

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING

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

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INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Green Jason E & Ann W Trs

File No.: PLN190083

Project Location: 3334 17 Mile Drive, Pebble Beach

Name of Property Owner: Green Jason E & Ann W Trs

Name of Applicant: Corey McMills C/O McMills Construction

Assessor's Parcel Number(s): 008-423-017-000

Acreage of Property: 2.0259 acre (88,248.2 sq. ft.)

General Plan Designation: Rural Density Residential

Zoning District: LDR/1.5-D(CZ)

Lead Agency: Monterey County Resource Management Agency – Planning

Prepared by: R. Craig Smith, Associate Planner

Date Prepared: October 7, 2020

Contact Person: R. Craig Smith, Associate Planner

Phone Number: (831) 796-6408

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project

The project application consists of new replacement of ornamental landscaping and associated landscape features, replacement of the paved driveway with a permeable surface driveway utilizing the present location, additions to the existing detached garage and guesthouse and conversion of this structure to an art studio/gym/guesthouse (**Figure 1**), and a new detached garage.



Figure 1: Detached garage to be converted to gym/studio/guesthouse

The new landscaping replaces ornamental landscaping in the vicinity of the existing single-family dwelling, detached garage, and motor court, and in select areas associated with the proposed detached garage and portions of the driveway to create a uniform landscape palette. The existing ornamental landscaping is in decline and in some cases obsolete or overgrown and will be replaced with new, low-water-use landscaping. The Project also includes replacement of the existing walkways contained within the landscaping, replacement of obsolete landscaping walls and stairs characterized by railroad ties, with new landscape walls of unfinished concrete face or stucco face of variable height but not exceeding approximately four (4) feet maximum height, and two (2) outdoor spas located on opposite ends of the existing dwelling. Included with the project is replacement of the nonpermeable driveway with a permeable driveway along with a pull-out to comply with fire safety standards. The project also includes additions of approximately 305 sq. ft. to the existing detached garage and guesthouse structure, resulting in an accessory structure of approximately 1,810 square feet that will be converted to a guesthouse/gym/art studio structure, and a new detached garage of approximately 799 sq. ft. located adjacent to the eastern portion of the existing motor court (**Figure 2**).



Figure 2: Location of proposed detached garage, inside of RR tie walls

Figure 3 and **Figure 4** below illustrate the existing site composition.



Figure 3 Existing SFD and existing detached structure

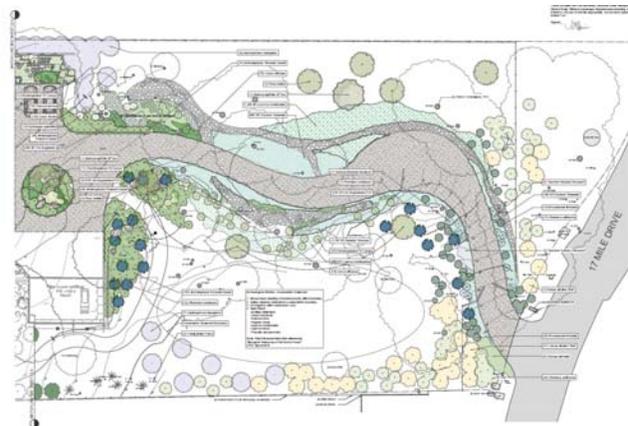


Figure 4: Proposed detached garage

The Project requires a Combined Development Permit consisting of:

- 1) Coastal Administrative Permit and Design Approval to allow for the demolition and construction of the structural development described above; and
- 2) Coastal Development Permit for development within 750 feet of know archaeological site.

The Combined Development Permit will be presented to the Zoning Administrator for consideration approximately 60 days after the close of the public comment period associated with this Initial Study. The parcel is located at 3334 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone.

B. Surrounding Land Uses and Environmental Setting

Regional Setting

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

Site Setting

The subject property is located on 17 Mile Drive and fronts the 2nd hole of the Pebble Beach golf course within the Del Monte Forest in Monterey County. The project site is a 2.0259-acre parcel located in a residential area developed with single-family dwellings and a private golf course adjacent to the southern portion of the site. The project site is developed with a 4,097 sq. ft. single-family dwelling and a 1,474 sq. ft. detached garage and guesthouse (**Figure 5**) built in 1978.



Figure 5: 3334 17 Mile Dr.

Site development also includes, a non-permeable motor court and driveway, and non-permeable hardscape characterized by walkways and terraces adjacent to the structural development of the site. The terraces were created as landscaped areas to enhance the development of the house. The site features a mix of Coast live oak, Monterey pine and redwood trees, and ornamental landscaping associated with the dwelling that is installed near the structural development and over portions of the parcel; the motor court is incorporated into the landscaping theme. The site also contains numerous non-natives, and, in some instances, invasive plant species scattered throughout. The lower – or southern - one half of the site fronts the Pebble Beach golf course and is located within an area designated as visually sensitive on the County GIS maps.

According to the County's GIS database and four (4) archaeological reports prepared for the Project, the project area is located within an area of high archaeological sensitivity. There are four (4) sites within ¼ mile of the project site, with CA-MNT-734 being the closest identified resources. See Section VI.5 below for a detailed discussion.

C. Other public agencies whose approval is required:

The Project is not subject to review by the California Coastal Commission because the County has an adopted Coastal Land use Plan and Coastal Implementation Plan. The conversion of the

existing detached garage and guesthouse to a studio/guesthouse/gym and the construction of a new detached garage are principal uses typically are not appealable to or by the California Coastal Commission pursuant to Monterey County Code (MCC) Section 20.86.080.A.4. However, the project site is within 750 feet of a known archaeological resource and requires a Coastal Development Permit that is appealable to or by the California Coastal Commission.

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

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

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

1982 Monterey County General Plan

As discussed below, the project site is subject to the Monterey County certified Local Coastal Plan (LCP). Policies of the *1982 Monterey County General Plan* (General Plan) apply where LCP policies are silent. Noise and energy policies are the primary sections that are addressed within the General Plan and not within the LCP. The proposed project is consistent with the Low Density Land use designation of this residential site, continuing the existing land use. The proposed project is the conversion of an existing detached garage with attached guesthouse to a detached accessory structure containing a guesthouse, gym, and art studio, construction of a new detached garage, and renovation of portions of the site’s ornamental landscaping and replacement of portions of the driveway with permeable materials. New structural development must meet Title 24 Building code regarding energy efficiency; construction noise would be intermittent and temporary. There would not be an increase in energy consumption related to the proposed development. Operational components of a replacement garage, updated landscaping, and expanded use of an existing accessory structure would have no impact on existing noise levels in the area . Therefore, the project proposal is consistent with the General Plan (Reference: IX, 2) **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

The project site is located within the Del Monte Forest Land Use Plan area and is subject the policies contained in the *Del Monte Forest Land Use Plan* (DMF LUP) and regulations found in the Monterey County Coastal Implementation Plans, Parts 1 (*Monterey County Coastal Zoning Ordinance, Title 20*) and Part 5 (*Regulations for Development in the Del Monte Forest*)(CIP).

The land use designation of the subject property identified in DMF LUP Figure 5 is Residential – Low Density and zoning is Low Density Residential, 1.5 acres per unit with a Design Control overlay district, Coastal Zone or “LDR/1.5-D(CZ)”. As discussed in Section II. Description of Project and Environmental Setting of this Initial Study, the Project consists of improvements to a residentially developed property without intensification of the existing use. 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, identifies that the area of development is located within a Visually Sensitive area. DMF LUP policy 52 requires development within the viewshed to be designed and sited to harmonize with the natural setting and not be visually intrusive. Consistent with this policy, 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 in the checklist on the following pages.

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

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

- Check here if this finding is not applicable.

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

EVIDENCE:

2. Agricultural and Forest Resources: The subject property is zoned LDR/1.5-D(CZ) or “Low Density Residential, 1.5 acres per unit, Design Control overlay district, Coastal Zone”, which allows residential, recreational, public and limited agricultural services. The Pebble Beach area is designated as a residentially developed zone by the Del Monte Forest Land Use Plan,

in recognition that the area contains numerous comparatively small parcels, generally unsuitable for other kinds of development. The subject property does not contain nor is it bordered by agricultural uses or timberland production or harvesting.

The Project would not convert important agricultural land to nonagricultural use. The small additions and interior reconfiguring of an existing appurtenant use, construction of a new 3-car garage adjacent to an existing motor court, and renovation of overgrown / outdated landscaping would not conflict with timberland production or result in the significant loss – no loss - of forestland. The Project would not change the environment of the property or surrounding area. *The Project would not result in impacts to forest or agricultural resources.* (Reference IX: 1, 2, 3, 4, 5 & 6) *No Impact.*

3. Biological Resources: The Project is not located within 150 feet of Environmentally Sensitive Habitat Area (ESHA). The project site is approximately two (2) acre in size and was developed in the 1970s with a single-family dwelling, detached garage with guesthouse attached, a motor court and driveway connecting to 17 Mile Drive. The property fronts Hole 2 of the Pebble Beach golf course. The site contains numerous Coast live oaks, a redwood, and instances of Monterey pine. The project site includes ornamental landscaping with landscape walls and terraces to define areas, and other non-native landscaping. This ornamental landscaping pattern is interspersed throughout the site to compliment the structural development and is degraded from age. The Project includes replacement of the ornamental landscaping with a mix of native and non-native plants, all low water usage plants. The Project also includes replacement of the impervious driveway with a permeable surface, upgrading the driveway to meet current fire department standards, additions to the existing detached garage/guesthouse, and the construction of as new detached garage. There is no tree removal necessary or proposed and the plans include notes for installation of tree protection fencing prior to commence of work. *The Project would not result in impacts to biological resources.* (Reference: 1, 3, 4, & 6) *No Impact.*

6. Energy: As described in the Section II.A – Description of Project of this Initial Study, implementation of the Project includes small additions and interior reconfiguration of an existing appurtenant use, construction of a new, detached 3-car garage adjacent to an existing motor court, and renovation of overgrown /obsolete landscaping on a developed lot within a built-out residential neighborhood. The Project would meet all building requirements to meet Title 24 of the Uniform Building Code (UBC). The Project would consume modest energy for functions such as internal building lighting, heating or air conditioning. *The Project would not result in impacts to energy resources.* (Reference: 1, 3, 4 & 5) *No Impact.*

7. Geology and Soils: According to the County’s GIS database, the project site is located approximately 3,600 feet east of the Cypress Point fault, an inactive fault. The project area is located within an area of moderate erosion hazard. The site is also identified as having a low risk for landslides and liquefaction in the County’s database. Although the project site would be exposed to ground-shaking from any of the faults that traverse Monterey County, the project would be constructed in accordance with applicable seismic design parameters in the current California Building Code. *The project will have no impacts related to geology and soils.* (Reference: 1, 3, 6, 7 and 14). *No Impact.*

10. Hydrology/Water Quality: The Project would not violate any water quality standards or waste discharge requirements nor substantially alter the existing drainage pattern of the site or area. The project site is not located within a 100-year floodplain and would not impede or redirect flood flows. The Project would not require a Stormwater Pollution Prevention Plan because it consists of minor changes to the structural development relating to residential use of the site, improvements to the site's landscaping, including replacing portions of the existing landscaping with drought—tolerant landscaping, and replacing the existing impermeable driveway with a permeable driveway. Additionally, the Project includes Best Management Practices to control storm-water runoff or erosion during the construction phase. *The Project would not result in impacts related to hydrology or water quality.* (Reference: 1 & 6) *No Impact.*
11. Land Use/Planning: The subject parcel is zoned Low Density Residential, 1.5 acre parcel size, with a Design Control overlay district (Coastal Zone) [LDR/1.5-D (CZ)], and the area west, east, and north of the site has this same zoning and land use designation; the adjacent land to the south is zoned Open Space and Recreational and includes the Pebble Beach golf course. The property is developed with a single-family dwelling, a detached appurtenant structure that includes a garage and a guesthouse, and ornamental landscaping. The Project involves small additions and interior reconfigurations of the appurtenant structure, construction of a new detached garage adjacent to an existing motor court, replacement of non-native, overgrown / obsolete landscaping with low-water use and in some cases native landscaping, and replacement of the existing impermeable driveway with a new permeable driveway. The Project would have no impact on zoning designations or land uses, and it is consistent with the LDR zoning designation and use. The site does not support any development beyond the existing single-family dwelling and appurtenant uses. Therefore, the proposed additions and interior reconfiguration of an existing appurtenant use, construction of a new 799 sq. ft. detached garage adjacent to an existing motor court, and replacement of overgrown landscaping would not physically divide, disrupt, or otherwise have a negative impact upon an established community, the existing neighborhood, or adjacent properties. The Project was reviewed for consistency with the 1982 Monterey County General Plan and the Local Coastal Program (Part 5, Del Monte Forest Area). As proposed, the Project is consistent with applicable General Plan and LCP policies as discussed in Section III of this Initial Study. The existing single-family dwelling and associated development of the site would continue to meet all development standards of the Monterey County Code 20.14. *The Project would not result in impacts to land use and planning.* (Reference: IX. 1, 2, 3, 4, 5, & 6) *No Impact.*
12. Mineral Resources: According to County resource maps, no mineral resources had been identified on the project site or would be affected by the Project. County resources maps have not changed since preparation of this Initial Study and no mineral resource are currently associated with this parcel. Additionally, there are no mineral resources for commercial use on the site. *The Project would not result in impacts on mineral resources.* (Reference IX: 1, 2 & 6) *No Impact.*
14. Population/Housing: Implementation of the Project would add a nominal amount of square footage to the existing detached appurtenant structure, and the construction of a new detached garage would not result in any additional residential units or the displacement of existing housing units. Therefore, the Project would not cause an increased demand for additional housing or substantially induce population growth in the area, either directly or indirectly, as

no new public infrastructure would be extended to the site. *The Project would not result in impacts related to population and/or housing.* (Reference: 1, 2, 3 & 6) *No Impact.*

15. Public Services: As described in Section II.A – Description of Project of this Initial Study, the Project includes small additions and interior reconfigurations of an existing appurtenant use, construction of a new detached garage adjacent to an existing motor court, replacement of overgrown landscaping, and the replacement of the existing impermeable driveway with a new permeable driveway in its present location. This Project would not result in impacts to existing public services provided by the Cypress Fire Protection District, Monterey County Sheriff Department, schools within the Carmel Unified School District, or public parks (also see evidence for Recreation below). The Project would not result in the expansion of other public facilities such as public roads or other form of infrastructure (also see Section VI.16). *The Project would not result in impacts to public services.* (Reference: 1 & 6) *No Impact.*
16. Recreation: As described in Section II.A – Description of Project of this Initial Study, the Project includes small additions and interior reconfigurations of an existing appurtenant structure, construction of a new detached garage adjacent to an existing motor court, replacement of overgrown landscaping, and the replacement of the existing impermeable driveway with a new permeable driveway in its present location. The Project does not trigger the need to provide park or recreation land and/or in-lieu fees established by the 1975 Quimby Act. Therefore, the Project would not result in a significant increase of the use of existing neighborhood and regional parks or other recreational facilities, causing substantial physical deterioration. The Project does not include or require construction or expansion of recreation facilities. *The Project would not result in impacts to recreational facilities.* (Reference: 1, 2, 3 & 7) *No Impact.*
17. Transportation. The Project would involve minor additions to an existing detached appurtenant structure, replacing portions of the existing landscaping, construction of a detached garage, and replacement of the existing driveway with a permeable driveway, in an existing residential neighborhood. 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 Highway 1 via 17 Mile 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 change the operational characteristics of the site, create new transportation hazards or incompatible uses and would not interfere with emergency access. *Therefore, the Project would not result in impacts related to transportation.* (Reference: 1, 2 & 6) *No Impact.*
19. Utilities/Service Systems: Potable water for the existing property is provided by the Pebble Beach Community Services District (PBCSD). Existing wastewater service is provided by the PBCSD and transferred to the Carmel Area Wastewater District for treatment. Any excess construction materials from the Project would be recycled as feasible with the remainder being hauled to landfill. However, the minimal amount of construction waste produced would not affect the permitted landfill capacity. *The Project would not result in impacts related to utilities/services.* (Reference: 1) *No Impact.*

20. Wildfire. Monterey County Geographic Information System indicates that the project site is located in a State Responsibility Area classified as a High Fire Hazard Severity Zone and the Project is for site improvements of residentially developed parcel which would not intensify the existing use. Therefore, the project would not result in an increased need for infrastructure or impair existing emergency response or evacuation plans; exacerbate wildfire risks; or expose people or structures to significant risks. *Therefore, the Project would not result in impacts related to wildfire.* (Reference: 1 & 6) *No Impact.*

B. DETERMINATION

On the basis of this initial evaluation:

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



October 7, 2020

Signature

Date

R. Craig Smith

Associate Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in the Public Resources Code Section 21099, would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 3, 4, 5 & 6)	<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? (Reference: 1, 2, 3, 4, 5 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	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? (Reference: 1, 2, 3, 4, 5 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Reference: 1, 2, 3, 4, 5 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Del Monte Forest Land Use Plan (DMF LUP) Figure 3 – Visual Resources, identifies that the southern portion of the project site is within a visually sensitive area. However, based on staff's site visit, the Project would not be visible from any scenic roadway or public viewpoints. The project site fronts the 2nd Hole of the Pebble Beach golf course and is approximately 1,800 feet north of Stillwater Cove and is not visible from 17 Mile Drive, Highway 1 or any public viewing point. As described in the Section II.A – Description of Project of this Initial Study, implementation of the Project includes small additions and interior reconfiguration of an existing appurtenant use, construction of a new, detached 3-car garage adjacent to an existing motor court, and renovation of overgrown /obsolete landscaping on a developed lot within a built-out residential neighborhood.

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

Based on the factors above, the Project would not damage any scenic resources and would not result in ridgeline development and the project site is not part of a scenic vista or panoramic view. The Project does not include a change to the existing residential zoning or use of the property and the site improvement would not substantially degrade the existing visual character of the site and its surroundings. Therefore, the Project would have no impact on a scenic vista, scenic resources or the existing visual character of the area.

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

The Project includes improvement of landscaped areas designed to support outdoor use for the enjoyment of the property owner and the construction of a new detached garage. This would result in new lighting that would have the potential to create any new sources of substantial light or glare which would adversely affect views in the area. Therefore, a standard condition of approval has been incorporated to require submittal of an exterior lighting plan to ensure any exterior lighting must be directed downward and illuminate only the intended area. Thus, the Project, as proposed and conditioned, would result in a less than significant impact to visual resources related to lighting.

2. AGRICULTURAL AND FOREST RESOURCES

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

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

Discussion/Conclusion/Mitigation

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

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Reference: 1, 2, 3, 7 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard? (Reference: 1, 2, 3, 7 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in significant construction-related air quality impacts? (Reference: 1, 2, 3, 7 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations? (Reference: 1, 2, 3, 7 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people (Reference: 1, 2, 3, 7 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. The subject property is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). The MBARD is responsible for producing a management plan that reports air quality and regulates stationary sources throughout the NCCAB. In this case, it is the 2012-2015 Air Quality Management Plan (AQMP), including the 1991 AQMP and the 2009-2011 Triennial Plan Revision (Source 9). Monterey County is within the federal and state attainment standards for carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), lead, and fine particulates (PM_{2.5}), and within the federal attainment standards for ozone (O₃) and respirable particulates (PM₁₀). The 2012-2015 Air Quality Management Plan (AQMP) addresses only attainment of the State zone standard.

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

The Project includes minor additions to an existing appurtenant structure, the construction of a new detached garage, renovation of the existing ornamental landscaping, and replacement of the existing paved driveway with a permeable driveway which would not result in a population increase not already accounted for in the 2018 *Regional Growth Forecast* adopted by the Associate

of Monterey Bay Area Governments. The Project would include the temporary use of large vehicles and construction equipment through the duration of the grading and construction of the retaining structures (piles and beam); however, emissions from these sources have been accounted for in the AQMP. Therefore, the Project would have no impact caused by conflict or obstruction of the AQMP. The construction could produce temporary odors during construction, but the Project incorporates Best Management Practices (BMPs) to control dust, runoff. However, the long-term residential use, the Project's operational component, would not result in uses or activities that produce sustaining objectionable odors that would affect a substantial number of people

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

The NCCAB is in nonattainment status of state standards for Ozone (O₃) and respirable particulates (PM₁₀) (Source 9). Therefore, projects resulting in a substantial increase in particulates PM₁₀ emissions would cause a significant impact to air quality. In addition, ambient ozone levels depend largely on the number of precursors, nitrogen oxide (NO_x) and reactive organic gases (ROG) emitted into the atmosphere. Implementation of the Project would result in temporary, short-term impacts resulting from construction and grading activities caused by dust generation and fuel combustion of construction vehicles (major sources of primary PM₁₀) and NO_x and ROG emittance.

The Project is limited to minor additions to an existing appurtenant structure, construction of a detached garage, renovation of the ornamental landscaping and replacement of the paved driveway with a permeable driveway. Any earth movement is well below the 2.2 acres of disturbance threshold established by the CEQA Air Quality Guidelines (Source 7). Therefore, this analysis is based on the assumption of the worst-case-scenario where all soils associated with a 2.2-acre grading project would be hauled offsite. The Project has been reviewed by RMA-Environmental Services (RMA-ES). In accordance with the regulations contained in Monterey County Code Chapter 16.12, a condition of approval has been incorporated requiring stabilization of disturbed areas and implementation of temporary erosion and sediment control measures to the satisfaction of RMA-ES.

Construction-related air quality impacts would be controlled by implementing the above-mentioned conditions. Therefore, implementation of the Project would result in less than significant impacts to air quality caused by pollutants currently in nonattainment for NCCAB and construction-related activities. Air pollutants would increase temporarily and return to base-line conditions after project completion. Therefore, impacts due to exposure of sensitive receptors to pollutant concentrations would be less than significant.

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (Reference: 1, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (Reference: 1, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (Reference: 1, 3, 4 & 6)	<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? (Reference: 1, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Reference: 1, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (Reference: 1, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? (Reference: 1, 2, 3, 4, 6, 9 & 10)	<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? (Reference: 1, 2, 3, 4, 6, 9 & 10)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries? (Reference: 1, 2, 3, 4, 6, 9 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The project site contains midden and potentially other archaeological artifacts. Additionally, there are four (4) archaeological sites within a ¼ mile radius of the project site. Four (4) archaeological studies were conducted in relation to the Project subject to this Initial Study. Susan Morley, MA, Registry of Professional of Archaeologists, prepared the first archaeological assessment of the project site in January 2019 (Reference: IX.10). The assessment resulted in the observation of cultural artifacts located in the northeastern portions of the subject property and most likely extending east to the neighboring parcel. Morley concluded that the materials and artifacts could possibly be related to a previously recorded archaeological site (CA-MNT-734), portions of which are located on the property immediately east of the project site, extending north of 17 Mile Drive and northeasterly to include the vicinity of Venadero Road. Morley also noted though the boundaries of this artifact can be approximated, they are not known with certainty. The conclusion of the Morley report (January 2019) recommends that a follow-up archaeological survey be conducted with augur explorations and supplemented with a survey unit to discover potential artifacts; any recovered artifacts should be carbon dated with the artifacts turned over to a natural history museum. Morley conducted the requested follow-up survey on December 14, 2019 with three (3) augur exploration in proximity of the additions to the existing detached garage and guesthouse structure, located in the southern portions of the parcel, and in the vicinity of the proposed detached garage adjacent to the motor court, an area closer to the know resources on the site. The augur excavation located near the existing detached garage and guesthouse, in the southern portion of the parcel, did not result in any cultural content. The augur excavations within the area of the proposed detached garage did produce cultural content in the form of faunal, notably shell fragments and stone. This discovery underscores the importance of the earlier archaeological survey and recommended that further study be conducted with augur excavation and a survey unit. The third archaeological study was conducted by Gail Bellenger of EMC Consultants, Monterey, California June 5, 2020, to comply with Morley’s recommendation. This study confirmed the observations and findings of the Morley studies, notably that no indicators of prehistoric resources were present in the southwestern portion of the site, where a small addition to the existing detached garage and guesthouse are proposed. This survey also confirmed that there were no indicators of prehistoric resources west of the driveway, or in the area of the proposed turnout on the western edge of the driveway. The Bellenger surveillance confirmed the existence of midden and shell

fragments over the eastern portions of the property, notably in the northeastern portions of the parcel, and in the vicinity of the existing parking area that is the location of the proposed detached garage, south of this confirmed artifact area. The Bellenger report notes that the existing development disturbed any potential artifacts when the railroad tie landscaping wall was installed in conjunction with the parking area in the 1970s. The Bellenger report recommended that an on-site meeting with the stakeholders, including a tribal representative. The on-site meeting took place June 16, 2020 and resulted in a fourth archaeological study being prepared. The conclusions of that study noted that the area of the proposed detached garage is in an area previously disturbed when the motor court and a landscape wall was constructed. However, the report did not recommend additional testing because of the previous disturbance in this area of the site, and that the project would be conditioned to include a scenic and conservation easement covering the northeastern portions of the parcel. Additionally, the project would be conditioned such that a professional archaeologist and a Native American monitor would be present during earth disturbing activities relating to the construction of the proposed detached garage. It was determined at the meeting that unit excavations would not be needed and that other mitigation measures would be more appropriate.

5 (a). Conclusion: No Impact.

Based on the archaeological reports prepared for the project (References 10 through 13), the subject property does not contain resources listed, or eligible for listing, in the California Register of Historical Resources or the Monterey County Register of Historic Resources. Monterey County Assessor's records indicate that the single family dwelling was established on the property in 1978, almost a decade after the most recent period of significance (Pebble Beach Post-War [1946-1969]) identified in the Pebble Beach Historic Context Statement. There is no indication that the existing structures and/or the subject property are historically significant. As such the Project would not conflict with any County or state historical resource plans or goals and would not result in impacts.

5 (b) and (c). Conclusion: Less Than Significant Impact with Mitigation

The Morley reconnaissance and Bellenger reconnaissance observed midden and shell fragments within the northeastern portion of the subject parcel. Morley conducted a follow-up reconnaissance during December 2019 that included auger tests adjacent to the location of the proposed detached garage, an area that is potentially at the limits of the existing midden field covering the northeastern portion of the property. Both Morley and Bellenger concluded that the area had been disturbed when the railroad tie landscaping wall and adjoining parking area were constructed in the 1970s.

Consistent with Del Monte Forest Land Use Plan policy 59, and as recommended in the Morley and Bellenger surveys, standard conditions of approval would be incorporated requiring dedication of a scenic and conversation easement be recorded over the northeast portion of the site and that work shall be halted and appropriate steps taken if an unexpected discovery of human remains occur.

The revised Bellenger survey (June 16, 2020) recommends that an on-site meeting be conducted with the stakeholders (the meeting did take place, see discussion above), that both a tribal representative and a professional archaeologist be on site during all soil-disturbing construction, that the northeastern portion of the parcel be fenced with construction fencing to demark the area to prevent disturbance, that work shall stop in the event that cultural resources are found and that

the professional archaeologist evaluate the find for significance. These recommendations would be applied as the mitigation measures described below and incorporated into the Project as conditions of approval. Implementation of the mitigations would reduce potential impacts to the significance of an archaeological resource to less than significant.

Mitigation Measure No. 1: Onsite Archaeological Monitor. In order to reduce potential impacts to cultural resources that may be discovered during development of the site, a qualified archaeological monitor shall be present during soil disturbance activities. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the archaeological monitor. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated, with the concurrence of the RMA-Planning, and implemented.

Mitigation Monitoring Action No. 1a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in **Mitigation Measure No. 1**. The owner/applicant shall submit said plans to RMA-Planning for review and approval.

Mitigation Monitoring Action No. 1b:

Prior to 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 archaeological monitor(s). The contract shall include provisions requiring the monitor be present during all activities involving soil disturbance, how sampling of the excavated soil will occur, authorizing the monitor to stop work in the event resources are found, and any other logistical information such as providing the monitor sufficient notice of when soil disturbance will occur. In addition, the contract shall include preparation of a report suitable for compliance documentation to be prepared within four weeks of completion of the data recovery field work. The contract shall be submitted to RMA-Planning 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 Monitoring Action No. 1c:

If archaeological resources are unexpectedly discovered during construction, work shall be halted on the parcel until the find can be evaluated and appropriate mitigation measures are formulated and implemented. Data recovery shall be implemented during the construction and excavation monitoring. If intact cultural features are exposed, they shall be screened for data recovery using the appropriate method for site and soil conditions. The owner/applicant shall allow the onsite Tribal Monitor (see **Mitigation Measure No. 3**) an opportunity to make recommendations for the disposition of potentially significant cultural materials found.

Mitigation Monitoring Action No. 1d:

A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to RMA-Planning and the Northwest Regional Information Center at Sonoma State University.

Mitigation Measure No. 2: Protective Fencing. In order to prevent construction activities from damaging cultural resources, the owner/applicant, in consultation with a qualified archaeologist, shall develop a protective fencing plan. The fencing plans shall be submitted to RMA-Planning for review and approval. The owner/applicant shall incorporate the fencing plan within the construction plans for grading and/or building.

Mitigation Measure Monitoring Action No. 2a: Prior to issuance of construction permits for grading and building, the owner/applicant shall develop a protection fencing plan, in consultation with a qualified archaeologist. The owner/applicant shall submit the finalized protective fencing plan to RMA-Planning for review and approval. The approved protective fencing plan shall be incorporated into the approved set of job-site and office-copy construction plans for grading and building. The plans shall incorporate following components:

- A project site plan clearly delineating resource areas to be protected, all locations where protective fencing shall be installed, and identify the protective fencing materials to be used.
- A signature and statement by a qualified archaeologist certifying that the protective fencing plan is consistent with **Mitigation Measure No. 2.**
- Protective fencing materials shall consist of chain link, snowdrift, hay bales, or mesh/field fencing (with openings greater than 1-inch and consistent with the California Coastal Commission 2012 bulletin on Wildlife-Friendly Plastic-Free Netting in Erosion and Sediment Control Products). If hay bales are used, bales shall be composed of sterile or clean straw, e.g. rice straw, free of seed and weed elements and certified as weed-free by the hay vendor.
- Protection fencing shall remain in place and be maintained in proper working order during the entire construction period.

Mitigation Monitoring Action No. 2b. Prior to final of construction permits for grading and building, the owner/applicant shall submit documentation that implementation of the protective fencing plan has been successful to RMA-Planning for review and approval.

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? (Reference: 1, 3, 6)	<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? (Reference: 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

7. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Reference: 1, 2, 3, 4 & 6) 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? (Reference: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Reference: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Reference: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Reference: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (Reference: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial direct or indirect risks to life or property? (Reference: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Reference: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a paleontological resource or site or unique geologic feature? (Reference: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

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

8. GREENHOUSE GAS EMISSIONS			Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:	Potentially Significant Impact				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Reference: 1, 2, 3 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? (Reference: 1, 2, 3 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

8 (a). Conclusion: Less than Significant Impact.

The Project includes minor additions to the existing detached garage with guest house, the conversion of structure into a gym/guesthouse/art studio, construction of a new detached garage of approximately 799 sq. ft., and major landscaping improvements including replacing portions of the existing driveway with a permeable surface. The Project would be implemented on a developed parcel within a built-out single-family residential neighborhood abutting a private golf course. From an operational GHG emission standpoint, this would result in no change to the baseline of the surrounding area. Temporary construction activities of the Project would be the main contributor to GHG emissions. However, quantifying Project emissions at this time would be too speculative. Therefore, in lieu of State guidance or locally adopted thresholds, a primarily qualitative approach was used to evaluate possible impacts from the Project.

Ambient ozone levels depend largely on the number of precursors, such as nitrogen oxide (NO_x) and reactive organic gases (ROG), emitted into the atmosphere. Implementation of the Project would result in temporary impacts resulting from construction and grading activities that require fuel combustion of construction vehicles, a primary source of NO_x and ROG emittance. Typical construction equipment would be used for the Project and NO_x and ROG emitted from that equipment have been accommodated within the AQMP. Therefore, implementation of the Project would produce no more than the threshold of significance of 82 pounds per day of GHG precursors and these precursor emissions would have a less than significant impact on GHGs (Source: IX. 1, 2, 3 & 6).

8 (b). Conclusion: No Impact.

As described above, the Project’s temporary construction and permanent use emissions are below the applicable GHG significance thresholds established by CARB, and the MBUAPCD has no established GHG thresholds. The Project would not conflict with any local or state GHG plans or goals. Therefore, the Project would not result in impacts. See previous Sections II.A (Project Description) and B (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

9. HAZARDS AND HAZARDOUS MATERIALS			Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:	Potentially Significant Impact				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Reference: 1, 2, 3 & 6)	<input type="checkbox"/>	<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? (Reference: 1, 2, 3 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Reference: 1, 2, 3 & 6)	<input type="checkbox"/>	<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? (Reference: 1, 2, 3 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (Reference: 1, 2, 3 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. HAZARDS AND HAZARDOUS MATERIALS		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Reference: 1, 2, 3 & 6)	<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? (Reference: 1, 2, 3 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Project includes minor additions to the existing detached garage with guest house , and the conversion of the structure into a gym/guesthouse/art studio (change of use), construction of a new detached garage of approximately 799 sq. ft., and landscaping improvements of removing old, overgrown landscaping with new plantings that are considered -low-water use plants, and replacing portions of the existing driveway with a permeable surface. Due to the nature of the Project, hazards and hazardous materials would not be typically found over the life span of the residential use. There would be no activities associated with the intended use of the single-family residential site that would produce or release hazardous emissions or handle hazardous materials during the lifetime of the residential use.

9 (a), (c), (d), (e), (f), and (g). Conclusion: No Impact.

The proposed use does not include routine transport or disposal of hazardous materials, produce hazardous emissions, nor is it located on a hazardous materials site per the State Cortese List. There are no hazardous materials or processes associated with the residential use of the property once the Project is implemented. In addition, the subject property is not located in proximity of an airport or private airstrip and is located within an area that is considered a built-out low-density residential neighborhood. Therefore, implementation of the Project would have no impact on the environment based on these hazards.

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

The site was developed in the 1978 with a single-family residence and detached garage with a guesthouse attached to this structure. The building industry transitioned away from asbestos and lead paint throughout the 70s with the products being banned from construction materials in 1977. However, taking a conservative stance, it is possible that construction materials used were left in the materials pipeline and contained asbestos and lead paint. There is a chance that implementation of the Project could have the potential to create a temporary impact during renovations to the existing garage / guesthouse structure. To address this impact, the Project has been conditioned to incorporate work-practice standards in accordance with Monterey Bay Air Resources District Rule 439. Compliance with these standards would ensure that any hazardous materials do not become airborne during demolition activities. Therefore, the Project as conditioned, would have a less than significant impact to the environment due to potential release of hazardous materials.

10. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? (Reference: 1, 2, 3, 4 & 6)	<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? (Reference: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site? (Reference: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? (Reference: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (Reference: 1, 2, 3, 4 & 6)	<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? (Reference: 1, 2, 3, 4 & 6)	<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? (Reference: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

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

11. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Reference: 1, 2, 3)	<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? (Reference: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

12. MINERAL RESOURCES

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

Discussion/Conclusion/Mitigation:

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

13. NOISE	Potentially Significant Impact	Less Than Significant Impact 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? (Reference: 1, 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels? (Reference: 1, 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Reference: 1, 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The subject property is located within a low-density residential area where there are sensitive noise receptors established. Operational components of a garage converted to a guesthouse and gym, and a new detached garage, once completed, would have no impact on existing noise levels in the area. However, there would be temporary noise impacts during any construction associated with the conversion of the existing detached garage into an art studio and gym, and the construction of a new detached garage, and the renovation of the landscape plan and reconstruction of portions of the driveway.

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

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

13 (c). Conclusion: No Impact.

Data contained in the Monterey County Geographic Information System (Source 6) confirms that the subject property is not within an area subject to an airport land use plan, within 2 miles of an airport, or within the vicinity of a private airstrip. The operational component of the Project – conversion of an existing detached garage and guest house to a guesthouse, studio and gym, and the construction of a new detached garage - would not result in the change of use of or the intensification of the existing single-family dwelling. Therefore, implementation would not expose people to noise levels that exceed Monterey County standards and would not substantially, and/or permanently, increase ambient noise levels. Therefore, the Project would not expose people residing or working in the area to excessive noise levels associated with airports.

14. POPULATION AND HOUSING				
Would the project:	Potentially Significant Impact	Less Than Significant Impact 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)? (Reference: 1, 2, 3 & 4)	<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? (Reference: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

15. PUBLIC SERVICES				
Would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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? (Reference: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Reference: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Reference: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Reference: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Reference: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

16. RECREATION				
Would the project:	Potentially Significant Impact	Less Than Significant Impact 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? (Reference: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Reference: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

17. TRANSPORTAION				
Would the project:	Potentially Significant Impact	Less Than Significant Impact 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? (Reference: 1, 2, 3 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (Reference: 1, 2, 3 4)	<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)? (Reference: 1, 2, 3 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access? (Reference: 1, 2, 3 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

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 section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or (Reference: 1, 2, 3, 4 &10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Reference: 1, 2, 3, 4 &10)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Based on the high archaeological sensitivity of the property, there is potential for the site to contain tribal cultural resources. Numerous on-site archaeological investigations occurred and reports prepared. The most recent report dated June 17, 2020 (Reference 13, Bellenger), provides the most up to date tribal cultural resource information. A search of the Native American Heritage Commission’s (NAHC) Sacred Lands File was conducted for the project area and the results were positive and a contact list of Native American tribes who may have knowledge of cultural resources in the project area was provided.

18 a(i). Conclusion: No Impact. Monterey County Geographic Information System data and cultural investigations for the Project (References 10 through 13) show no records of listing in the California Register of Historic Resources. Although there is potential for unidentified cultural resources to be on the site, evidence does not support that the known resources onsite are eligible for listing in the California Register of Historical Resources or in the Monterey County Register of Historic Resources. The Pebble Beach Historic Context Statement acknowledges the area contains archaeological resources from the Native American and Spanish Periods (pre to 1821). However, contributing structures in this time period have all disappeared and contributing sites have been excavated and/or disturbed. Therefore, implementation of the Project would have no impact on historic resources.

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

As recommended by the NAHC, letters were sent to the respective Native American tribes and a response letter, dated May 26, 2020, was received from the Esselen Tribe of Monterey County requesting formal consultation. The letter provided the following recommendations that would reduce potential impacts to cultural deposits onsite to a less than significant level: develop and implement an archaeological testing program prior to site disturbance in order to determine the boundaries of the cultural deposit; prepare a report documenting findings of the testing program; prepare a final technical report and file it with the Northwest Regional Information Center at Sonoma State University; and curate all cultural materials recovered at a suitable research facility.

On June 16, 2020, tribal consultation with Tom Nason-Chairman of the Esselen Tribe of Monterey County took place on the subject property. Discussions during consultation identified that no further testing was necessary since the development would be limited to areas with previously disturbed soils. However, it was identified that it would be appropriate to protect the identified cultural deposits through conveyance of a conservation easement and require a Tribal monitor onsite during soil disturbance.

As discussed in Section VI.5 – Cultural Resources of this Initial Study, the project includes a condition of approval requiring recordation of a Scenic and Conservation easement over that area of known resources for the purposes of preventing development of that portion of the site.

Through continuous discussions with Tribal representatives and background information contained in the archaeological reports (References 10 through 13), locations such as the coast and/or areas containing, or used to contain, a water source, have been known to provide occupation, gathering, and processing sites for Native Americans. Because of this knowledge and the fact that a portion of the subject property supports a positive archaeological site, the Esselen Tribe of Monterey County considers the subject property to potentially contain cultural tribal resources. Therefore, the following mitigation measure, as recommended by Esselen Tribe of Monterey County, has been incorporated to reduce potential impacts to tribal cultural resources to a less than significant level.

Mitigation Measure No. 3. Protection of Cultural Resources and Sacred Places.

In order to reduce potential impacts to cultural resources and sacred places, earth disturbance activities shall be observed by a Native American Tribal Monitor approved by the Esselen Tribe of Monterey County. If more than one earth moving equipment is deployed at different locations the same time, more than one tribal monitor shall be present during those periods. If at any time, potentially significant cultural resources, sacred places, or intact features are discovered, the contractor shall temporarily halt work until the find can be evaluated by the tribal monitor and archaeological monitor. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated, with the concurrence of RMA-Planning, and implemented. This mitigation shall work in conjunction with the measure for protection of archaeological resources listed in **Mitigation Measure No. 1.**

Mitigation Monitoring Action No. 3a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in **Mitigation Measure No. 3.** The owner/applicant shall submit said plans to RMA-Planning for review and approval.

Mitigation Monitoring Action No. 3b: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a contract with a Native American Tribal Monitor approved by Esselen Tribe of Monterey County to RMA-Planning for review and approval. The contract shall outline logistics for monitoring during earth disturbance activities as well as how uncovered cultural resources will be handled, in coordination with the project archaeologist.

Mitigation Monitoring Action No. 3c: An on-site preconstruction meeting shall be held between the applicant, the archaeologist, and Native American Tribal monitor, and contractor to discuss and assure the understanding of the mitigation measures required of this permit and scheduling of construction with regard to monitoring. Prior to issuance of any construction permits for grading or construction, the preconstruction meeting between all parties shall be conducted and a letter summarizing what was discussed shall be submitted to RMA-Planning.

Mitigation Monitoring Action No. 3d: During earth disturbance activities, the Native American Tribal Monitor shall be onsite observing the work, consistent with the approved contract discussed in **Mitigation Measure No. 3**. Prior to final of construction permits for grading or building, the owner/applicant shall submit a letter for the Native American Tribal Monitor verifying all work was done consistent with the contract to RMA-Planning.

19.	UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (Reference: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (Reference: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Reference: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

19. UTILITIES AND SERVICE SYSTEMS		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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? (Reference: 1, 2, 3, 4 & 6)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (Reference: 1, 2, 3, 4 & 6)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

20. WILDFIRE		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (Reference: 1, 3, 4 & 6)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (Reference: 1, 3, 4 & 6)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (Reference: 1, 3, 4 & 6)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (Reference: 1, 3, 4 & 6)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

VII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

21. Does the project:	Potentially Significant Impact	Less Than Significant Impact 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? (Reference: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Reference: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Reference: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

(a). Conclusion: Less than Significant Impact. The cultural resources analysis (see Section VI.5 above) indicates that the site contains potentially significant cultural and archaeological resources. However, the completion of the Project would not eliminate important examples of the major periods of California history or prehistory. The project is conditioned such that a Scenic and Conservation easement shall be recorded over the northeastern portion of the site, an area that has been identified as containing archaeological resources - midden. The easement would prevent any form of development within the easement.

The Project would result in less than significant impacts to Aesthetics, Air Quality, Greenhouse Gas Emissions, Hazards and Hazardous Materials and Noise. Operation of vehicles during construction activities may generate airborne odors (e.g., diesel exhaust); however, such emissions would be localized to the immediate area under construction and would be temporary. The primary source of criteria air pollutant and GHG emissions would stem from the use of equipment during construction activities. However, equipment use would be intermittent and limited to site preparation and construction activities. Pollutant emissions resulting from

equipment used during construction would not exceed significance thresholds established by the CARB for GHG because the duration of use would be limited. Moreover, the Project would not create any significant air emissions beyond those associated with current residential uses established on the property. Construction-related noise or vibration impacts would be minimized by the limited project scope.

(b) & (c). Conclusion: Less than Significant Impact with Mitigation. The Project is located within a built-out residential neighborhood characterized by moderate lots approximating one or two acres. There are no streams located within the neighborhood, which is not a migratory route for wildlife. The Project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or restrict the range of a rare or endangered plant or animal. Based upon the analysis throughout this Initial Study, the Project would not result in individual or cumulatively considerable impacts to Agriculture and Forest Resources, Biological Resources, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. Further, implementation of the Project, as proposed and conditioned, would not result in a considerable cumulative increase in development potential for the subject property or the surrounding area.

However, the Project would have the potential to impact archaeological and tribal cultural resources. Based on the resources identified onsite and the mitigation measures and conditions incorporated, these impacts would be considered less than cumulatively considerable to resources in the vicinity. The Project includes long-term protection of archaeological and tribal cultural resources identified (midden comprised of shell fragments) onsite through the conveyance of a scenic and conservation easement. Protection of any unknown resources accidentally uncovered during development would be provided by required onsite monitor of earth-disturbing activities by a Native American Tribal Monitor and a qualified archaeologist.

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

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

Conclusion: The project will be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN190083 and the attached Initial Study/Proposed Mitigated Negative Declaration.

IX. REFERENCES

1. Combined Development Application/Plans (PLN190083).
2. 1982 Monterey County General Plan.
3. Del Monte Forest Land Use Plan.
4. Monterey County Coastal Implementation Plan, Part 5 (Del Monte Forest)
5. Monterey County Coastal Implementation Plan, Part 1 (Title 20 Zoning Ordinance)
6. Monterey County Geographic Information System (GIS)
7. Site visits conducted by the project planner on April 12, 2020 and June 16, 2020.
8. The 2012-2015 Air Quality Management Plan (AQMP), including the 1991 AQMP and the 2009-2011 Triennial Plan Revision.
9. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, revised February 2008; 2008 Air Quality Management Plan Monterey Bay Unified Air Pollution Control District, dated August 2008; and Rule 402 – Nuisance Monterey Bay Unified Air Pollution Control District, adopted September 1, 1968, revised August 21, 2002.
10. Native American Sacred Files Land Search for the proposed project at Assessor's Parcel APN 008-423-017 in Pebble Beach, April 2019 (Monterey County File No. LIB190324), prepared by Susan Morley, M.A, Marina, CA.
11. Revised Preliminary Cultural Reconnaissance, January 2019 (Monterey County File No. LIB190324) prepared by Susan Morley, M.A., Marina, CA.
12. Archaeological Investigation, June 5, 2020 (Monterey County File No. LIB200099), prepared by Gail Bellenger of EMC Planning group, Monterey, CA.
13. Archaeological Investigation, June 17, 2020 (Monterey County File No. LIB200138), prepared by Gail Bellenger of EMC Planning group, Monterey, CA.