree Removal (XX)	Notes
									beetle pitch tubes, pitch canker, leaning strongly, large offset leader @120',
806	Monterey pine	29	60/150	FP	P	X	X	XX	Rec REMOVAL
807	Coast live oak	8.5	18/18	FG	FP	X			leaning, Rec EWR
808	Monterey pine	13	20/55	P	P	X	X	XX	dead, Rec REMOVAL
809	Coast live oak	5	12/16	F	FP	X			Rec SP
810	Coast live oak	4,3	14/16	FG	FP	X			Rec SP
811	Coast live oak	8.5	16/18	FG	FP	X	X	XX	double leader @4', Rec prop or REMOVAL
812	Coast live oak	10	16/26	F	FP	X			diameter @3.5', double leader w/ included bark @4', double leader @6', Rec SP
813	Monterey pine	11	30/50	FP	F	X	X	XX	possible pitch cankerL
814	Coast live oak	10.25	30/35	FG	FP	X			triple leaders @12', dead pine fallen into tree, leaning, Rec SP, EWR
815	Coast live oak	5.5	18/12	FG	FP	X			double leader w/ included bark @5', fungal infection at base, Rec SP, excise infection
816	Monterey pine	22	45/70	FP	P	X	X	XX	multiple beetle pitch tubes, pitch canker, double leader @13', Rec REMOVAL
817	Coast live oak	7.75, 5.25	16/18	FG	FP	X			diameter at 3.5', double leader from 1', co-dominant leader w/ included bark @3.5', Rec EWR
818	Monterey pine	20	80/100	FP	P	X	X	XX	leaning very strongly, pitch canker, beetle pitch tubes, Rec REMOVAL
819	Monterey pine	37	60/130	FP	P	X	X	XX	pitch canker, multiple leaders above 70', Rec REMOVAL
820	Monterey pine	10	1/22	P	P	X	X	XX	dead, Rec REMOVAL
821	Coast live oak	9.5	28/22	FG	FP	X			double leader @9', Rec SP, EWR
				TOTAL PROTECTED TREES*		**850**			
				TOTAL REMOVALS			**418**		
				TOTAL PROTECTED REMOVALS				**418**	

* 821 + 29 additonal willows asessed as a group under tree #582

Local Regualtions Applied to Determine Protected Status

The City of Monterey Code stipulates:
"Protected Tree" shall mean: a) trees located on a vacant private parcel that are more than two inches (2") in diameter when measured at a point four feet six inches (4'6") above the tree's natural grade; and, b) trees located on a private, developed parcel that are more than six inches (6") when measured at a point four feet six inches (4'6") above the tree's natural grade.

DWR - Dead Wood Removal: pruning to remove dead wood from a living tree
SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree
EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure
consider REMOVAL ** - this is a large tree with structural problems. Removal should be considered due to the potential for danger to passersby and property damage if structures or driveways are or will be nearby.

Commc	*Latin Name*	Count
Black a	*Acacia melanoxylon*	1
Ceanth	Ceanthus sp.	16
Coast li	*Quercus Agrifolia*	384
Coast r	*Sequoia sempervirens*	1
Monter	*Cupressus macrocarpa*	14
Monter	Pinus radiata	401
Willow	*Salix sp.*	4 entries for an inaccessible grove representing approx 33 individuals