

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING

1441 SCHILLING PLACE, 2nd FLOOR, SALINAS, CA 93901

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I. BACKGROUND INFORMATION

Project Title: Mata Enrique H & Connie M Trs

File No.: PLN180085

Project Location: 4053 Costado Road, Pebble Beach

Name of Property Owner: Mata Enrique H & Connie M Trs

Name of Applicant: Henry Mata

Assessor's Parcel Number: 008-091-005-000

Acreage of Property: 0.37 acre

General Plan Designation: Residential – Medium Density (Del Monte Forest Land Use Plan)

Zoning District: Medium Density Residential [MDR/4-D(CZ)]

Lead Agency: County of Monterey

Prepared By: Son Pham-Gallardo, RMA-Planning and Rincon Consultants, Inc.

Date Prepared: 08/30/20

Contact Person: Son Pham-Gallardo, Associate Planner

Phone Number: 831-755-5226

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. **Description of Project:** The proposed project involves the development of one parcel (APN 008-091-005-000) located in the Pebble Beach community and within the Del Monte Forest Land Use Plan area in unincorporated Monterey County. The project site address is 4053 Costado Road, less than 0.1 mile west of the city limits of the City of Monterey and approximately 1.9 miles southwest of the Pacific Ocean. The 15,705 square foot (sf) (0.37-acre) property is currently undeveloped and wooded. See **Figure 1** for the regional location and **Figure 2** for the project site.

The proposed project would involve construction of an approximately 4,208 sf two-story single-family dwelling with an attached 900 sf garage, first floor terrace, second floor terrace, covered porch, and a driveway and path built with pavers (Source IX.1).

In total, the proposed project would result in 3,657 sf of building coverage on the 15,705 sq. ft. parcel. The project would involve grading, approximately 487 cubic yards of cut and 181 cubic yards of fill, construction of the two-story residence and associated site improvements, including the removal of 18 Monterey pine trees and development on slopes in excess of 30 percent. Site access would be provided by way of State Route (SR) 1, entering Pebble Beach through the Highway 1 Gate and traveling 0.9 mile via Sunridge Road and El Bosque Drive.

Figure 1 Regional Setting

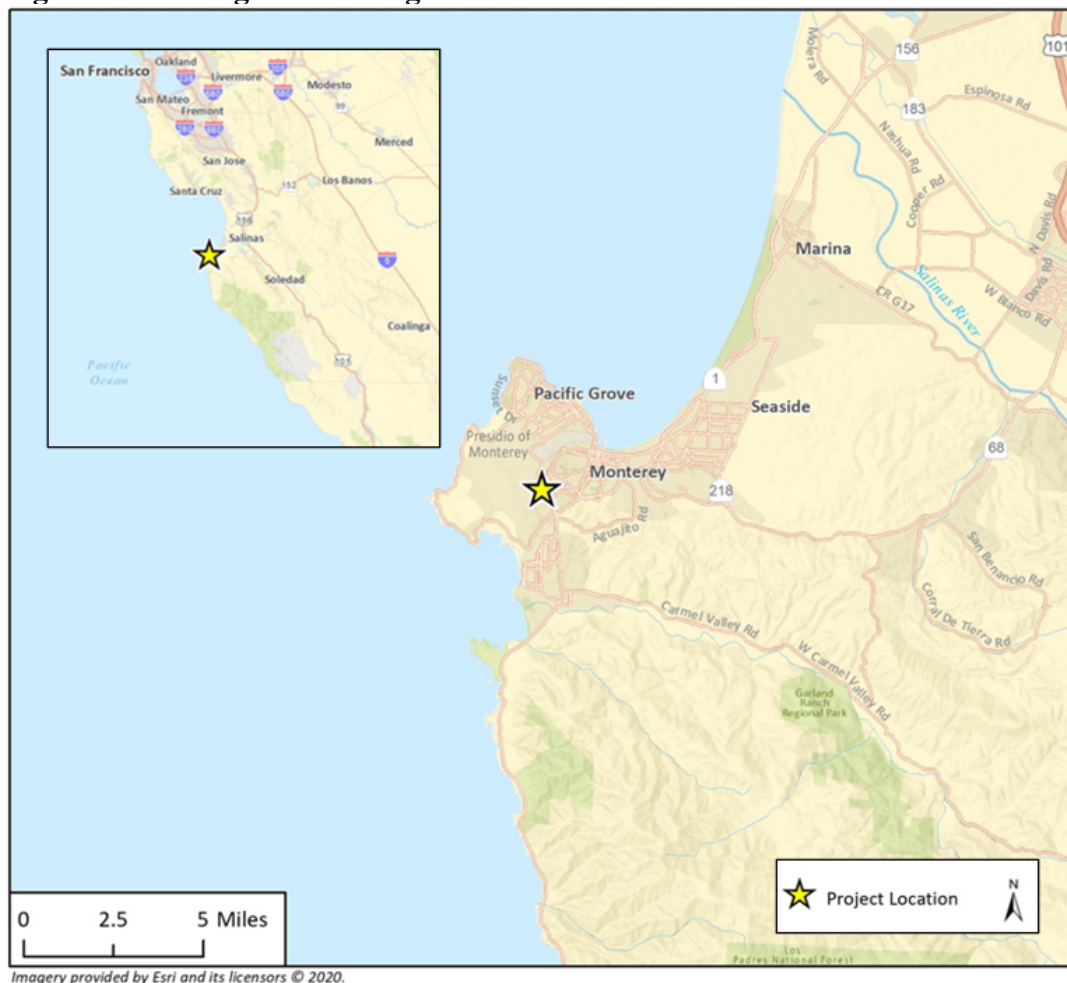


Figure 2 Project Site



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Fig 2 Project Location

B. Surrounding Land Uses and Environmental Setting:

The project site is located in an unincorporated portion of Monterey County, less than 0.1 mile west of the Monterey city limits and approximately 1.9 miles southwest of the Pacific Ocean. The project site is located in the Del Monte Forest Area Land Use Plan area within the unincorporated community of Pebble Beach and is in the Coastal Zone as defined by the California Coastal Zone Act of 1976. The site contains slopes up to approximately 22 degrees, or slightly over 40 percent, (Source: IX.2) and is currently undeveloped. The project site is surrounded by sparsely distributed residential development in a neighborhood heavily wooded with Monterey pine trees. Distant views are limited, but the project site surroundings are high in scenic quality due to the wooded setting and abundance of mature trees. Photographs of the site are provided in **Figure 3**.

The vegetation on the site comprises one primary plant community, Monterey Pine Forest, with fragments of central maritime chaparral (Source: IX.3). Vegetation on the project site is partially disturbed by fragmentation and non-native species. However, both plant communities on the property are considered environmentally sensitive habitat area (ESHA) under the 1982 Monterey County General Plan based on their potential to contain rare or endangered species. Additionally, both plant communities are protected as environmentally sensitive habitat under the California Coastal Act and Monterey County's Local Coastal Program.

C. Other public agencies whose approval is required:

The proposed project would require a Combined Development Permit from Monterey County consisting of:

- 1) Coastal Administrative Permit and Design Approval to allow construction of a 4,208 sf two-story residence with attached 900 sf garage, first floor terrace, second floor terrace, and covered porch;
- 2) Coastal Development Permit to allow development on slopes in excess of 30%;
- 3) Coastal Development Permit to allow removal of 18 Monterey pine trees; and
- 4) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area.

The County of Monterey's Local Coastal Program (LCP) has been certified by the State of California Coastal Commission; therefore, the County is authorized to issue Coastal Permits. No other public agency approvals would be required.

Figure 3 Site Photographs



Photograph 1. Project Site, Monterey Pine Forest



Photograph 2. Project Site, Looking East Along Costado Road



Photograph 3. Project Site Vegetation: Iceplant

(Source: Site Visit Photos, Monterey County RMA)



Photograph 4. Project Site Vegetation: California Huckleberry

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

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

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

General Plan: Within the coastal areas of unincorporated Monterey County, the 1982 Monterey County General Plan (General Plan) policies apply where the LCP is silent. Noise and energy policies are the primary sections that are addressed within the General Plan and not within the LCP. The Project involves development of a single-family residential home and associated site improvements in a residential neighborhood in Pebble Beach. Goal 22 of the General Plan is to maintain an overall healthy and quiet environment by trying to achieve living and working conditions free from annoying and harmful sounds. Temporary noise impacts during construction would be consistent with General Plan Policy 22.2.5 through implementation of noise regulations set forth in Monterey County Code Section 10.60.040. There is no indication that establishment of a single family residence in a residential neighborhood would result in a significant increase in ambient noise levels. Therefore, the Project's operational component would be consistent with Goal 22 and the applicable the noise policies of the General Plan. General Plan Energy Resources Policies 13.4.2 and 13.4.3 require new residential dwellings meet or exceed the building code efficiency standards and encourages designs which reduce demands for heating, cooling, ventilation and lighting. As discussed in Section IV.A of this Initial Study, construction of the project requires compliance with California's Green Building Standards code (CAL Green; CBC, Title 24, Part 11) and the 2019 Building Energy Efficiency Standards (CBC Title 24, Part 6). Therefore, the design, construction and performance standards of the project would be consistent with the General Plan's energy policies. Therefore the project, as proposed and conditioned, would be consistent with the noise and energy resource policies of the 1982 General Plan. (Source: IX.4) **CONSISTENT**.

Air Quality Management Plan: The 2012-2015 and the 2008 Air Quality Management Plan (AQMP) for the Monterey Bay Region (Source 7) address attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB) that includes unincorporated Big Sur areas. California Air Resources Board (CARB) uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration over a consecutive three-year period. The closest air monitoring site in Big Sur has given no indication during project review that implementation of proposal for a replacement single-family residence would cause significant impacts to air quality or greenhouse gas emissions (GHGs). (Reference: IX, 7) **CONSISTENT**.

Local Coastal Program-LUP: The project is subject to the Del Monte Forest Area Land Use Plan (LUP) policies and regulations found in the Monterey County Coastal Implementation Plans, Parts 1 (Monterey County Coastal Zoning Ordinance, Title 20) and 5 (Regulations for Development in the Del Monte Forest)(CIP), which are part of the Certified Local Coastal Program in Monterey County.

This Initial Study discusses consistency with relevant LUP policies in Section VI.11 (Source: IX.5).

The land use designation of the subject property identified in DMF LUP Figure 5 is Residential – Medium Density and zoning is Medium Density Residential, 4 units per acre with a Design Control overlay district, Coastal Zone or “MDR/4-D(CZ)”. As discussed in Section II. Description of Project and Environmental Setting of this Initial Study, the project would establish a residential use on the property. Therefore, implementation of the project would be consistent with the land use designation and zoning requirements of the property.

Section VI.1 – Aesthetics of this Initial Study discusses potential project impacts to aesthetics. In summary, DMF LUP Figure 3 – Visual Resources, does not delineate the subject property within a visually sensitive area. Even so, DMF LUP Scenic and Visual Resources Key Policy calls for protection of the scenic and visual resources of the Del Monte Forest area. Thus, only development that does not block significant public views and does not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive corridor and designated public access areas/vista points, shall be allowed. Further, DMF LUP policy 66 requires design review for development within Del Monte Forest. Consistent with this policy, the project design has been reviewed by County staff and the Del Monte Forest Land Use Advisory Committee and was found consistent with the character of the neighborhood. A standard condition of approval has been incorporated to ensure new lighting would not be intrusive. Monterey County Geographic Information System (GIS) indicates that the subject property has the potential to contain sensitive archaeological resources. Archaeological reports prepared for the Project confirms the presence of these resources. As discussed in section VI.5 – Cultural Resources of this Initial Study, a standard condition of approval has been applied and mitigation measures have been identified to reduce potential impact to archaeological resources to less than significant. As such, the Project as conditioned and mitigated, would be consistent with DMF LUP policies 57 through 63 which call for the protection of archaeological resources. The subject property is located within the Pescadero Watershed which drains into the Carmel Bay Area of Special Biological Significance. The site currently contains 19,774 square feet of impervious surfaces and after implementation of the Project, the impervious surface would be reduced to 8,741 square feet. This would bring the property into conformance with DMF LUP Policy 77 which limits impervious surface to a maximum of 9,000 square feet. Therefore, the Project is consistent with applicable policies of the Del Monte Forest Area Land Use Plan. (Reference 1, 3, 4, 5, 6) **CONSISTENT.**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Recreation | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Tribal Cultural Resources | <input checked="" type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

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

☐ Check here if this finding is not applicable

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

EVIDENCE:

Section VI.6 – Energy. The project would require energy during construction to operate construction equipment and for construction worker vehicle trips to and from the site. The project entails the construction of a single-family residence and associated site improvement on an

undeveloped lot. Given the scale of the project, construction energy use would be nominal and short-term. As such, it would not be considered wasteful, inefficient or unnecessary due to the scale of the project.

Operational energy demand would include electricity and natural gas, as well as gasoline consumption associated with operational vehicle trips. Monterey Bay Community Power would provide electricity to the site. The project would be required to comply with all standards set in California Building Code (CBC) Title 24, which would minimize wasteful, inefficient, or unnecessary consumption of energy resources during operation. California's Green Building Standards code (CAL Green; CBC, Title 24, Part 11) requires utilization of energy efficient light fixtures and building materials into the design of new construction projects. Furthermore, the 2019 Building Energy Efficiency Standards (CBC Title 24, Part 6) require newly constructed buildings to meet energy performance standards set by the California Energy Commission (CEC) and mandates installation of solar photovoltaic systems for new single-family homes. *Therefore, the project would not conflict with a plan for renewable energy or result in wasteful or inefficient energy use.* NO IMPACT. (Source: IX.11).

Section VI.8 – Greenhouse Gas Emissions. Temporary construction-related greenhouse gas emissions would result from usage of equipment and machinery. Operationally, the project would incrementally increase energy consumption at the project site and vehicular traffic in the surrounding vicinity, thus incrementally increasing greenhouse gas emissions. However, the increase would not be substantial given that the project involves one single-family residence and associated site improvements. Monterey County does not have a greenhouse gas reduction plan with numerical reduction targets applicable to the proposed project by which consistency or conflicts can be measured. However, the 2010 General Plan policies contain direction for the preparation of such a plan with guidance on what goals or measures should be accomplished in development of a plan. The proposed project does not conflict with the policy direction contained in the 2010 General Plan nor the Monterey County Municipal Climate Action Plan or the Association of Monterey Bay Area Government's 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy because it would involve construction of a single family residence on a site zoned for residential land use. *Therefore, the proposed project would not result in significant increases in greenhouse gas emissions or conflict with an applicable plan, policy or regulation.* NO IMPACT. (Source: IX.4, IX.12, IX.13).

Section VI.9 – Hazards/Hazardous Materials. Project construction would require the use of heavy equipment typical of construction projects, the operation of which could result in a spill or accidental release of hazardous materials, including fuel, engine oil and lubricant. However, the use and transport of any hazardous materials would be subject to existing federal, state, and local regulations, which would minimize risk associated with the transport hazardous materials. Operationally, the project would not involve the use or storage of hazardous materials, other than small quantities of those typically associated with residential uses, such as fuels used for the operation of motor vehicles, landscaping supplies and cleaning products. The project would not create stationary operations and therefore would not emit hazardous emission within 0.25 mile of an existing or proposed school.

The project would not be located on or within 1,000 feet of a known active hazardous materials site (Source: IX.14 & IX.15). The project site is not located near an airport or airstrip. Given that the project would entail the construction of one single-family residence in an existing medium

density residential area the project would not impair or interfere with an adopted emergency response or evacuation plan. The project area is located in a California Department of Forestry and Fire Protection (CAL FIRE) State Responsibility Area (SRA) classified as a Very High Fire Hazard Severity Zone (IX.16). However, the proposed project would not expose people or structures to significant risk of loss, injury or death involving a wildland fire. See Section VI.20, *Wildfire*, for additional discussion of potential impacts related to wildfire. *As described above, the proposed project would not result in significant impacts related to hazards/hazardous materials.* NO IMPACT. (Source: IX.14, IX.15, IX.16).

Section VI.12 – Mineral Resources. No mineral resources have been identified within the vicinity of the project site. *Therefore, the proposed project would not result in impacts to mineral resources.* NO IMPACT. (Source: IX.21).

Section VI.14 – Population/Housing. The proposed project would incrementally increase population in the area as it involves the construction of a single-family residence. According to the U.S. Census 2018 American Community Survey 5-year estimates, the average household size is 3.3 persons per household in Monterey County and 2.2 persons per household in the nearby City of Monterey. Conservatively assuming consistency with the higher Monterey County average, the project would add approximately four persons to the local population. This represents an incremental increase and the project would not otherwise induce substantial unplanned population growth. The project would not alter the location, distribution, or density of housing in the area in any significant way or create demand for additional housing. *Therefore, the proposed project would not result in impacts related to population and housing.* NO IMPACT. (Source: IX.22).

Section VI.15 – Public Services. The project site is served by the Pebble Beach Community Services District Fire Department, Monterey County Sheriff’s Department, and Monterey Peninsula Unified School District. Given the minor and incremental increase in population associated with this project (approximately four persons), it would result in a negligible impact to public services and would not necessitate new or physically altered government facilities. *Therefore, the proposed project would not result in impacts related to public services.* NO IMPACT. (Source: I, IV, V)

Section VI.16 – Recreation. Given the small increase in population associated with the project, it would not result in an increase in use of existing recreational facilities that would cause substantial physical deterioration or require the construction or expansion of recreation facilities in the vicinity of the project. No parks, trail easements, or other recreational facilities would be substantially impacted by the proposed project. *Therefore, the proposed project would not result in impacts related to recreation.* NO IMPACT. (Source: I, IV, V)

Section VI.17 – Transportation. The project would involve development of one single-family residence on a site zoned for such use. CEQA Guidelines Section 15064.3(b)(1) applies to land use projects and describes criteria for analyzing transportation impacts, stating, “Vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact.” The Governor’s Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (2018) has set a screening threshold of 110 trips per day to quickly identify when a project would have a less than significant impact due to VMT. The proposed project is only estimated to include a population increase of four persons and therefore

would generate a minimal number of trips, well below the OPR screening threshold. As a result, the proposed project can be screened out and would not have an impact due to VMT. During construction, nearby roadways would experience minor and temporary increases in traffic due to construction equipment and worker vehicle trips. Construction equipment would be routed to and from the site using State Route (SR) 1, entering Pebble Beach through the Highway 1 Gate and traveling 0.9 mile via Sunridge Road and El Bosque Drive. The project would be consistent with existing land uses in the vicinity of the project site and would not conflict with any program, plan, ordinance or policy related to transportation systems. Existing roadways near the project site would not be altered. As such, the project would not create new transportation hazards or incompatible uses and would not interfere with emergency access. *Therefore, the proposed project would not result in impacts related to transportation.* NO IMPACT. (Source: IX.23, IX.24).

Section VI.18 – Tribal Cultural Resources. Pursuant to Public Resources Code Section 21080.3.1, the Monterey County RMA – Planning Division initiated Assembly Bill (AB) 52 consultation with local tribal representatives on October 15, 2019. No request for tribal monitoring was made by tribal representatives. Therefore, the County may proceed with permitting the project with the assumption that the project would not impact tribal cultural resources. *Therefore, the proposed project would not result in impacts to tribal cultural resources.*

Section VI.19 – Utilities/Service Systems. The proposed project is a single family home, which would incrementally increase demand on regional water supplies. California American Water (CalAm), the water purveyor for the area, is currently under a Cease & Desist Order by the State Water Resources Control Board which prohibits CalAm from allowing new water connections. In 2005, the then owners of the subject property was granted a Water Entitlement of .33 acre feet per year from the Pebble Beach Company under the Monterey Peninsula Water Management District Ordinance Nos. 39 and 109. Thus, water to serve the project site would be provided by CalAm.

The project would connect to the Pebble Beach Community Services System wastewater collection system, which contracts with the Carmel Area Wastewater District for sewage treatment and disposal. Electricity and natural gas would be provided by Monterey Bay Community Power and Pacific Gas & Electric, respectively. Solid waste from the project site would likely be delivered to the Monterey Peninsula Landfill. Given that the project would result in the construction of a single-family residence in an area with other residences served by these utilities, increased demand for utility service would be negligible and would not necessitate the construction of additional facilities. *Therefore, the proposed project would not result in significant impacts related to utilities and service systems.* NO IMPACT. (Sources: IX.25, IX.20).

B. DETERMINATION

On the basis of this initial evaluation:

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



Signature

Son Pham-Gallardo

October 8, 2020

Date

Associate Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

This Initial Study/Mitigated Negative Declaration has been prepared pursuant to Public Resources Code, Division 13, Section 21000 et. seq. (“The California Environmental Quality Act” or “CEQA”) and the California Code of Regulations, Title 14, Division 6, Chapter 3 (“Guidelines for Implementation of CEQA”).

This document is intended to inform the Zoning Administrator and the public of the potential environmental impacts that may result from the project. In general, the document attempts to identify foreseeable environmental effects, identify ways the potential impacts can be avoided or reduced, establish a threshold used to evaluate the severity of impacts, and identify measures that can be applied to reduce potential impacts (mitigation measures).

This document is focused only on those items where a potential impact to “resources” exist. A brief explanation for a “no impact” determination is provided above. More detailed discussion on potential impacts to aesthetics, biological resources, cultural resources, energy, geology and soils, and land use are described below.

This document represents the independent judgement of the County of Monterey.

VI. ENVIRONMENTAL CHECKLIST

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

Discussion/Conclusion/Mitigation:

The project site is located in an existing residential community in Pebble Beach. As shown in **Figure 3**, the project site is currently vacant and wooded. Monterey County has designated areas of visual sensitivity with designations of Sensitive, Highly Sensitive and Critical Viewshed depending on a location's aesthetic quality and visibility. The project site and surrounding vicinity are not designated as visually sensitive (Source IX.26). The nearest mapped area of visual sensitivity is located approximately one mile southeast of the project site, adjacent to SR 1 and Aguajito Road. The stretch of SR 1 nearest the project site (approximately 0.9 mile southeast) is the nearest designated state scenic highway (Source IX.26).

1(a) and (b). No Impact.

The project includes construction of a two-story single family residence and attached garage in an existing residential community. The residence would be of similar character to other residences in the surrounding area. The project site is not designated as visually sensitive and is not visible from SR 68 or nearby public areas, such as Huckleberry Hill Natural Habitat Area and SFB Morse Botanical Reserve, located approximately 0.2 mile and 0.8 mile west respectively, due to distance, topography, and existing forest vegetation. The project site is not visible from SR 1, the nearest State Scenic Highway located approximately 0.9 mile southeast. As a residential neighborhood with heavy tree cover, there are no scenic vistas within or visible from the project site. Therefore, the project does not have the potential to impact a scenic vista or scenic resources within a state scenic highway. As such, the project would have no impact on a scenic vista or scenic resources within a state scenic highway.

1(c). Conclusion: Less than Significant Impact.

The project site is located in a developed area and is surrounded by existing roadways and single family residences. As such, the site is considered urbanized for the purpose of this analysis. The site is zoned for residential development, with a zoning designation of MDR/4-D(CZ), indicating that medium density residential development is allowable and that the site is within a Design Control or “D” zoning district. Therefore, special design review requirements would apply, as discussed below.

The site is not located in an area with designated visual sensitivity (Source IX.26). Although the project would add a single family residence to an existing neighborhood, it would not substantially alter the visual character of the area. The project would be consistent with existing zoning regulations and would receive Design Approval by Monterey County as part of the entitlement. Design Approval is the review and approval of the exterior appearance, location, size, materials and colors of proposed structures. The purpose of Design Approval is to protect the public viewshed, neighborhood characters, and the visual integrity of proposed development. Chapter 21.44 stipulates specific required elements that must be included in a Design Approval Application, such as drawings that show front, side, and rear elevations of the proposed structure, color samples, proposed landscaping, and other design elements. A Design Approval and accompanying materials were submitted with the project application and have been reviewed to ensure consistency with the Monterey County Code of Ordinances, Del Monte Forest Area LUP, and 1982 Monterey County General Plan. On October 4, 2018, the proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC). Pursuant to Monterey County Board of Supervisors Resolution No. 15-103, the purpose of a LUAC is to reflect the perspective of the local community with an emphasis on neighborhood character and recommendations shall focus on site design and local considerations. The LUAC supported the project as proposed with a unanimous vote of 5 to 0. Therefore, the project would not conflict with applicable zoning regulations governing scenic quality and impacts would be less than significant (Source: IX.20, IX.26).

1(d). Conclusion: Less than Significant Impact.

There is currently no nighttime lighting on the site, and nighttime lighting in the vicinity is limited to exterior lighting associated with other nearby residences. The project plans do not include exterior lighting for the proposed residence. In accordance with 1982 General Plan Policy 26.1.20, the project has been conditioned to submit an exterior lighting plan to ensure lighting would be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare fully controlled. Upon compliance with these requirements, the project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. Therefore, the project would have less than significant impacts related to light and glare (Source: IX.20).

2. AGRICULTURAL AND FOREST RESOURCES

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

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

Discussion/Conclusion/Mitigation:

The project site is located on an undeveloped site, surrounded by residential development. There are no agriculturally zoned properties or agricultural operations occurring within the vicinity of the subject property. The project includes tree removal and in accordance with Coastal Implementation Plan Section 20.147.050.B.1, a Tree Resource Assessment and Management Plan was prepared for the project site by Frank Ono in February 2018 (Appendix BIO-2). This report identifies the site's vegetation community as a Monterey pine forest, consisting of a mixture of Monterey pines and coast live oaks. Native tree cover at the project site is greater than 10 percent and as such, the project site is considered Forest Land.

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

The subject property is designated as "Other Land" under the Department of Conservation Farmland Mapping and Monitoring Program (Source: IX.6). Project construction would not result

in conversion of Important Farmland to non-agricultural uses. The project area is not under a Williamson Act contract (Source: IX.7) and is not located in or adjacent to agriculturally designated lands.

The California Public Resources Code (PRC) defines Forest Land as land that can support 10 percent 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 (PRC §12220(g)). As discussed above, the property is considered Forest Land based on this definition. However, the property and surrounding areas are zoned for residential development. Therefore, the project would not conflict with existing zoning or cause rezoning of Forest Land.

PRC section 4526 defines “Timberland” 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. Commercial species shall be determined by the board on a district basis. California Government Code section 51104(g) defines “Timberland production zone” or “TPZ” as an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h). With respect to the general plans of cities and counties, “timberland preserve zone” means “timberland production zone”. The subject property is not considered timberland nor is it zoned as a TPZ. Therefore, project implementation would result in no impact to these resources. (Sources: IX.6, IX.7, IX.8)

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

The proposed project would involve removal of 18 Monterey pine trees. According to the Tree Resource Assessment, all trees proposed for removal are in “fair” or “poor” condition, and no significant long-term effects to the forest ecosystem are anticipated. In accordance with Del Monte Forest Coastal Implementation Plan section 20.147.050.C.6, removal of native trees shall be mitigated through on-site replacement equating to an equal number of trees of the same variety, provided such replacement will not result in an overcrowded, unhealthy forest environment. The Tree Resource assessment found that the subject property would not have sufficient room to plant replacement with the long-term objective of a one-for-one replacement. Instead, it was recommended existing conifer tree/saplings on the property be protected and supplemented with additional planting of 8 Monterey pines to maintain conifer presence on the site. As such, conditions of approval for the project include replacement or relocation of 8 Monterey pine trees and protection during construction for retained trees has been incorporated and no mitigation is required. Therefore, the proposed project would result in less than significant impacts to forest resources. (Source: IX.8)

3. AIR QUALITY

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

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

Discussion/Conclusion/Mitigation:

The project site is located within the North Central Coast Air Basin, which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). Project construction would involve equipment typically used in residential construction projects, such as excavators and trucks, that would emit air pollutants such as carbon monoxide (CO), particulate matter less than 10 microns in diameter (PM10) and 2.5 microns in diameter (PM2.5), and nitrogen oxides (NOX). Construction of a single-family residence and associated site improvement on the property would not result in the emission of substantial amounts of air pollutants. Impacts related to the emission of air pollutants during construction would be minor and temporary in nature.

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

According to the MBARD CEQA Guidelines, a project would have a significant short-term construction impact if the project would emit more than 82 pounds per day or more of PM10. Further, the MBARD CEQA Guidelines set a screening threshold of 2.2 acres of construction earthmoving per day, meaning that if a project results in less than 2.2 acres of earthmoving, the project is assumed to be below the 82 pounds per day threshold of significance. The proposed project would result in less than 2.2 acres of earthmoving per day, and as a result, would be below the threshold and would have a less than significant impact to air quality from construction activities. The minor construction-related impacts would not violate any air quality standards or obstruct implementation of the most recent MBARD Air Quality Management Plan. Grading on the site would be subject to the regulations contained on Monterey County Code sections 16.08 - Grading and 16.12 – Erosion Control. Implementation of these requirements would ensure dust from grading activities are controlled. Operational emissions would not be substantial as they would only involve vehicle trips and energy usage associated with one single-family residence. Therefore, the proposed project would result in less than significant impacts to air quality and

would not conflict with or obstruct implementation of the applicable air quality plan (Source: IX.9, IX.10).

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

Discussion/Conclusion/Mitigation:

Monterey County Graphic Information System indicates the potential for pine rose, Monterey pine forest and central maritime chaparral to be on and near the subject property. In accordance with Del Monte Forest Land Use Plan (LUP) Policy 12 and Coastal Implementation Plan (CIP) Section 20.147.040.B.1, a Biological Assessment, prepared by Pat Regan on June 26, 2018 (Appendix BIO-1) was submitted with the project application. Since the project includes tree removal, a Tree Resource Assessment and Management Plan was prepared by Frank Ono in February 2018 (Appendix BIO-2) and was submitted with the application materials in accordance with CIP Section 20.147.050.B.1.

4(a). Conclusion: Less than Significant with Mitigation.

The Biological Assessment and Tree Resource Assessment and Management Plan confirmed the presence of Monterey pine forest and central maritime chaparral plant communities within the project site. The biologist also observed Monterey pine (*Pinus radiata*, California rare plant rank 1B.1) and pine rose (*Rosa pinetorum*, California rare plant rank 1B.2) within the development area. These plants are considered rare, threatened, or endangered. Special status species known to occur in maritime chaparral and Monterey pine plant communities along the Monterey County coast include the following:

Plants

- Monterey clover (*Trifolium trichocalyx*) Federal and State Endangered
- Yadon's rein orchid (*Piperia yadonii*) Federally Endangered

Animals

- Western bumble bee (*Bombus occidentalis*) State Candidate
- California red-legged frog (*Rana draytonii*) Federally Threatened
- California tiger salamander (*Ambystoma californiense*) Federal and State Threatened

The project site is also directly adjacent to Yadon's rein orchid federally designated critical habitat; however, these areas do not occur on-site (Source: IX.3) and no off-site project elements are proposed. Therefore, no impacts to these critical habitats would occur from project development.

The proposed project would have the potential to impact habitat at the project site by clearing a portion of the site for construction of the project. Recommendations in the Biological Assessment would be applied as mitigations and would require complete avoidance of pine rose. Prior to any groundbreaking, an approved biologist would flag the boundaries of pine rose populations potentially impacted during construction. The Biological Assessment also includes mitigation measures for tree removals, including a nesting bird survey no more than two days prior to tree removal activities.

With the implementation of Mitigation Measures No. 1, 2 and 3, the project would not have a substantial adverse effect either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species and potential impacts would be less than significant with mitigation.

Mitigation Measure No. 1: Protection of on-site Pine Rose (*Rosa Pinetorum*) Population. For the protection of pine rose (*Rosa pinetorum*) and to ensure grading and construction activities are conducted in accordance with the recommendations contained in the Biological Resources Assessment (Planning File LIB180337), the owner/applicant shall enter into a contract with a qualified biologist. The contract shall include, but not be limited to the following actions conducted by a qualified biologist:

- Review final construction documents to verify consistency with the preliminary plans and the Biological Resources Assessment.
- Conduct a site survey prior to site disturbance and stake and flag boundaries of the pine rose (*Rosa pinetorum*) population in accordance with **Mitigation Measure No. 2.**
- Review and approve the protective fencing plan in accordance with **Mitigation Measure No. 3.**

- The owner/applicant shall delegate responsibility and authority to the project arborist to stop construction in the event the work is found to be inconsistent with the approved plans, Best Management Practices or if the pine rose (*Rosa pinetorum*) population is not adequately protected. The contractor and biologist shall develop a plan to remediate and/or revise procedures and methods to accomplish the objective of **Mitigation Measure Nos. 2 and 3**.
- Prepare and submit a final report to RMA-Planning for review and approval indicating that the protection measures in place were successful.

Mitigation Measure Monitoring Action No. 1a: Prior to the issuance of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified biologist for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Mitigation Measure Monitoring Action No. 1b: In the event work is stopped by the project arborist due to inconsistency with the approved plans, Best Management Practices or if the pine rose (*Rosa pinetorum*) population is not adequately protected, the owner/applicant shall submit a remediation plan outlining revised procedures and/or methods, prepared by the contractor and project arborist, that accomplishes the objectives of **Mitigation Measure Nos. 2 and 3**. This plan and evidence of successful implementation shall be submitted to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 1c: Prior to final inspection of construction permits for grading or building, the owner/applicant shall submit a final report prepared by a qualified biologist demonstrating monitoring of grading and construction activities occurred and met the requirements specified in **Mitigation Measure Nos. 1, 2, and 3** to RMA-Planning for review and approval.

Mitigation Measure No. 2: Pre-Construction Biological Identification of Pine Rose (*Rosa Pinetorum*). In order to avoid construction impacts to the Pine rose (*Rosa pinetorum*) population on-site, a qualified biologist shall conduct an on-site assessment and stake and flag the boundaries of the Pine rose (*Rosa pinetorum*) population. The boundaries shall be assessed by the Architect and owner/applicant, in consultation with a qualified biologist, to determine whether any plants in the population will be impacted during construction of the currently proposed design. If plants are identified to be impacted, the Architect, owner/applicant, and biologist shall explore design changes to avoid them. Populations that cannot be avoided at the project site through redesign, and would be impacted by development, shall be mitigated through implementation of a replanting and restoration plan.

Mitigation Measure Monitoring Action No. 2a: Prior to commencement of construction activities, a qualified biologist shall conduct an on-site assessment and stake and flag the boundaries of the Pine rose (*Rosa pinetorum*) population on-site, as described in **Mitigation Measure No. 2**. The owner/applicant shall submit evidence to RMA-Planning to determine compliance with the mitigation prior to issuance of construction permits for grading and building.

Mitigation Measure Monitoring Action No. 2b: If the Architect, owner/applicant and qualified biologist find that the approved site development will impact Pine rose (*Rosa pinetorum*) plants they shall explore design changes to achieve avoidance. If the redesign is feasible in avoidance, the owner/applicant shall contact RMA-Planning and obtain any necessary permit amendments prior to commencement of construction activities.

Mitigation Measure Monitoring Action No. 2c: If the Architect, owner/applicant and qualified biologist find that the redesign of the approved site development is not feasible and Pine rose (*Rosa pinetorum*) plants cannot be avoided, a replanting and restoration plan shall be prepared in consultation with a qualified biologist. Prior to issuance of construction permits for grading and building, the replanting and restoration plan shall be submitted to RMA-Planning for review and approval. The restoration plan shall include, at a minimum, the following components:

- Identify the responsible parties for implementation, monitoring and maintenance of the replanting and restoration area.
- Description of the Impact Site – Identify the area(s) and quantity of the Pine rose (*Rosa pinetorum*) plants to be impacted by the development.
- Description of the Replanting and Restoration Area – Identify the replanting and restoration area. This area shall be encompassed by the Permanent Pine Rose (*Rosa pinetorum*) Protection Fencing required by **Mitigation Measure No. 3**.
- Implementation – Describe techniques and logistics on how a qualified biologist will transplant the impacted Pine rose (*Rosa pinetorum*) plants. Provide a rationale for expecting implementation success, responsible parties, schedule, site preparation and replanting plan.
- Maintenance and Monitoring – A qualified biologist shall identify the appropriate maintenance and monitoring activities necessary for a successful plan, including but not limited to, weed removal, irrigation and monitoring period(s).
- Goals and Objectives – Describe success criteria based on the goals and measurable objectives. Appropriate criteria shall be developed in consultation with a qualified biologist.
- Contingency – Describe appropriate adaptive management measures to address any shortcomings in meeting success criteria.
- Final Reporting – Based on the monitoring requirements identified by a qualified biologist, describe when and why type of materials will be submitted to RMA-Planning as evidence of successful replanting and restoration of the Pine rose (*Rosa pinetorum*) plants.

Mitigation Measure No. 3: Pine Rose (*Rosa pinetorum*) Protective Fencing. In order to prevent construction and operational activities from damaging the pine rose (*Rosa pinetorum*) population on site, the owner/applicant shall develop a Temporary Pine Rose (*Rosa pinetorum*) Protection Fencing plan and a Permanent Pine Rose (*Rosa pinetorum*) Protection Fencing plan for the pine rose population on site. The plans shall be developed in consultation with a qualified biologist and submitted to RMA-Planning for review and approval. The Pine Rose (*Rosa pinetorum*) Fencing plans shall demonstrate how the following measures shall be implemented:

- Demarcate installation of temporary protection fencing areas on a site plan consistent with the recommendations contained in the Biological Resources Assessment (Planning File LIB180337) and the locations identified through implementation of **Mitigation Measure No. 2**.
- Identify the type of temporary protection fencing material utilized to ensure that the fencing that will exclude machinery and excessive foot traffic through the pine rose (*Rosa pinetorum*) population during construction.
- Install the temporary protective fencing prior to commencement of construction activities.
- Demarcate installation of permanent protection fencing areas on a site plan consistent with the recommendations contained in the Biological Resources Assessment (Planning File LIB180337), the locations identified through implementation of Mitigation Measure No. 2, and based on any site recommendations made by a qualified biologist prior to completion of construction activities.

Mitigation Measure Monitoring Action No. 3a: Prior to approval of construction permits for grading and building, the owner/applicant shall develop and submit a Temporary Pine Rose (*Rosa pinetorum*) Protection Fencing plan, as described in **Mitigation Measure No. 3**, to RMA-Planning for review and approval. The approved Temporary Pine Rose (*Rosa pinetorum*) Protection Fencing plan shall be incorporated into the approved set of job-site and office-copy construction plans for grading and/or building.

Mitigation Monitoring Action No. 3b. Prior to issuance of construction permits for grading and building, the owner/applicant shall provide evidence to RMA-Planning documenting installation of the temporary protective fencing in accordance with the approved plan.

Mitigation Monitoring Action No. 3c. Prior to final of construction permits for grading and building, the owner/applicant shall submit documentation that implementation of the Temporary Pine Rose (*Rosa pinetorum*) Protection Fencing plan has been successful to RMA-Planning for review and approval.

Mitigation Monitoring Action No. 3d. Prior to final of construction permits for grading and building, the owner/applicant shall submit a Design Approval for construction of a Permanent Pine Rose (*Rosa pinetorum*) Protection Fencing plan, as described in **Mitigation Measure No. 3**.

Mitigation Monitoring Action No. 3e. Prior to final of construction permits for grading and building, the owner/applicant shall submit documentation demonstrating installation of the Permanent Pine Rose (*Rosa pinetorum*) Protection Fencing according the approved plan.

4(b). Conclusion: Less than Significant Impact.

The central maritime chaparral and Monterey pine forest within the project parcel are considered sensitive natural communities by the California Department of Fish and Wildlife (CDFW 2019) and an environmentally sensitive habitat area (ESHA) by the California Coastal Commission

(CCC). The Del Monte LUP requires new development to avoid ESHA if feasible, and if avoidance is not feasible, to minimize impacts to ESHA to the greatest extent feasible.

Construction activities would be limited to the project site and the project entails development of 3,657 sf of site coverage within a 15,705 sf parcel. The parcel is located within a residential area, and the site itself is partially disturbed by fragmentation and encroachment of non-native species. The project has been sited to minimize impacts to ESHA by developing on the most disturbed portions of the parcel. Therefore, impacts to this habitat would be considered less than significant without mitigation.

4(c). Conclusion: No Impact.

No riparian, wetland, or potentially jurisdictional features are present on the project site (Source: IX.8). The nearest riparian habitat is Seal Rock Creek, approximately 0.6 mile to the southwest. Construction activities would be limited to the project site and would not impact nearby riparian habitat areas. No impact to riparian, wetland or potentially jurisdictional features would occur.

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

The site is situated within the Del Monte Forest in a residential neighborhood, surrounded by roads and numerous single-family homes. Wildlife movement corridors can be both large and small scale. No riparian corridors or waterways are present in the project site to provide local-scale opportunities for wildlife movement. The project site could potentially act as a corridor for local wildlife movement, particularly for relatively disturbance tolerant species such as fox, coyote, raccoon, skunk, deer, and bobcat. However, the project site itself is not a distinct or critical wildlife movement corridor and does not, in and of itself, connect two or more distinct and isolated natural areas. Given the small size of the development and surrounding residential neighborhood, no potential for significant disruption of wildlife movement is expected as a result of the proposed project, and the project would not result in a significant impact to wildlife connectivity in the region. In accordance with the Migratory Bird Treaty Act of 1918, a standard condition of approval has been incorporated into the project requiring a bird nesting survey if tree removal and/or site disturbance occurs during nesting season. Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. The project as proposed and conditioned, would have a less than significant impact to migratory birds.

4(e). Conclusion: Less than Significant Impact.

The Del Monte Forest LUP allows the removal of trees that are not part of a forest or are within non-ESHA forests; however, tree removal in ESHA forests are only allowed as part of restoration and enhancement projects. The Monterey County Code of Ordinances requires trees of 12 inches or more in diameter at breast height to be replaced on the parcel with the same species. Ten of the eighteen Monterey pine trees proposed for removal are over 12 inches at DBH and would require replacement.

The Tree Resource Assessment and Management Plan prepared for the project provides numerous recommendations for tree replacement, tree replanting, tree protection, and ongoing monitoring (Source: IX.8 and Appendix BIO-2). These recommendations provide for successful tree replacement and include protection of tree roots from excessive damage during construction and pruning specifications for design and fire safety. To ensure development occurs in accordance with the recommendations of the Forester, a standard condition of approval has been incorporated into the project requiring the owner/applicant to record a notice stating that all development shall be in accordance with the Tree Resource Assessment and Management Plan. The project, as proposed and conditioned, would ensure that the development would not conflict with the LUP or the Monterey County Code of Ordinances or any other local policies that pertain to biological resources and would reduce potential impacts related to tree removal to a less than significant level.

Biological Resources 4(f) – No Impact

The project site is not included in an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact would occur.

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

Discussion/Conclusion/Mitigation:

Del Monte Forest Land Use Plan Policies 57 through 63 requires avoidance, preservation or mitigation of impacts to identified archaeological or cultural resource sites. Monterey County Geographic Information System indicates that the subject property and surrounding area have a moderate archaeological sensitivity (Source: IX.30). In accordance with Coastal Implementation Plan Section 20.147.080.B.1, an archaeological survey report was not submitted with the project application.

5(a). Conclusion: No Impact

The project site is undeveloped and does not contain any built features that may be considered historical resources. Therefore, the proposed project would have no impact on historical resources.

5(b) and (c). Conclusion: Less than Significant Impact.

As stated previously, the site is classified as having moderate archaeological sensitivity. The potential for encountering potentially significant archaeological resources during project construction is low, due to the absence of any known resources, the small size of the project site,

and the limited amount of proposed ground disturbance. If archaeological resources or human remains are accidentally uncovered during construction, a standard condition of approval has been incorporated requiring halting work within the vicinity of the find until a qualified archaeologist evaluates it. In accordance with State Health and Safety Code Section 7050.5, the condition also requires that if unanticipated human remains are unearthed, no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to the Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and make recommendations to the landowner within 48 hours of being granted access. Therefore, the project as proposed and conditioned, would have less than significant impacts to archaeological resources and/or human remains (Source: IX.20).

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

Discussion/Conclusion/Mitigation:

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

7. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The project site is currently undeveloped and wooded, with slopes of up to 22 degrees, or 40 percent, and contain soils with moderate erosion potential. A Geotechnical Investigation for the project site was completed by Pacific Crest Engineering Inc. in February 2017 (Appendix GEO-1) to determine the suitability of the soils at the project site for the proposed project. Three six-inch diameter test borings were drilled at the site to depths of 11.5 to 21.5 feet below existing grades, and the boring logs, field observations, and laboratory test data were analyzed to determine the suitability of the site. Groundwater was not encountered.

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

The project site is located approximately 0.5 mile from the nearest fault, the Monterey Bay-Tularcitos Fault but is not mapped within a fault zone (Appendix GEO-1). Therefore, there is no risk for fault rupture at the project site. There would be no impact. Potential impacts associated with proximity to active faults are discussed below (Source: IX.2).

7(a.ii) and (a.iv). Conclusion: Less than Significant Impact.

Seismic shaking can cause liquefaction and seismic settlement to occur during earthquake events. Liquefaction is the process by which unconsolidated, saturated soils change to a near-liquid state during ground-shaking. Lateral spreading is the sliding movement of an intact block of land that may occur during an earthquake, potentially causing considerable property damage, and a landslide is a movement of surface material down a slope.

The project site is located in a seismically active area, with the nearest fault, the Monterey Bay-Tularcitos Fault, located approximately 0.5 mile southwest of the project site. According to the Geotechnical Investigation, due to the proximity of the site to active and potentially active faults, it is reasonable to assume the site will experience high intensity ground shaking during the lifetime of the project, which could result in the hazards described above. However, the report concludes that the project would be feasible from a geotechnical engineering standpoint provided the project implement recommendations intended to reduce the potential for structural damage to an acceptable risk level. These recommendations would be applied as part of the construction permit process as Monterey County's Single-Family Dwelling Building Permit Submittal Requirements necessitate the permit application materials include a geotechnical report. Pursuant to implementation of these recommendations, potential impacts would be less than significant.

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

The project site includes slopes up to approximately 22 degrees, or 40 percent, and soil with moderate erosion potential. Project construction, particularly during site preparation, excavation, and grading, could result in erosion and loss of topsoil from the site. The project entails grading of approximately 668 cubic yards of cut and fill and the removal of 18 Monterey pine trees. The project would be required to comply with Monterey County Code Chapter 16.12, *Erosion Control* (Source: IX.14). This chapter sets forth required provisions for preparation of erosion control plans that outline methods to control runoff, erosion, and sediment movement. In compliance with these measures, the project applicant has prepared a Construction Management Plan which notes that an approved grading and erosion control plan would be implemented prior to excavation. Additionally, the Geotechnical Investigation includes recommendations for erosion control that would be incorporated into the erosion control plan (Sources: IX.2, IX.20).

Construction and operation of the proposed single family home would not result in substantial erosion or loss of topsoil. Compliance with existing regulations through preparation of an erosion control plan would reduce potential impacts to a less than significant level.

7(c) and 7(d). Conclusion: Less than Significant Impact.

As described above, the project site contains slopes of up to 40 percent and soils with moderate erosion potential, with potential geologic hazards related to unstable and expansive soils. The project would involve construction of a single family residence, which would require excavation and grading prior to the laying of a foundation. Loose soils at the site could become unstable upon

construction, resulting in inadequate support for the proposed structure. The recommendations in the Geotechnical Investigation, as described above, would be applied as part of the construction permit process. These include measures to ensure a stable foundation and a seismically resilient structure, such as guidance for replacement of unsuitable on-site soils. According to the report, the project would be feasible from a geotechnical standpoint with incorporation of these recommendations. Therefore, potential impacts would be less than significant.

7(e). Conclusion: No Impact.

The project would connect to the Pebble Beach Community Services System wastewater collection system, which contracts with the Carmel Area Wastewater District for sewage treatment and disposal. No septic tank is proposed. Therefore, there would be no impact.

7(f). Conclusion: Less than Significant with Mitigation.

The project site is currently wooded and does not contain unique geologic features. Given the small disturbance area for the project, it is unlikely that any previously unknown paleontological resources would be encountered during construction activities. However, ground disturbing activities always involve the possibility of such a discovery. Therefore, Mitigation Measure No. 4 is required to reduce impacts to a less than significant level.

Mitigation Measure No. 4: *Accidental Discovery of Paleontological Resources.* In the event a previously unknown fossil is uncovered during Project construction, all work shall cease until a certified paleontologist can investigate the finds and make appropriate recommendations. Recommendations shall include fossil salvage, curation, and reporting requirements.

Mitigation Measure Action No. 4a: Prior to issuance of construction permits for grading and building, the owner/applicant shall include a note on the construction plans encompassing the language contained in **Mitigation Measure No. 4**. The owner/applicant shall submit said plans to RMA-Planning for review and approval.

8. GREENHOUSE GAS EMISSIONS

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

Discussion/Conclusion/Mitigation:

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

9. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

10. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The subject property is a vacant parcel and the proposed site improvements would result in a new potable water connection and the conversion of pervious surfaces into impervious surfaces. The project has been reviewed by the RMA-Environmental Services for project consistency with Monterey County regulations for development within the floodplain, grading activities, and erosion control.

10(a), (c.iv), (d) and (e). Conclusion: No Impact.

The proposed project would not violate any water quality standards or waste discharge requirements, as it would only involve the construction of one single-family residence and associated site improvements on a site that is zoned for such a use with a Coastal Administrative Permit and Design Approval. As a 4,208 square foot single family home, the project would only incrementally increase regional water demand. No groundwater was encountered in the borings to

a maximum depth of 21.5 feet during geological evaluation and it is not anticipated that the depth of excavation for the proposed project would exceed 21.5 feet (Source: IX.18). Therefore, the project would not substantially impact groundwater basins and would not conflict with the Monterey County Groundwater Management Plan (Source: IX.17). The Monterey County Geographic Information System and review by the RMA-Environmental Services demonstrates that the subject property is not located within a 100-year flood hazard area, tsunami or seiche zones. The project plans identify that structural improvements would occur in an area with an elevation between 770 and 790 feet above sea level. Therefore, the project would not risk release of pollutants due to project inundation. Therefore, the project would not result place structures within a flood hazard area or impede or redirect flood flows, resulting in no impact.

10(b), (c.i), (c.ii) and (c.iii). Conclusion: Less Than Significant Impact.

Implementation of the proposed project would result in approximately 487 cubic yards of cut and 181 cubic yards of fill and approximately 3,657 square feet of new impervious surface. These improvements would have the potential to substantially reduce groundwater recharge, alter the existing site drainage patterns, and contribute to existing runoff in the area. Adoption of County grading, erosion control, and floodplain regulations were intended to protect and promote health, safety, and the public welfare by minimizing conditions of accelerated erosion, protecting the natural environment, and preventing danger from flooding. Section 15183(g) of the CEQA Guidelines considers these regulations as uniformly applied development standards and their application to projects can be applied as conditions of approval without the need for further mitigation.

Changes in the project site's existing drainage pattern would have the potential to interfere with groundwater recharge, result in substantial erosion or siltation on or off-site, increase the amount and rate of surface runoff potentially resulting in flooding, and/or provide a new source of polluted runoff. In order to address these potential issues, the proposed development includes preliminary plans for civil improvements consisting of a grading and erosion control plan. The project has been reviewed by RMA-Environmental services and a recommended condition of approval requiring submittal of a stormwater control plan. Further, grading permits shall meet the requirements set forth in Monterey County Code Chapters 16.08 and 16.12 which pertain to grading and erosion control. Therefore, implementation of the project, as proposed and conditioned, would ensure drainage characteristics of the project site would not be altered in a manner that would substantially increase erosion or runoff or interfere with flood flows. With adherence to Monterey County regulations for impervious surface cover, erosion control, and urban stormwater management, the proposed project would result in less than significant impacts related to hydrology/water quality (Sources: IX.17, IX.18, IX.19, IX.20).

11. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The subject property is governed by the 1982 Monterey County General Plan and the Del Monte Forest Land Use Plan (LUP), which provides regulatory framework through identified goals and policies for the protection of coastal resources and guidance for development. These goals and policies are implemented through Monterey County Coastal Implementation Plans, Part 1 (Coastal Zoning Ordinance or Title 20) and Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area (Chapter 20.147). The DMF LUP map (**Figure 5**) illustrates the land use designation for the subject property as “Residential – Medium Density.” Zoning on the property is Medium Density Residential, 4-units per acre, Design Control District, Coastal Zone or MDR/4-D(CZ), consistent with the land use designation. The proposed project is a request to establish a residential use on the currently vacant property which is a principally allowed use listed in the MDR zoning district, provided a Coastal Administrative Permit is obtained.

11(a). Conclusion: No Impact.

The project site is within the Pebble Beach community in unincorporated Monterey County, surrounded by medium density residential development. Construction of a single-family residence on the site would be consistent with and continue the existing medium density residential development pattern in the area and would not cut off connected neighborhoods or land uses from each other. No new roads, linear infrastructure, or other development features are proposed that would divide an established community or limit movement, travel or social interaction between established land uses. Project construction would not physically divide an established community. No impact would occur.

11(b). Conclusion: Less than Significant with Mitigation Incorporated.

Chapter 3 of the LUP contains policies that pertain to land use and development in the plan area. The project would add one single-family residence on a parcel designated for medium density residential use and would not conflict with land use policies specified in the LUP. Prior to implementation, the project would require issuance of construction permits and approval of a Combined Development Permit from the County.

The LUP also contains policies related to the protection of biological resources. With implementation of Mitigation Measures Nos. 1 through 3 contained in Section VI.4, *Biological Resources* of this Initial Study, the project would not conflict with the LUP. Therefore, potential impacts related to conflicts with a LUP would be less than significant with mitigation incorporated (Source: IX.5).

Mitigation:

Implementation of Mitigation Measures Nos. 1 through 3 are required to reduce potential impacts to biological resources to a less than significant level, thus ensuring compliance with the Del Monte Forest LUP. Refer to Section VI.4 for the mitigation text.

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

Discussion/Conclusion/Mitigation:

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

13. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Construction of the proposed project would generate temporary noise in the vicinity of the site due to the use of heavy equipment such as excavators, graders, large trucks and machinery typically used during residential construction projects.

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

The nearest noise-sensitive receptors to the project site are the existing single-family residences at 4051 and 4055 Costado Road, adjacent to the site to the east and west, respectively, at distances of approximately 30 feet from the construction site to the edge of the structures. Construction activities would be required to comply with the Monterey County Noise Ordinance as described in Monterey County Code Chapter 10.60. The ordinance applies to “any machine, mechanism, device, or contrivance” within 2,500 feet of any occupied dwelling unit and limits the noise generated to 85 dBA at a distance of 50 feet from the noise source. Noise-generating construction activities are limited to the hours between 7 a.m. and 7 p.m. Monday through Saturday; no construction noise is allowed on Sundays or national holidays. Project construction would also generate a temporary increase in groundbourne vibration levels during the excavation and grading phases of project construction. However, pile driving would not be required, and construction activities would not generate excessive vibration levels. Operationally, the project would not result in a substantial permanent increase in ambient noise given that it involves one single-family residence, accessory structures, and associated site improvements on a property zoned for residential use.

13(c). Conclusion: No Impact.

The project is not located in the vicinity of a public airport or private airstrip. The nearest airport, Monterey Regional Airport, is over 3 miles east of the subject property. Therefore, the proposed project would result in no impact pertaining to exposing people to excessive noise (Source: IX.20).

14. POPULATION AND HOUSING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

15. PUBLIC SERVICES

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

Discussion/Conclusion/Mitigation:

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

16. RECREATION

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

Discussion/Conclusion/Mitigation:

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

17. TRANSPORTATION/TRAFFIC				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

18. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the waste water 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

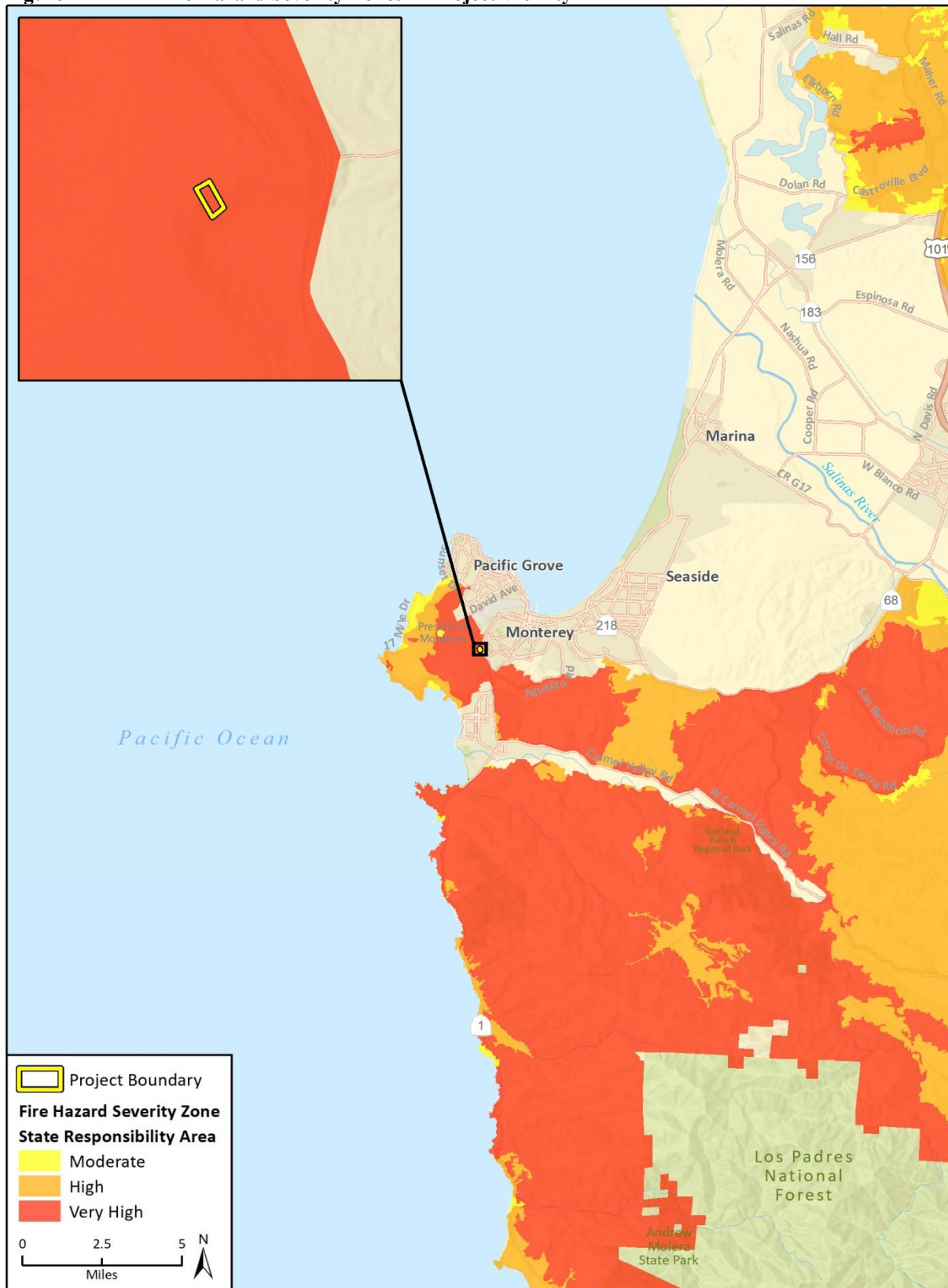
20. WILDFIRE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project:				
a) Substantially impair an adopted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

Discussion/Conclusion/Mitigation:

In California, responsibility for wildfire prevention and suppression is shared by federal, state and local agencies. Federal agencies have legal responsibility to prevent and suppress wildfires in Federal Responsibility Areas (FRAs). CAL FIRE prevents and suppresses wildfires in State Responsibility Areas (SRAs), which are non-federal lands in certain unincorporated areas. Wildfire prevention and suppression in Local Responsibility Areas (LRA) are typically provided by city fire departments, fire protection districts, counties and by CAL FIRE under contract to local government in some cases. LRAs include incorporated cities, surrounding unincorporated areas, cultivated agriculture lands, and portions of California's deserts.

While nearly all of California is subject to some degree of wildfire hazard, there are specific features that make certain areas more hazardous. CAL FIRE is required by law to map areas of significant fire hazards based on fuels, terrain, weather and other relevant factors (Source: IX.16). The primary factors that increase an area's susceptibility to fire hazards include topography and slope, vegetation type and vegetation condition and weather and atmospheric conditions. CAL FIRE maps fire hazards based on zones, referred to as Fire Hazard Severity Zones. The three levels of severity zones are Moderate, High and Very High. Each of the zones influence how people construct buildings and protect property to reduce risk associated with wildland fires. Under state regulations, areas within Very High Fire Hazard Severity Zones (VHFHSZ) must comply with specific building and vegetation management requirements intended to reduce property damage and loss of life within these areas. As shown in **Figure 4**, the project site is located in an SRA and VHFHSZ (Source: IX.16).

Figure 4 Fire Hazard Severity Zones in Project Vicinity



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Additional data provided by CalFire, 2007.

Fig. 4 Fire Hazard Severity Zones

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

The proposed project would not impair an adopted emergency response plan or emergency evacuation plan as the proposed project does not occur along, or utilize, local roadways that are an identified evacuation route. The closest evacuation route and major roadway to the project site is SR 68, approximately 0.1 mile east of the subject property. The closest fire station is the Pebble Beach Fire Station located approximately 1.4 miles west of the property, at 3101 Forest Lake Road in Pebble Beach. The proposed project would add one single family residence to an existing medium density neighborhood with low traffic volumes and would not substantially impair an emergency response plan or emergency evacuation plan. Thus, potential impacts to an adopted emergency response or evacuation plan would be less than significant.

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

The project area is located in a SRA and is designated as a VHFHSZ, as shown in **Figure 4** (Source: IX.16). As a result, there is a potential for increased wildfire risk. Construction and operation of the proposed project would involve the use of flammable materials, tools, and equipment capable of generating a spark and igniting a wildfire. Additionally, increased vehicle traffic and human presence in the project area could increase the potential for wildfire ignitions (IX.16).

In accordance with state law, the project would be required to comply with the following measures to minimize occupant exposure to wildfire risks:

- Project design and construction would be carried out according to the 2019 CBC, which requires implementation of various features that would reduce the residence's vulnerability to wildfire, such as use of fire-resistant building materials.
- Consistent with Public Resources Code 4291, a defensible space area cleared of vegetation and other combustible materials would be maintained within 100 feet of the proposed residence to reduce fuel volumes and moderate fire behavior near the structure¹.

Furthermore, in accordance with California Public Resources Code Sections 4427, 4428, 4431, and 4442, maintenance activities associated with the proposed project, including establishment and maintenance of defensible space areas, would be conducted using fire-safe practices to minimize the potential for wildfire ignitions resulting from equipment use. For example, mowing and mechanical brush removal would be required to occur before 10AM during the fire season and would not be allowed under any circumstances when conditions are especially dry and/or windy. Compliance with existing state regulations and implementation of the fire protection design measures listed above, would reduce potential impacts due to risk of exposure to project occupants and surrounding residences to a less than significant level.

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

The project would not require the installation or maintenance of new roadways, emergency water sources, or power lines. The project would utilize infrastructure present in the vicinity, including Costado Road, power lines, water mains, and sewer lines. Consistent with Public Resources

¹ This regulation does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure.

Code 4291, a defensible space area cleared of vegetation and other combustible materials would be maintained within 100 feet of the proposed residence. Monterey County Code Chapter 18.10 requires onsite fire protection measures such as fire sprinklers in new residential structure. With implementation of existing local and state regulations, potential wildfire impacts resulting from installation and maintenance of project-related infrastructure would be less than significant.

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

Wildfires can alter existing plant communities and greatly reduce the amount of vegetation. Plant roots stabilize the soil and above-ground plant parts slow water, allowing it to percolate into the soil. Removal of surface vegetation resulting from a wildfire on a hillside reduces the ability of the soil surface to absorb rainwater, contributing to greater stormwater runoff that may lead to large amounts of erosion or landslides.

As described in Section VI.7, *Geology and Soils* of this Initial Study, areas of the project site where construction would occur include slopes with potential for erosion and landslides. Although no landslide deposits were mapped on the project site during geotechnical investigation, landslide deposits were noted in the vicinity. Due to the existing slope, the potential for erosion and landslides could be exacerbated by post-wildfire conditions where surface vegetation has been removed. The project would be required comply with all recommendations outlined in the Geotechnical Investigation as well as to the standards outlined in the project's Construction Management Plan to minimize potential runoff or slope instability impacts that may occur post-fire. Further, the project would be required to comply with relevant sections of the Monterey County Code that pertain to grading and erosion control, including Chapters 16.0 and 16.12. Upon compliance with residential design and County permitting requirements, potential impacts associated with runoff, post-fire slope instability or drainage changes would be less than significant (Source: IX.20).

VII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

VII(a). Conclusion: Less Than Significant with Mitigation.

As discussed in this Initial Study, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. Regarding biological resources, potential impacts to special status species and sensitive natural communities would be less than significant with mitigation, as stated in Section VI.4, *Biological Resources* of this Initial Study. All recommendations provided by the Biological Resource Assessment and Tree Resource Assessment and Management Plan would be applied as conditions of approval. In addition with to compliance with these recommendations, Mitigation Measures Nos. 1 through 3 would be required to reduce potential impacts to special status species, sensitive natural communities, and trees at the project site to a less than significant level. Regarding cultural resources, potential impacts to archaeological resources would be reduced to a less than significant level by adherence to County and State regulations.

VII(b). Conclusion: Less than Significant with Mitigation.

As discussed in this Initial Study, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. With implementation of required mitigation, the project would not result in substantial long-term environmental impacts and, therefore, would not contribute to cumulative environmental changes

that may occur due to planned and pending development. Potential cumulative impacts of the project would be less than significant with mitigation incorporated.

VII(c). Conclusion: Less Than Significant with Mitigation.

Effects on human beings are generally associated with impacts related to issue areas such as air quality, geology and soils, noise, traffic safety, and hazards. As discussed in this Initial Study, the project would have no impact or result in a less than significant impact in each of these resource areas. As discussed in Section IV.A, *Factors* of this Initial Study, the project would have no impact or less than significant impacts on air quality, hazards and hazardous materials, noise and transportation. As discussed in Section VI.7, *Geology and Soils* of this Initial Study, the project would be required to comply with recommendations from the Geotechnical Investigation prepared for the project site which would reduce potential impacts to a less than significant level. Therefore, the project would not cause substantial adverse effects on human beings, either directly or indirectly and impacts would be less than significant.

VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

To be considered for determination of “no effect” on fish and wildlife resources, development applicants must submit a form requesting such determination to the California Department of Fish and Wildlife. A No Effect Determination form may be obtained by contacting the Department by telephone at (916) 653-4875 or through the Department’s website at www.wildlife.ca.gov.

Conclusion: The project will be required to pay the fee unless a “no effect” determination can be obtained from the California Department of Fish and Wildlife.

Evidence: Based on the record as a whole as embodied in the RMA-Planning files pertaining to PLN180085 and the attached Initial Study/Proposed Mitigated Negative Declaration.

IX. SOURCES

1. Project Application and Plans (PLN180085)
2. Geotechnical Investigation, Pacific Crest Engineering Inc.
3. Mata Residence Biological Assessment, Pat Regan (Appendix BIO-1)
4. 1982 Monterey County General Plan
5. Del Monte Forest Area Use Plan
6. California Important Farmland Finder, California Department of Conservation
7. Monterey County, 2010. Monterey County Williamson Act Lands Map.
8. Tree Resource Assessment and Management Plan (Appendix BIO-2)
9. 2012-2015 Air Quality Management Plan, Monterey Bay Air Resources District
10. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District
11. California Building Code, Title 24
12. Monterey County Climate Action Plan
13. 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy, Association of Monterey Bay Area Governments
14. EnviroStor, California Department of Toxic Substances Control
15. GeoTracker, California State Water Resources Control Board
16. Fire Hazard Severity Zones in SRA: Monterey County, CAL FIRE
17. Monterey County Groundwater Management Plan
18. Geotechnical Investigation (Appendix GEO-1)
19. Monterey County Coastal Implementation Plan
20. Monterey County Code of Ordinances
21. Mineral Lands Classification Data Portal, California Department of Conservation
22. United States Census 2020 Population Estimates
23. CEQA Guidelines Section 15064.3(b)(1)
24. Governor's Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA
25. California Code of Regulations, Chapter 16
26. Monterey County Scenic Highway Corridors and Visual Sensitivity Map

27. California Department of Fish and Wildlife (CDFW). 2020. Biogeographic Information and Observation System (BIOS) www.wildlife.ca.gov/data/BIOS (accessed March 2020).
28. United States Fish and Wildlife Service (USFWS). 2019. Critical Habitat Portal.
29. California Department of Fish and Wildlife. Sensitive Natural Communities.
30. Monterey County Parcel Report for Assessor Parcel No. 008-091-005