

MONTEREY COUNTY

HOUSING & COMMUNITY DEVELOPMENT

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

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INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Aeroparatus LLC

File No.: PLN190244

Project Location: 3450 Red Wolf Drive, Carmel

Name of Property Owner: Aeroparatus LLC

Name of Applicant: Sohrab Gollogly

Assessor's Parcel Number(s): 416-011-009-000

Acreage of Property: 329,320 square feet

General Plan Designation: Watershed & Scenic Conservation
(Carmel Area Land Use Plan)

Zoning District: Watershed & Scenic Conservation, 80 Acres a Unit, Design
Control Overlay [WSC/80-D(CZ)]

Lead Agency: County of Monterey

Prepared By: Phil Angelo – HCD-Planning

Date Prepared: 26 February 2021

Contact Person: Philip Angelo, Assistant Planner

Phone Number: 831-784-5731

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project

The proposed project is for the construction of a 3,960 square foot one-story single-family dwelling, a 1,200 accessory dwelling unit, a 1,480 square foot garage, two water tanks, a pump house and tool shed, a 1,645 square foot pool, and an onsite wastewater treatment system on a 329,320 square foot parcel (APN 416-011-009-000) located in the Carmel Area Land Use Plan (LUP) in unincorporated Monterey County. The project site address is 3450 Red Wolf Drive, which is along Red Wolf Drive and approximately 1.6 miles east of Highway 1 and 2.3 miles south of the City of Carmel By the Sea. The site currently has an existing well and water tank, and is otherwise undeveloped, with extensive maritime chaparral coverage.

The project would involve grading, construction of the residence, accessory structures, associated site improvements, and removal of an existing water tank. The installation of the pool and all hardscape (approx. 10,538 sq. ft.), installation of the permeable driveway (approx. 6,748 sq. ft.), and construction of all structures (approx. 6,640 sq. ft.), would result in a total site coverage of approximately 23,926 square feet (7.27%). Grading includes approximately 880 cubic yards of cut and 810 cubic yards of fill.

Applicable entitlements include: Combined Development Permit consisting of

- 1) Coastal Administrative Permit and Design Approval to allow the construction of an approximately 3,960 square foot one-story single-family dwelling, 1,480 square foot detached garage, and 1,645 square foot pool;
- 2) Coastal Development Permit and Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit; and
- 3) Coastal Development Permit to allow development within environmentally sensitive habitat. (maritime chaparral)

(Source: IX. 1, 3, 6, 9, and 28)

B. Surrounding Land Uses and Environmental Setting

The project site is located in the unincorporated area of Monterey County, along Red Wolf Drive and east of Highway 1 and Point Lobos. The project site is within the Carmel Area LUP area and is in the Coastal Zone as defined by the California Coastal Zone Act of 1976. The site has an existing well and existing water tank and is otherwise undeveloped.

The dominant landform onsite is Maritime Chaparral vegetation. The observed vegetation includes two special-status plant species, Hooker's manzanita and Monterey Pine. One special-status Yadon's Piperia was also observed onsite, however, this individual is outside of the development area.

The project site and immediately surrounding vicinity are zoned as Watershed and Scenic Conservation District. This zone is to allow development in the more remote or mountainous areas in the coastal zone, while protecting the highly sensitive resources in those areas. This zone permits for low density residential development, and the immediate land uses surrounding the site are rural single-family homes, open space uses, and one wireless communications tower. Vegetation on surrounding properties is similar to the project site. Photographs of the site are provided in Figure 3. (Source: IX. 1, 3, 5, 6, 9, and 28)

C. Other public agencies whose approval is required

Subsequent to approval of the required discretionary permits (entitlements) identified above in Section A, the Applicant would require ministerial permits from the County of Monterey HCD-Building Services. No other public agency approvals would be required. The project is appealable to the Board of Supervisors and by the California Coastal Commission. (Source: IX. 3, 4, 5, and 22)

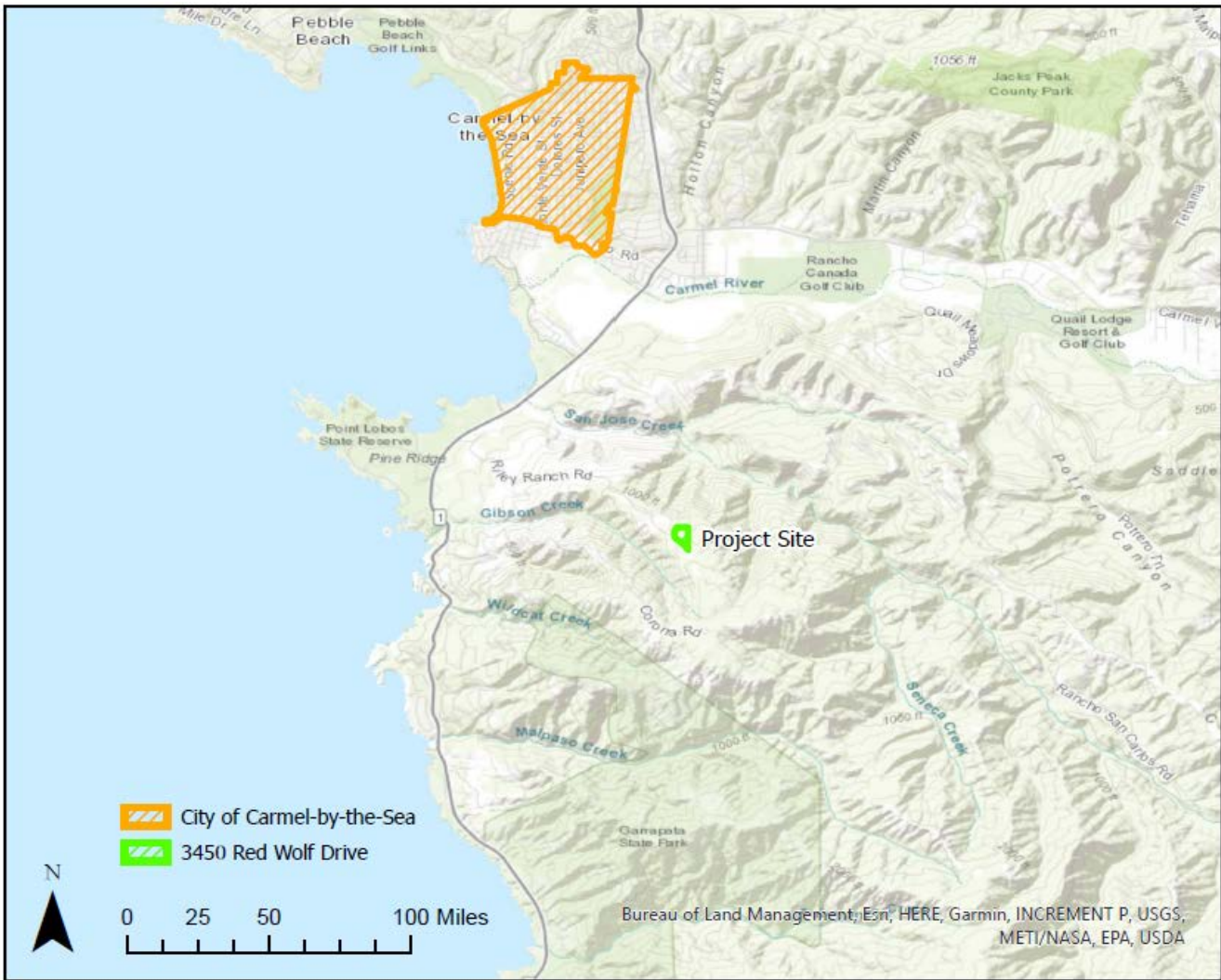


Figure 1. Regional Map – The subject property is located in proximity to Carmel Highlands in unincorporated Monterey County. (Source: IX. 1, 6, and 8)

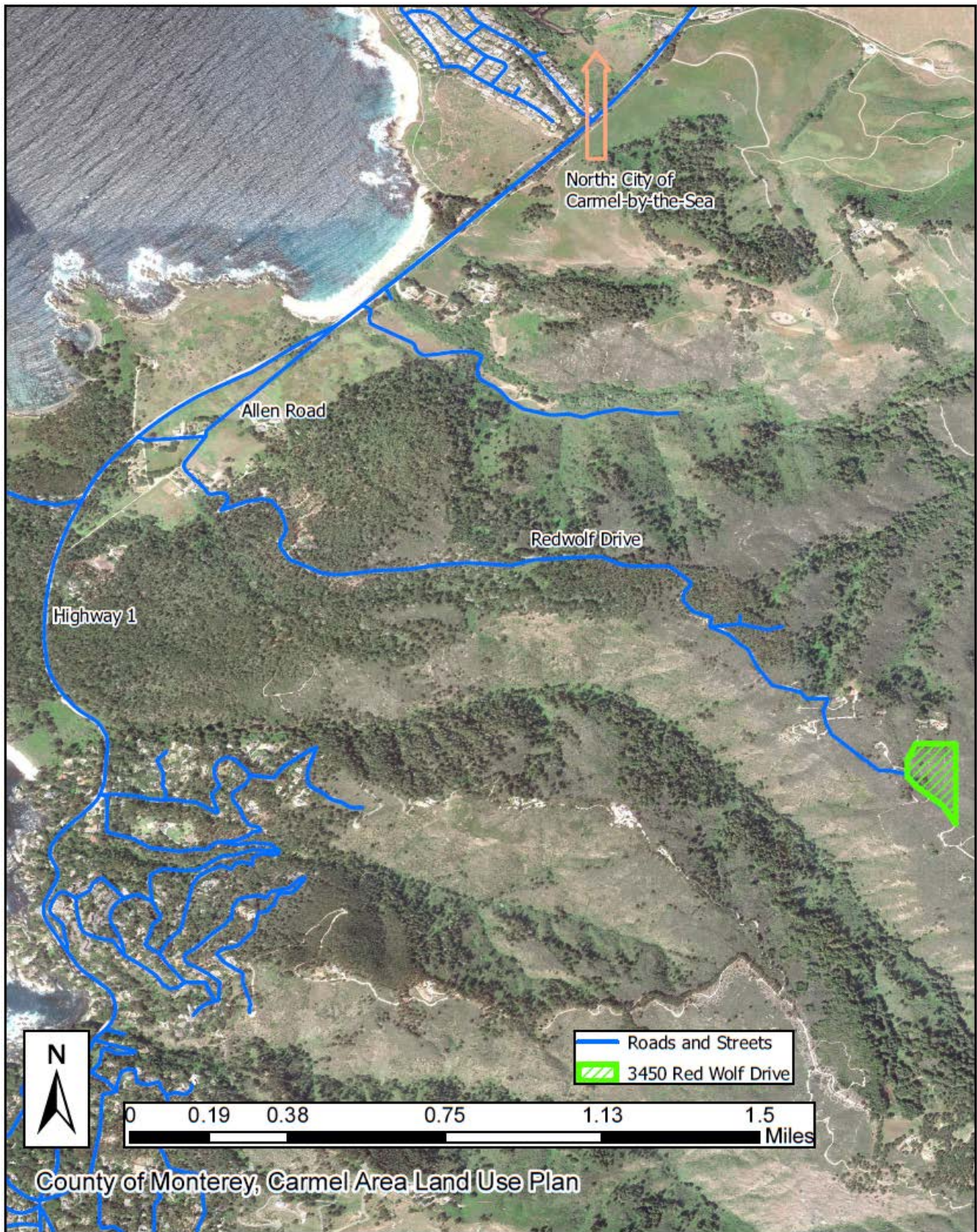


Figure 2. Vicinity Map – The subject property (green polygon) is located along Redwolf Drive, approximately 1.6 miles east of Highway 1 and 2.3 miles south of the City of Carmel by the Sea. (Source: IX. 1, 6, and 8)

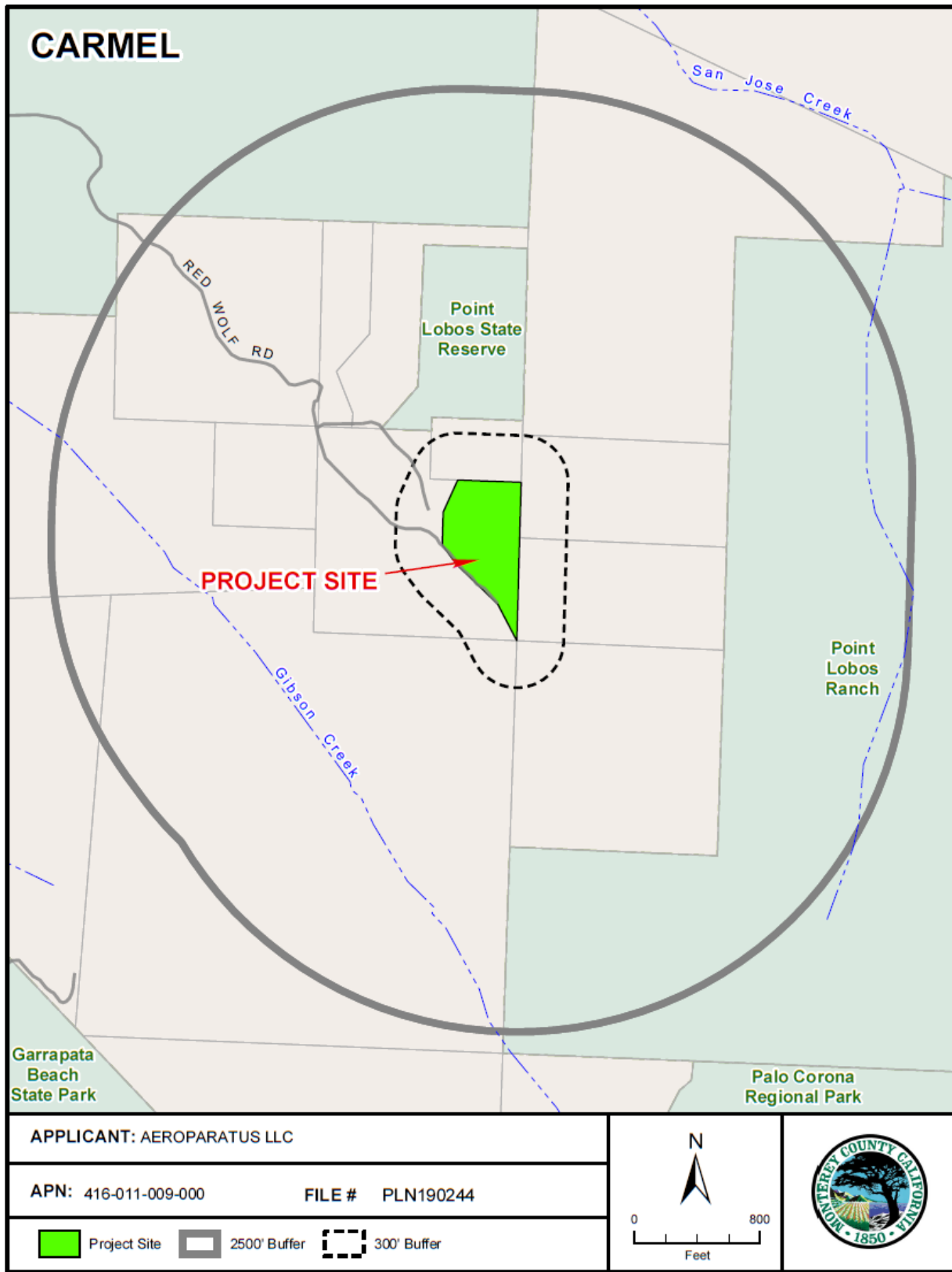


Figure 3. Vicinity Map – The subject property (green polygon) is located in a unincorporated Monterey County north of Gibson Creek and east of Point Lobos Ranch. (Source: IX. 1, 6, and 8)

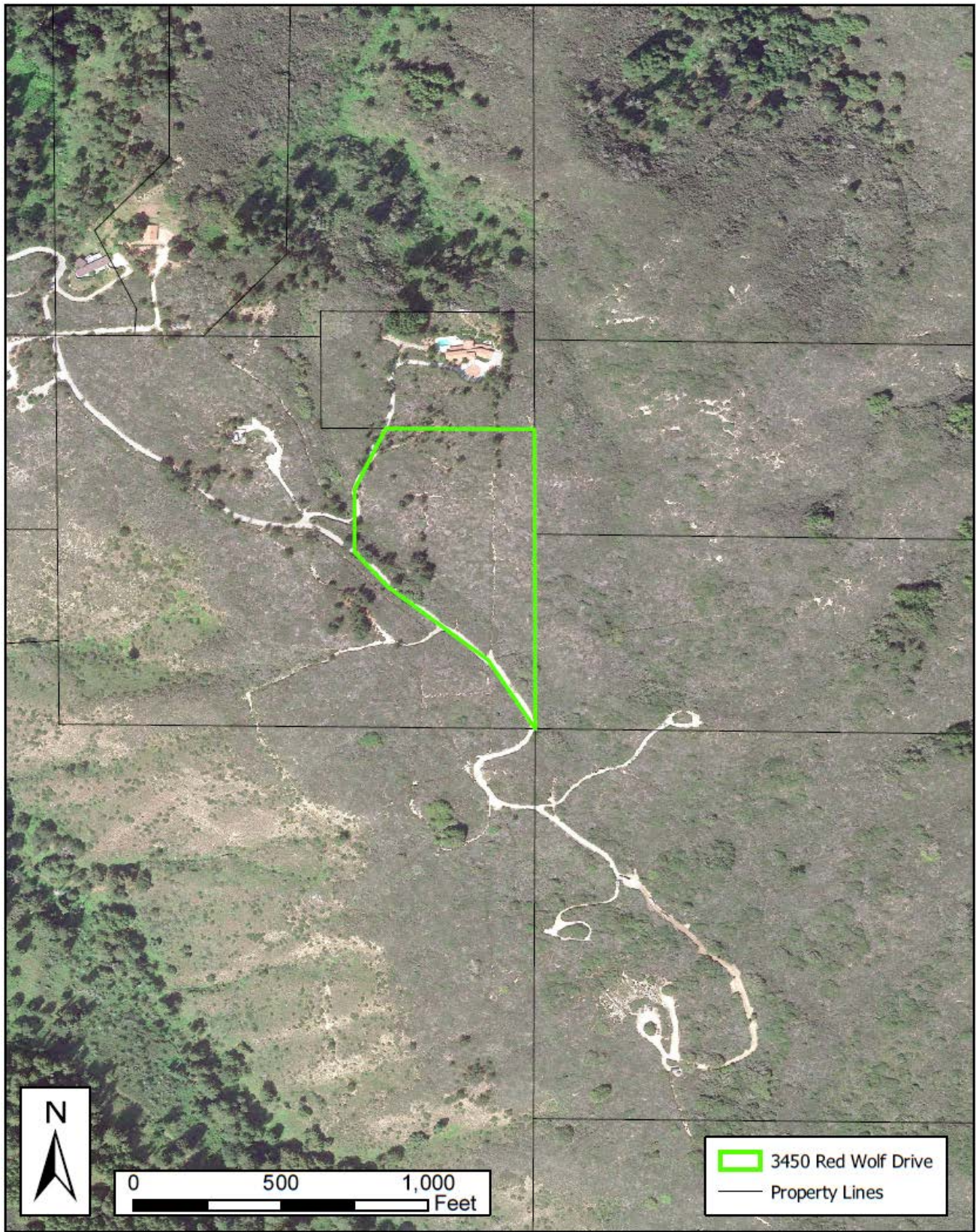


Figure 4. Aerial Map – The subject property (green polygon) is located in an area of unincorporated Monterey County adjacent to open space, one single-family dwelling, and one wireless communications facility. (Source: IX. 1, 6, 8, and 9)



Figure 5. Site Photo – View of the subject parcel with storypoles of the proposed single-story single family dwelling. View from the proposed courtyard looking southwest. (Source: IX. 1, 6)



Figure 6. Site Photo – View of the subject parcel with storypoles of the proposed single-story single family dwelling. View from the proposed courtyard looking southeast. (Source: IX. 1, 6)



Figure 7. Site Photo – View of the subject parcel with storypoles of the proposed single-story single family dwelling. View from the road looking south toward the home site. (Source: IX. 1, 6)

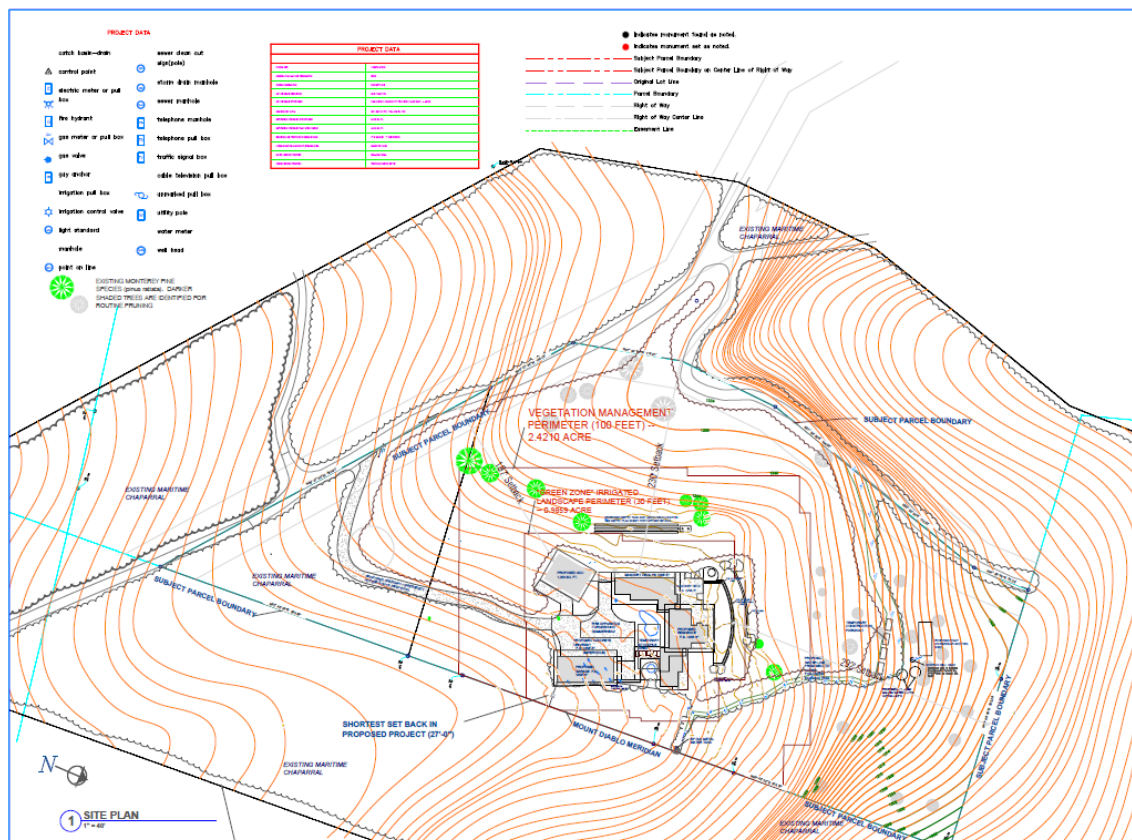


Figure 8. Site Plan – Layout of the proposed single family dwelling on the subject parcel (Source: IX.1)

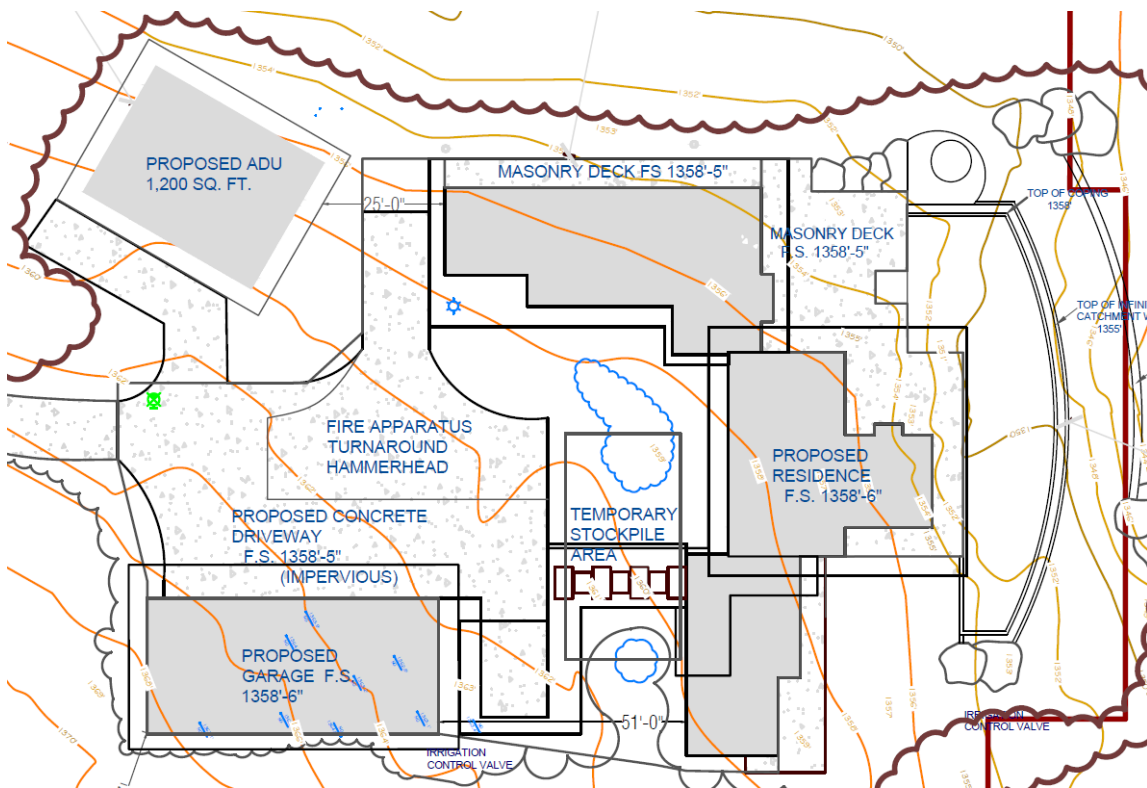


Figure 9. Partial Site Plan – Layout of the proposed single family dwelling and accessory structures (Source: IX.1)

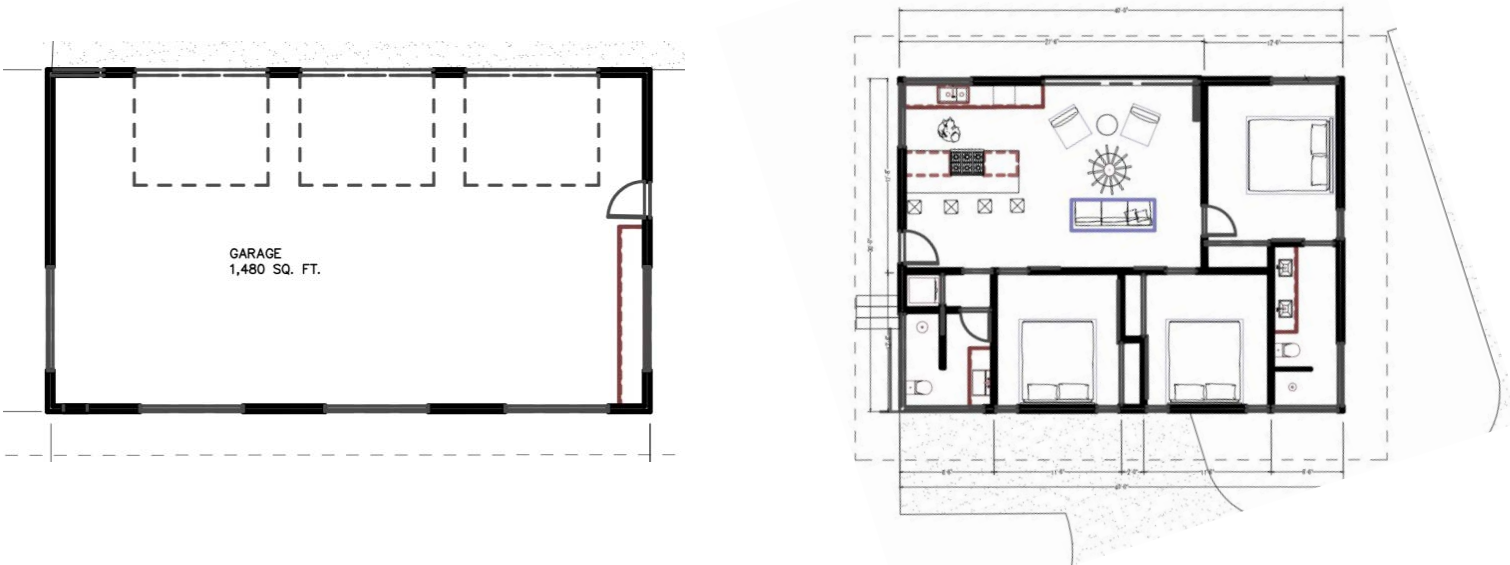


Figure 10. Garage and Accessory Dwelling Unit Floor Plans – Internal layout of the proposed garage and accessory dwelling unit. (Source: IX.1)

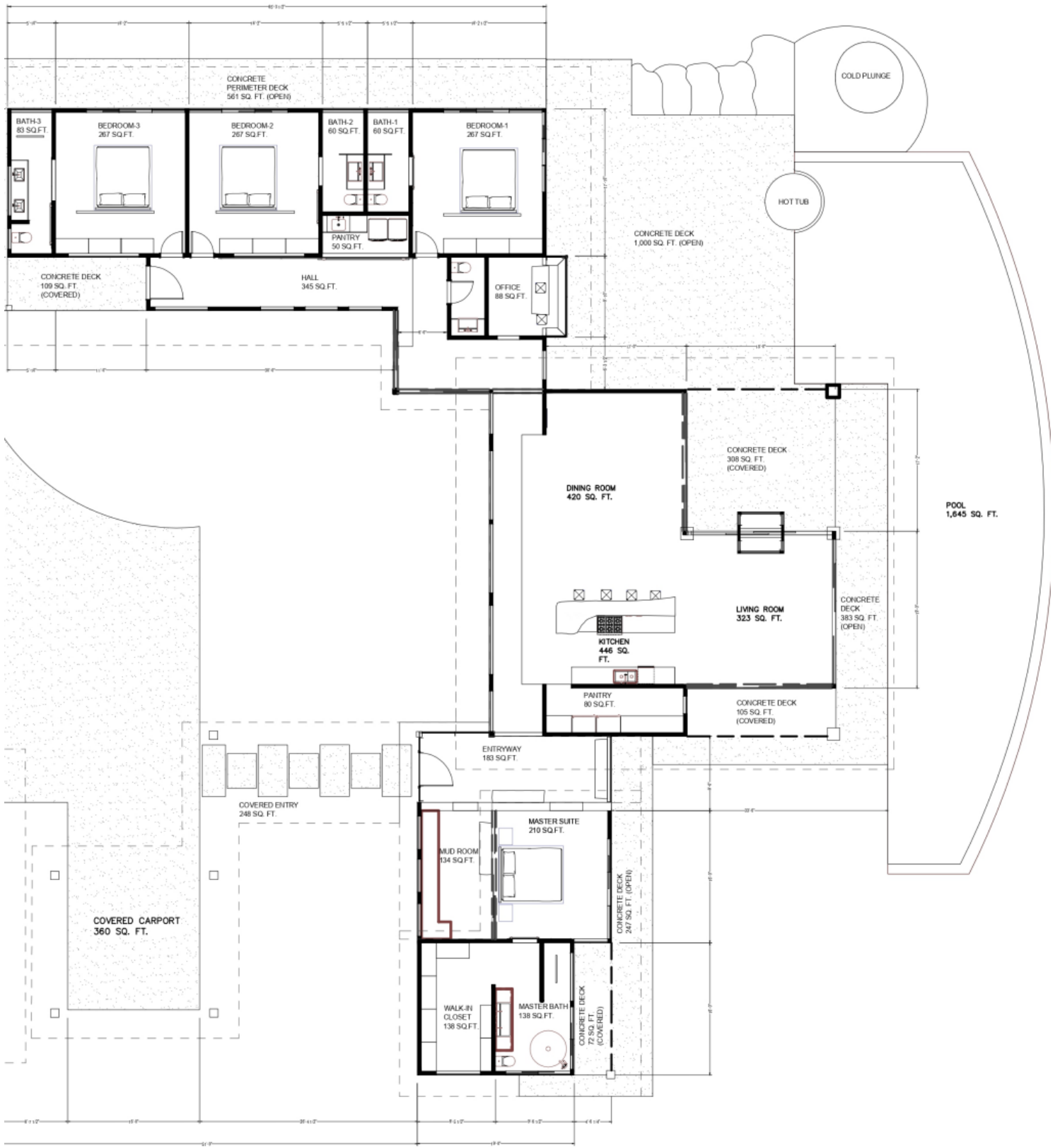
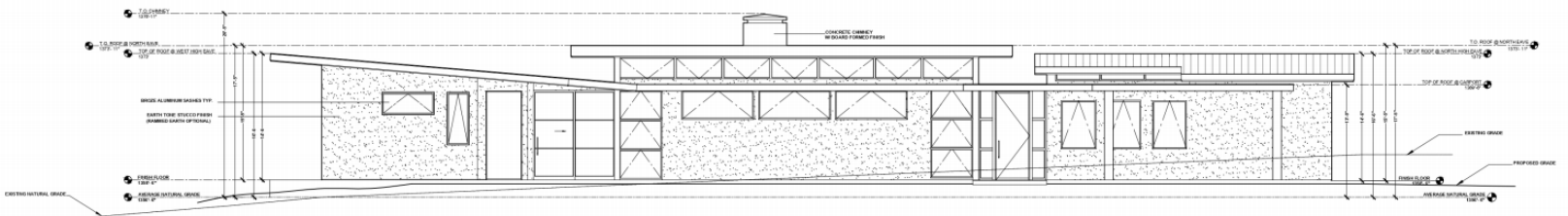


Figure 11. Single-Family Home Floor Plan – Layout of the proposed single-family home hardscape, and pool. (Source: IX.1)



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

Figure 12. Single-Family Home Elevations – Elevation views of the proposed single-family residence.
(Source: IX.1)

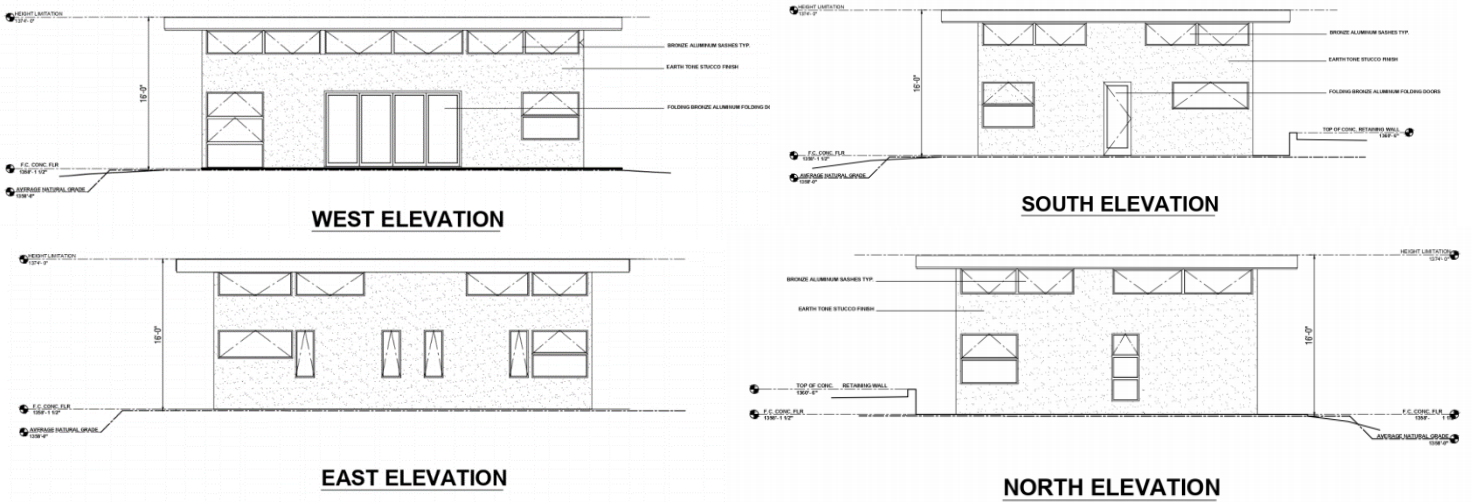


Figure 13. Accessory Dwelling Unit Elevations – Elevation views of the proposed accessory dwelling unit. (Source: IX.1)

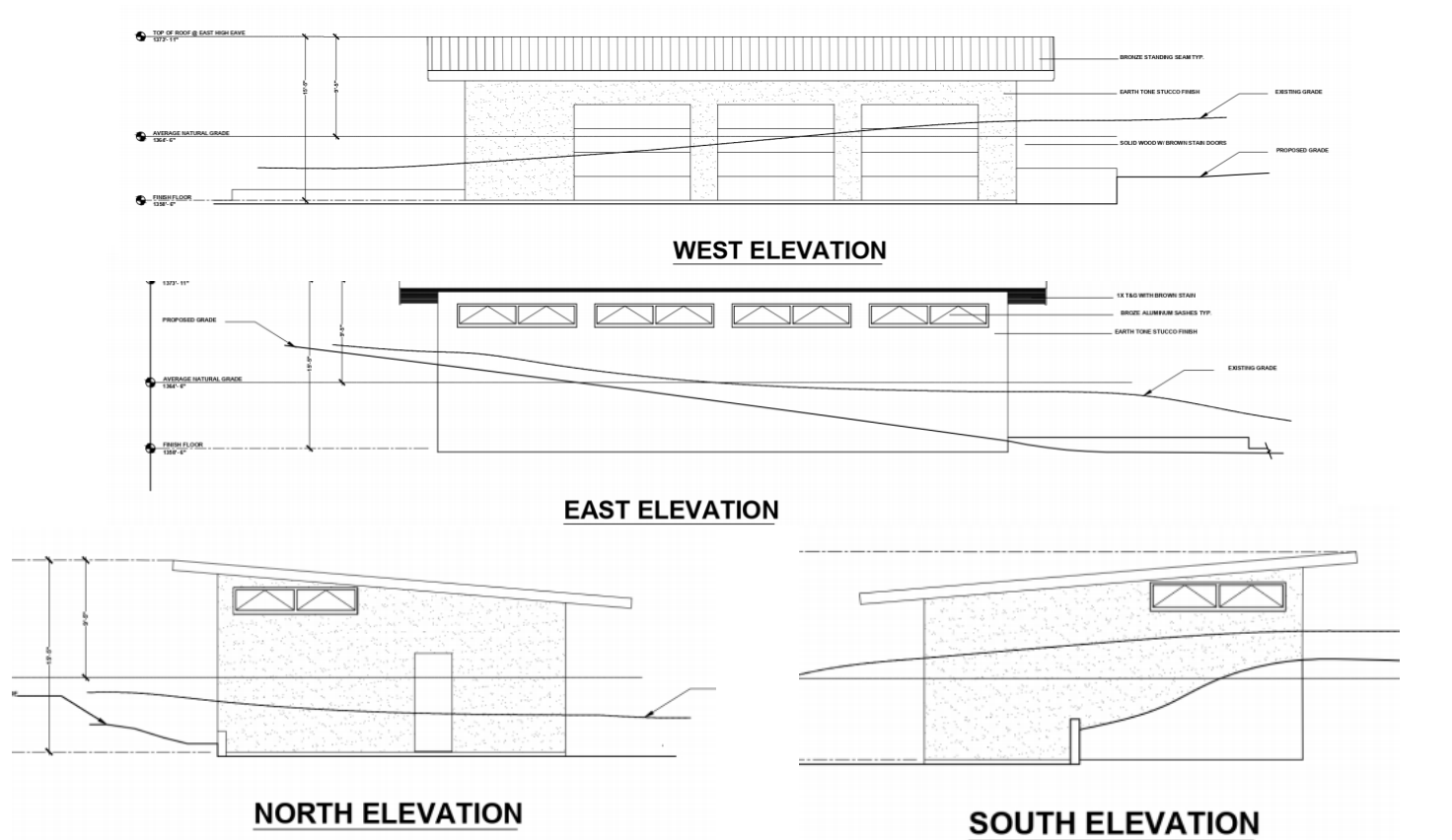


Figure 14. Garage Elevations – Elevation views of the proposed garage. (Source: IX.1)

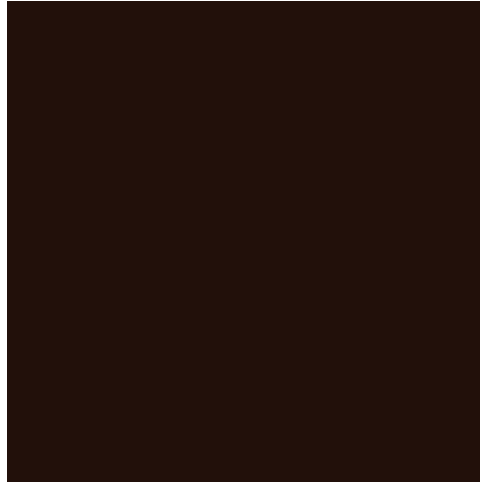


Figure 15. Material Finishes – Proposed material finishes for the home. Top is a standing seam metal roof painted with a “Kynar Dark Bronze” brown paint. Bottom right is an example of the brown stucco intended to be the exterior finish for the walls. Bottom left is a grey wood formed concrete for the retaining walls, stem walls, and exposed foundation elements. (Source: IX.1)

D. Potential Impacts Identified:

Implementation of the project would not cause an increase in air pollution; does not include wasteful consumption of consumption of energy resources; would not result in significant greenhouse gas emissions or conflict with an applicable plan policy or regulation regarding greenhouse gas emissions; does not require transport, storage or disposal of hazardous materials; would not result to impacts to hydrology/water quality with adherence to standard Monterey County Code requirements; is not a mineral resource recovery site or an area with identified mineral resources; would not induce substantial or unplanned population growth or create a demand for additional housing; would negligibly impact demand for public services and not necessitate new or physically altered government facilities; would not result in increased use of existing recreational facilities or alter any existing recreational facilities; would not create new transportation hazards or incompatible uses or interfere with emergency access; would not generate vehicle miles traveled above the California Governor’s Office of Planning and Research screening threshold; is served by an existing well and would be served by a proposed septic system; and would negligibly impact demand for utility services. Therefore, the project would have no impact on Air Quality, Energy, Greenhouse Gas Emissions, Hydrology/Water Quality, Hazards/Hazardous Materials, Mineral Resources, Recreation, Population/Housing, Public Services, Utilities/Services Systems, or Transportation. (See section IV.A of this Initial Study)

Potential direct or indirect impacts from implementation of the project have been identified to Aesthetics, Cultural Resources, Geology and Soils, Noise, and Land Use and Planning. However, with adherence to existing regulations and compliance with applied standard conditions of approval, potential impacts would be less than significant. (See Section VI – Environmental Checklist in this Initial Study)

Potential direct or indirect impacts from implementation of the project have been identified to Agriculture and Forestry Resources, Biological Resources, and Tribal Cultural Resources. However, mitigation measures have been identified and when incorporated would reduce these potential impacts to less than significant.

As discussed in Section VII. Mandatory Findings of Significance of this Initial study sections (a), (b), and (c), the project would have the potential to impact the environment, however, the with the Mitigation Measures incorporated, all potential impacts would be reduced to a less than significant level, and the project would not contribute to cumulative environmental changes.

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

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

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

General Plan: Within the coastal areas of unincorporated Monterey County, the 1982 *General Plan* policies apply where the Local Coastal Program is silent. This is typically limited to noise policies as the Local Coastal Program policies contain the majority of development standards applicable to development in the coastal areas. The proposed construction of a single family residence, accessory dwelling unit and accessory structures near the Carmel Highlands area is consistent with the noise policies of the 1982 *General Plan* and would not create any noise other than minor and temporary construction noise. (Source: IX.1, 2, 3, and 9) **CONSISTENT**

Local Coastal Program-LUP: The project is subject to the Carmel Area Land Use Plan (LUP), which is part of the Certified Local Coastal Program (LCP) in Monterey County. This Initial Study discusses consistency with relevant LUP policies in Section VI.11 (Land Use and Planning). County staff reviewed the project for consistency with the policies of the Carmel Area LUP and the regulations of the associated Coastal Implementation Plan (CIP, Part 4). In addition, staff reviewed the project for consistency with the use and site development standards required by the applicable zoning ordinance (Title 20). As discussed herein, the project construction of a single-family dwelling, accessory dwelling unit, and accessory structures. The parcel is zoned Watershed & Scenic Conservation, 80 Acres a Unit, Design Control Overlay [WSC/80-D(CZ)]. As proposed, conditioned, and mitigated, the project is consistent with the Carmel Area LUP. (Source: IX.1, 3, 4, and 5) **CONSISTENT**

Air Quality Management Plan: The Air Quality Management Plan (AQMP) for the Monterey Bay Region addresses attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB), including the project area. Consistency with the AQMP is an indication that the project avoids contributing to a cumulative adverse impact on air quality; not an indication of project specific impacts which are evaluated according to the Monterey Bay Air Resources District's (MBARD) adopted thresholds of significance. The project includes construction of the first residence on a vacant parcel zoned to allow residential uses, and therefore would not result in a population increase not already accounted for in the AQMP. The project's construction emissions that would temporarily emit precursors of ozone are accommodated in the emission inventories of state- and federally-required air plans. The project would not cause an increase of stationary emissions. (Source: XI.1, 10, and 11) **CONSISTENT**.

Water Quality Control Plan. The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board (CCRWQCB) which regulates sources of water quality related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. Operation of the project would not generate pollutant runoff in amounts that would cause degradation of water quality. In accordance with Chapter 16.12 of the Monterey County Code (MCC), the proposed project has been conditioned by HCD-Environmental Services requiring the applicant to submit a drainage and erosion control plan. The CCRWQCB has designated the Director of Health as the administrator of the individual sewage disposal regulations, conditional upon County authorities enforcing the Regional Water Quality Control Plan, Central Coast Basin (Basin Plan). These regulations are codified in Chapter 15.20 of the MCC. For additional discussion on hydrology and water quality, please refer to Section VI.10 of this Initial Study. (Source: IX.1, 12, and 22) **CONSISTENT**.

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

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

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

- Check here if this finding is not applicable

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

EVIDENCE:

1. Aesthetics. See Section VI.1.
2. Agriculture and Forest Resource. See Section VI.2.

3. Air Quality. The project site is located within the North Central Coast Air Basin, which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). Impacts to air quality from construction-related activities would be minor and temporary in nature. Construction would involve equipment typically utilized in residential construction projects, such as excavators and trucks. The project would entail construction of a single-family residence, accessory structures, and associated site improvements on the property and would not result in the emission of substantial amounts of criteria pollutants. According to the MBARD CEQA Guidelines, a project would have a significant short-term construction impact if the project would emit more than 82 pounds per day or more of PM₁₀. Further, the MBARD CEQA Guidelines set a screening threshold of 2.2 acres of construction earthmoving per day, meaning that if a project results in less than 2.2 acres of earthmoving, the project is assumed to be below the 82 pounds per day threshold of significance. The proposed project would result in less than 2.2 acres of earthmoving per day, and as a result, is considered below the threshold and would have no impact due to construction activities. The area of project impact would encompass approximately 1.1 acres for construction and utility installation, and approximately 1.9 acres for fuel modification/management, for a combined total of approximately 4 acres. The area of fuel management would only involve trimming of vegetation (i.e., it would not involve earthmoving), meaning that the total earthmoving for the project is 1.1 acres, which is less than the 2.2 acre screening threshold. The minor construction-related impacts would not violate any air quality standards or obstruct implementation of the MBARD Air Quality Management Plan. Operational emissions would not be substantial as they would only involve vehicle trips and energy usage associated with one single-family residence. *Therefore, the proposed project would not result in impacts to air quality. No impact.* (Source: IX.6 and 11).
4. Biological Resources. See Section VI.4.
5. Cultural Resources. See Section VI.5.
6. Energy. The project would require energy during construction to operate construction equipment and for construction worker vehicle trips to and from the site. The project entails the construction of a single-family dwelling, accessory structures, and associated site improvements on an undeveloped lot. Given the scale of the project, construction energy use would be nominal and short-term. As such, it would not be considered wasteful, inefficient or unnecessary due to the scale of the project.

Operational energy demand would include electricity and gasoline consumption associated with operational vehicle trips. Pacific Gas & Electric would provide electricity to the site. The project would be required to comply with all standards set in California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California's Green Building Standards Code (CALGreen; CBC, Title 24, Part 11) requires implementation of energy efficient light fixtures and building materials into the design of new construction projects. Compliance with these regulations would ensure the proposed project would not conflict with state or local plans for renewable energy or energy efficiency. *Therefore, the proposed project would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy. No impact.* (Source: IX.1, and 15).

7. Geology & Soils. See Section VI.7.

8. Greenhouse Gas Emissions. The project would incrementally increase energy consumption at the project site and traffic in the surrounding vicinity, thus increasing greenhouse gas emissions. Temporary construction-related emissions would result from usage of equipment and machinery. Operationally, the project would generate new and permanent greenhouse gas emissions; however, they would not be substantial given that the project involves one single-family residence, accessory structures, and associated site improvements. Monterey County does not have a greenhouse gas reduction plan by which consistency or conflicts can be measured; however, the proposed project does not conflict with the policy direction contained in the Monterey County Municipal Climate Action Plan or the Association of Monterey Bay Area Government's 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy because it would only represent an incremental increase in greenhouse gas emissions as it only involves the construction of one single-family residence on a site that is zoned for such a use. As such, buildout of the site has been assumed in these plans, and the project would not create a conflict. *Therefore, the proposed project would not result in significant increases in greenhouse gas emissions or conflict with an applicable plan, policy or regulation. No impact.* (Source: IX.1, 2, 16, and 17).
9. Hazards/Hazardous Materials. Project construction would require the use of heavy equipment typical of construction projects, the operation of which could result in a spill or accidental release of hazardous materials, including fuel, engine oil and lubricant. However, the use and transport of any hazardous materials would be subject to federal, state, and local regulations, which would minimize risk associated with the transport hazardous materials. Operationally, the project would not involve the use or storage of large quantities of hazardous materials, other than those typically associated with residential uses, which minimizes any risk associated with the transport, use, or disposal of hazardous materials. The project is not located on or within 1,000 feet of a known hazardous materials site. The project site is not located near an airport or airstrip. The project would entail the construction of one single-family residence in an existing very-low density residential area, and includes a vehicle turnaround designed in compliance with current California Fire Code and fire district standards to ensure adequate emergency vehicle circulation. As a result, the proposed project would not impair or interfere with an adopted emergency response or evacuation plan. The project area is located in a California Department of Forestry and Fire Protection (CAL FIRE) State Responsibility Area (SRA) with a Very High Fire Hazard Severity Zone (VHFHSZ). However, the proposed project would not expose people or structures to significant risk of loss, injury or death involving a wildland fire. See Section VI.20, *Wildfire*, for further discussion on wildfire impacts. *As described above, the proposed project would not result in impacts related to hazards/hazardous materials. No impact.* (Source: IX. 1, 6, 18, and 20).
10. Hydrology/Water Quality. The proposed project would not violate any water quality standards or waste discharge requirements, as it would only involve the construction of one single-family residence, accessory structures, and associated site improvements on a site that is zoned for such a use. It would also not result in impacts on groundwater basins or groundwater recharge and would not conflict with the Monterey County Groundwater Management Plan. No groundwater was encountered in the borings to a maximum depth of 26 feet during geotechnical evaluation, and it is not anticipated that the depth of excavation for the proposed project would exceed 10 feet.

The project would involve approximately 880 cubic yards of cut and 810 cubic yards of fill. Excavated material would be properly transported and disposed of off-site. As described in

Section VI.7, *Geology and Soils* in this Initial Study, the Geotechnical and Percolation Investigation (LIB190328) prepared for the project, the project's Erosion Control and Construction Management Notes contained in the project Plan Set, and standard Conditions of Approval applied by Monterey County provide for erosion control measures. The proposed project would increase impervious surface cover at the project site. However, the project would not conflict with Part 4 of the Monterey County Coastal Implementation Plan, which regulates impervious surface cover, as the proposed project is allowed 10 percent of structural coverage and results in only 2.86 percent structural coverage. Drainage characteristics of the project site would not be altered in a manner that would increase erosion or runoff or interfere with flood flows. In addition, the project would be required to comply with relevant sections of the Monterey County Code that pertain to grading, erosion control and urban stormwater management (Monterey County Code Chapters 16.08, 16.12 and 16.14). *With adherence to Monterey County regulations for impervious surface cover, erosion control, and urban stormwater management, the proposed project would not result in any negative impacts related to hydrology/water quality* (Source: IX.1, 22, and 29).

11. Land Use Planning. See Section VI.11.
12. Mineral Resources. No mineral resources have been identified within the proposed project area or would be affected by this project. *Therefore, the proposed project would not result in impacts to mineral resources.* (Source: IX.1, 21)
13. Noise. See Section VI.13.
14. Population/Housing. The proposed project would incrementally increase population in the area as it involves the construction of a single-family residence and accessory dwelling unit in an area zoned to allow such a use. This represents a minor and incremental increase that was previously analyzed in the preparation of the Carmel Area Land Use Plan, associated implementation plan, and the zoning ordinance Title 20, and the project would not induce substantial unplanned population growth. The project would not otherwise alter the location, distribution, or density of housing in the area in any significant way or create demand for additional housing. *Therefore, the proposed project would not result in impacts related to population and housing.* (Source: IX.1, 3, 4, 5)
15. Public Services. The project site is served by the Carmel Highlands Fire Protection District, Monterey County Sheriff's Department, and Carmel Unified School District. Given the minor and incremental increase in population associated with the construction of a single-family dwelling and accessory dwelling unit, it would result in a negligible impact to public services and would not necessitate new or physically altered government facilities. *Therefore, the proposed project would not result in impacts related to public services.* (Source: IX. 1, 6)
16. Recreation. Given the small increase in population associated with the project, it would not result in an increase in use of existing recreational facilities that would cause substantial physical deterioration or require the establishment or expansion of recreation facilities in the vicinity of the project. No parks, trail easements, or other recreational facilities would be permanently impacted by the proposed project. *Therefore, the proposed project would not result in impacts related to recreation.* (Source: IX.1, and 6)

17. Transportation. The project would involve development of one single-family residence and accessory dwelling unit on a site zoned to allow such use. CEQA Guidelines Section 15064.3(b)(1) applies to land use projects and describes criteria for analyzing transportation impacts, it states, “Vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact.” The Governor’s Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (2018) has set a screening threshold of 110 trips per day to quickly identify when a project would have a less than significant impact due to VMT. The proposed project is only estimated to include a population increase of one single-family home and one accessory dwelling unit, and therefore would generate approximately 10 trips (Source: IX.23), well below the OPR screening threshold. As a result, the proposed project can be screened out and would not have an impact due to VMT. During construction, nearby roadways would experience minor and temporary increases in traffic due to construction equipment and worker vehicle trips. Construction equipment would be routed to and from the site using Highway 1, via Riley Ranch Road to Allen Road, then Red Wolf Drive. The project would be consistent with existing land uses in the vicinity of the project site and would not conflict with any program, plan, ordinance or policy related to transportation systems. Existing roadways near the project site would not be altered. As such, the project would not create new transportation hazards or incompatible uses and would not interfere with emergency access. *Therefore, the proposed project would not result in impacts related to transportation* (Source: IX.1, 6, 7, 23 and 27).
18. Tribal Cultural Resources. See Section VI.18.
19. Utilities/Service Systems. Water at the project site would be provided by a domestic well that is present on the site and was previously permitted through California Coastal Commission Coastal Development Permit 3-84-242. Consistent with Chapter 16 of Title 22 of the California Code of Regulations, as well as Monterey County Code Section 15.04.130, any new proposed water system and any expansion, modification, or changes to the water system shall be designed by a professional civil engineer registered in the State of California. Further, construction of any new domestic water system is required to meet the standards and requirements for basic design, water quantity, source and storage capacities, water pressure, disinfection of source, storage and distribution system, and other pertinent components of the water system set by state and local regulations. Adherence to state and local regulations would ensure construction and operation of the proposed domestic well system would not cause significant environmental effects due to relocation or construction of new or expanded water systems or availability of sufficient water supply.

In addition, the project would include construction and installation of two 1,500 gallon underground septic tanks and leach fields. The Geotechnical and Percolation Investigation (LIB190328) performed for the proposed project found that the proposed location for the septic system and leach field indicate acceptable percolation rates for the septic system effluent per Monterey County Code Section 15.20.070. In addition, all new septic tank systems are required to obtain a septic tank system permit and be built in accordance with Monterey County Code Section 15.20.060. Adherence to state and local regulations would ensure construction and operation of the proposed underground septic tank and leach field would not cause significant environmental effects due to relocation or construction of new or expanded wastewater systems.

Electricity would be provided by Pacific Gas & Electric and solid waste from the project site would be delivered to the Monterey County Regional Waste Management Center. Given that the project would result in the construction of a single-family residence in an area with other residences served by these utilities, increased demand for utility service would be negligible and would not necessitate the construction of additional facilities. *Therefore, the proposed project would not result in impacts related to utilities and service systems.* (Source IX. 1, 6, and 29)

20. Wildfire. See Section VI.20.

B. DETERMINATION

On the basis of this initial evaluation:

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



Signature

7/21/2021

Date

Philip Angelo, Assistant Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

This document is focused only on those items where a potential impact to “resources” exist. A brief explanation for a “no impact” determination is provided above. More detailed discussion on potential impacts to Aesthetics, Agriculture and Forest Resources, Biological Resources, Cultural Resources, Geology and Soils, and Land Use and Planning are described below.

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

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: IX.1, 9, 31)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: XI.1, 6, and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (Source: XI.1, 3, and 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? (Source: IX.1, 5, and 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The site is located along Red Wolf Drive, approximately 1.6 miles east of State Route or Highway 1. This area is mapped as visually sensitive according to the current Monterey County GIS information (Source: IX.6). Further, the stretch of Highway 1 to the west of the proposed project site is officially designated as a State Scenic Highway (Source: IX.2). Figure 5, below, contains photographs depicting the project site from Point Lobos.

Aesthetics 1(a) – Less than Significant Impact

The project includes construction of a one-story home and accessory structures on Point Lobos Ridge, and as a result there is potential for the project to be visible from public viewing areas including Point Lobos State Natural Reserve, Carmel River State Beach, and Highway 1. However, as further explained below, due to distance, topography, existing forest vegetation, and design, the proposed project would only be visible from these locations with visual aids (e.g., binoculars). The site is not visible from other public areas such as Jack’s Peak Park and Garland Park, which are located approximately four miles northeast and six miles east, respectively.

The proposed project is only visible from public viewing areas with visual aids due to distance as the proposed project is located just under 1.6 miles east and southeast from Highway 1 and Point Lobos State Natural Reserve and 1.65 miles southeast of Carmel River State Beach. The project planner conducted a site visit on May 20, 2021, and photographed the visibility conditions looking toward Point Lobos and Highway 1. The height of the proposed structures is limited to a single story which minimizes potential visual impacts, with the highest roof point on the home being seventeen feet and five inches above natural grade, and the top of the chimney being twenty feet and five inches above natural grade. Further, although the project may be visible with visual aids,

due to topography it does not create a ridgeline silhouette because the backdrop of the higher hills and ridges sit behind it. (Source: IX.1, 9, 31)



Figure 16 – Aerial imagery from Google Earth showing the subject property, with a nearby wireless communications facility circled in blue and a neighboring single-family home circled in red. (Source: IX.31)



Figure 17 – Aerial imagery from Google Earth showing the subject property, with a nearby wireless communications facility circled in blue and a neighboring single-family home circled in red. Point Lobos Natural Reserve and Highway 1 are also visible. (Source: IX.31)



Figure 18 – Photograph of the project site oriented toward north toward highway 1. The proposed house circled in red in Figures 16 and 17 can be seen in the photo. (Source: IX.9)



Figure 19 – Photograph from the project site oriented northwest, toward Point Lobos. The wireless communications facility circled in blue in in Figures 16 and 17 can be seen on the left hand side of the photo. (Source: IX.9)

Aesthetics 1(b) – Less than Significant Impact

The nearest state scenic highway to the project site is Highway 1, located approximately 1.6 miles to the west. Views to the area of the property from Highway 1 are only available with the use of

visual aids (i.e., binoculars). Also, considering the speed of cars moving on Highway 1, as well as distance, topography, existing vegetation, and project design features, the construction of the proposed project would have a less than significant impact on views from Highway 1. No tree removal is proposed as part of the scope of the project. Additionally, the project would not impact any other scenic resources such as rock outcrops. Therefore, the project would have less than significant impact to scenic resources within a state scenic highway (Source: XI.1, 6, and 9).

Aesthetics 1(c) – No Impact

The project site is located in a nonurbanized area and zoned for very low density single-family residential uses. As stated above, the project would not result in a significant visual impact to scenic vistas or scenic resources within a state scenic highway. As such, the project would not substantially degrade the quality of public views of the site and its surroundings.

The existing character of the site is that of a mostly undeveloped parcel occupied by native chapparal vegetation, with neighboring parcels to the west developed with single-family houses. The project would entail construction of one single-family residence and related facilities. Further, the proposed project incorporates natural materials and colors, as shown in Figure 15, to help it blend with the existing natural environment. As such, the proposed project would not substantially degrade the visual character of the site. Therefore, the project would not result in impacts to the existing visual character or quality of public views (Source: XI.1, 3, and 6).

Aesthetics 1(d) – Less than Significant Impact

There is currently no night-time lighting on the site, and night-time lighting in the vicinity is limited to exterior lighting associated with other residences in the area, which are dispersed over a wide area. Although exterior lighting would be incorporated into the proposed residence, the project would be required to comply with the development standards of the Carmel Area Land Use Plan and Coastal Implementation Plan, which requires lighting to be unobtrusive, harmonious with the local area, and adequately shielded as to prevent offsite glare. A standard condition of approval would be incorporated requiring the applicant to submit an exterior lighting plan to HCD-Planning for review and approval prior to the issuance of building permits. Pursuant to compliance with these requirements, the project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. Therefore, the project would have less than significant impact (Source: IX.1, 5, and 22).

Conclusion:

With incorporation of Design Approval and adherence to existing regulations, the project would have a less than significant impact on Aesthetics.

2. AGRICULTURAL AND FOREST RESOURCES

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use (Source: IX. 1, 6, 14, and 28	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: IX. 1, 6, 14, and 28	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: IX. 1, 6, 14, and 28	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: IX. 1, 6, 14, and 28	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: IX. 1, 6, 14, and 28)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Agricultural and Forest Resources 2(a), (b), (c), and (d) – No Impact

The project site located on a substantially undeveloped site, surrounded by open space and low-density residential uses, and is designated as Other Land under the Department of Conservation Farmland Mapping and Monitoring Program. Project construction would not result in conversion of Important Farmland to non-agricultural uses. The project area is not under a Williamson Act contract and is not located in or adjacent to agriculturally designated lands.

The California Public Resources Code defines Forest Land as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife,

biodiversity, water quality, recreation, and other public benefits (PRC §12220(g)). The Botanical Survey Report prepared for the project site by Denise Duffy & Associates, Inc. dated July 7, 2020 (LIB190327), included a Rare Plant Map (Figure 1) which showed approximately 1.0 acres of the site as Monterey Pine tree habitat, containing clumps of Monterey Pine trees and other trees, including Coast Live Oak (*Quercus Agrifolia*). This is approximately 13.2% of the project site. As native tree cover is greater than 10% of the site, the project site is considered Forest Land. However, the entirety of the project is located outside of the forested area, and no trees are proposed to be removed as part of this project. (Source: IX. 1, 6, 14, and 28)

Agricultural and Forest Resources 2(e) – Less than Significant with Mitigation Incorporated

As detailed in the section above, as native tree cover is 13.2%, the project site is considered Forest Land. However, as all site work and modifications are outside of the forested area, potential impacts forest resources are minimal. However, the biological report identified potential inadvertent impact to Monterey Pine and other trees onsite, including Coast Live Oak, from construction operations, such as vegetation removal, grading, and excavation. Monterey Pine are a sensitive species. To protect Monterey Pine from any potential impacts, the recommended Mitigation Measures No. 5 and No. 6 are incorporated. Mitigation 5 includes best management practices for the protection of these trees throughout construction operations such inclusion of protective fencing, monitoring by a qualified arborist for trenching and other construction activities. Mitigation measure 6 includes a re-vegetation plan requirement for if any Monterey pine are removed as a result of construction operations. An additional Mitigation is incorporated to protect other special status plant and wildlife species, 3, the incorporation of which will protect the other trees present onsite. This mitigation involves the establishment of protective exclusionary fencing around trees not designate for removal. All of these mitigations are detailed in section VI.4. Biological Resources. (Source: IX. 1, 6, 14, and 28)

Conclusion:

With the incorporation of the Mitigations detailed in section VI.4 – Biological Resources, the project will have a less than significant impact on Agricultural and Forest Resources.

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: IX.6 and 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (Source: IX.6 and 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations? (Source: IX.6 and 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Source: IX.6 and 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See Section II and IV.

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (Source: IX. 1, 3, 4, and 28)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (Source: IX. 1, 3, 4, and 28)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: IX. 1, and 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: IX. 1, and 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: IX.1, 2, 4, 28)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: IX. 1, and 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A site specific biological resources report was prepared for the project by Denise Duffy & Associates, Inc. (DD&A) in October 2019. Additional information was provided for this report in a letter titled “Special-Status Species” written by Jami Davis of DD&A and dated January 13, 2020; a supplemental Botanical Survey prepared by DD&A titled “Botanical Survey Results” and dated July 7, 2020, and; a supplemental report prepared by DD&A titled “Fuel Management Impact Analysis and Expanded ESHA discussion related to Critical Habitat” and dated April 28, 2021. These reports are referred to collectively as the “reports” herein.

Biological Resources 4(c), (d) and (f) – No Impact

The subject property is not in a state or federally protected wetland. The reports prepared by DD&A dated October 2019 and subsequent botanical survey dated July 7, 2020 did not identify migratory wildlife or wildlife corridors, or any impacts to wildlife nursery sites. The project site is also not included an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impacts are anticipated. (Source: IX. 1, and 28)

Biological Resources 4(a) and (b) – Less Than Significant With Mitigation Incorporated:

Discussion/Conclusions:

Several special-status plant and wildlife species were either observed or have the potential to be present onsite according to the biological reports prepared for the project. The maritime chaparral onsite is also Environmentally Sensitive Habitat Area.

The reports indicate one vegetation community present onsite, *maritime chaparral*. This vegetation community is considered environmentally sensitive habitat area (ESHA) by the California Coastal Commission and the California Department of Fish and Wildlife. The Carmel Area Land Use Plan Key Policy 2.3.2 also provides guidance on the designation of ESHA, and considers plant communities with “rare, endangered, and sensitive plants” as ESHA. Several sensitive plant species are present or have the potential to be present within the chaparral, including Hooker’s manzanita, which is one of the dominant species throughout the chaparral. As such the maritime chaparral is also considered ESHA by the Carmel Area Land Use Plan.

Three special-status plant species were observed in the maritime chaparral in the course of preparing these reports:

- *Hooker’s manzanita*, which is a California Native Plant Society (CNPS) listed as 1B species of the California Rare Plant Ranks (CRPR) list;

- *Monterey pine*, which is a listed CNPS CRPR 1b species; and
- *Yadon's Piperia*, which is federally endangered and a listed CNPS CRPR 1b species.

Hooker's manzanita is one of the dominant species throughout the *maritime chaparral* and is dispersed fairly evenly throughout the entire property. (Source: IX.28) The approximate area of dispersal is shown in the 7.2-acre area identified in Figure 1 of both the "Special Status Species Memo" and "Botanical Survey Results" dated July 7, 2020, and covers a majority of the 7.56 acre parcel. This dispersal area is confluent with the maritime chaparral coverage. As such, impacts to both the ESHA, maritime chaparral, and *Hooker's manzanita* individuals, are anticipated as there is no feasible alternative location on the parcel to avoid the habitat and this sensitive species for the construction of the single-family home and associated site improvements. Post-construction fuel management activities, if improperly executed, also have the potential to impact the chaparral habitat and *Hooker's manzanita*. The total development footprint would disturb approximately 47,175 square feet (1.08 acres). An additional approximate 148,405 square foot (3.41 acre) area would be required for wildfire fuel management, resulting in a total disturbed area of approximately 195,580 square feet (4.49 acres). Mitigation measures are recommended to reduce these anticipated and potential impacts to a less than significant level. Additional mitigation was achieved with changes to home design through the review process. These design changes and the mitigation measures are discussed below:

- Impact due to removal of maritime chaparral and *Hooker's manzanita* within the development footprint would be mitigated through the incorporation of Mitigation Measure (MM) No. 1, which requires that all areas not being developed as part of the project be placed in a permanent conservation and scenic easement, in accordance with the requirements of the Carmel Area Land Use Plan. The minimum preservation ratio identified in the biological reports for this easement is 1:1 onsite preservation of sensitive habitat to development, however, the application of the mitigation would result in a much greater habitat preservation ratio of approximately 5.68:1 (approximately 6.13 acres).
- Inadvertent construction impacts due to construction activities such as staging, grading, excavation, and vegetation removal would be mitigated through the incorporation of Mitigation Measures No. 2 and 3. Mitigation Measure No. 2 requires an employee education program for the construction crew prior to any construction activities, While Mitigation Measure No. 3 prescribes best management practices for preserving sensitive species throughout construction operations, including the establishment of exclusionary fencing to protect trees and vegetation not planned for removal, installed under the supervision of a qualified biological monitor. In accordance with this Mitigation Measure No. 3, following construction, disturbed areas would be restored to pre-project contours to the maximum extent possible and revegetated using locally occurring native species, per the recommendations of a qualified biologist.
- The potential harm to ESHA identified through fuel management activities would be mitigated to a less than significant level through the incorporation of Mitigation Measure No. 4, which establishes best practices for executing fuel management activities while protecting the sensitive chaparral habitat and special status *Hooker's manzanita* and *Monterey pine* species.
- In the course of the projects review, the project scope was modified to remove a proposed guest house and modify a proposed barn to be a proposed accessory dwelling unit. This resulted in a reduced width and coverage for the driveway and reduced structural coverage for the structures, reducing impact to *Hooker's Manzanita* and maritime chaparral habitat,

mitigating impacts from the project by design. The initially proposed site plan and revised site plan are shown in Figures 17 and 18, below.

The incorporation of these mitigation measures will reduce impacts to the maritime chaparral and Hooker's manzanita to less than significant. The incorporation of the design change resulting in a reduced footprint further mitigates impact to both of these resources.

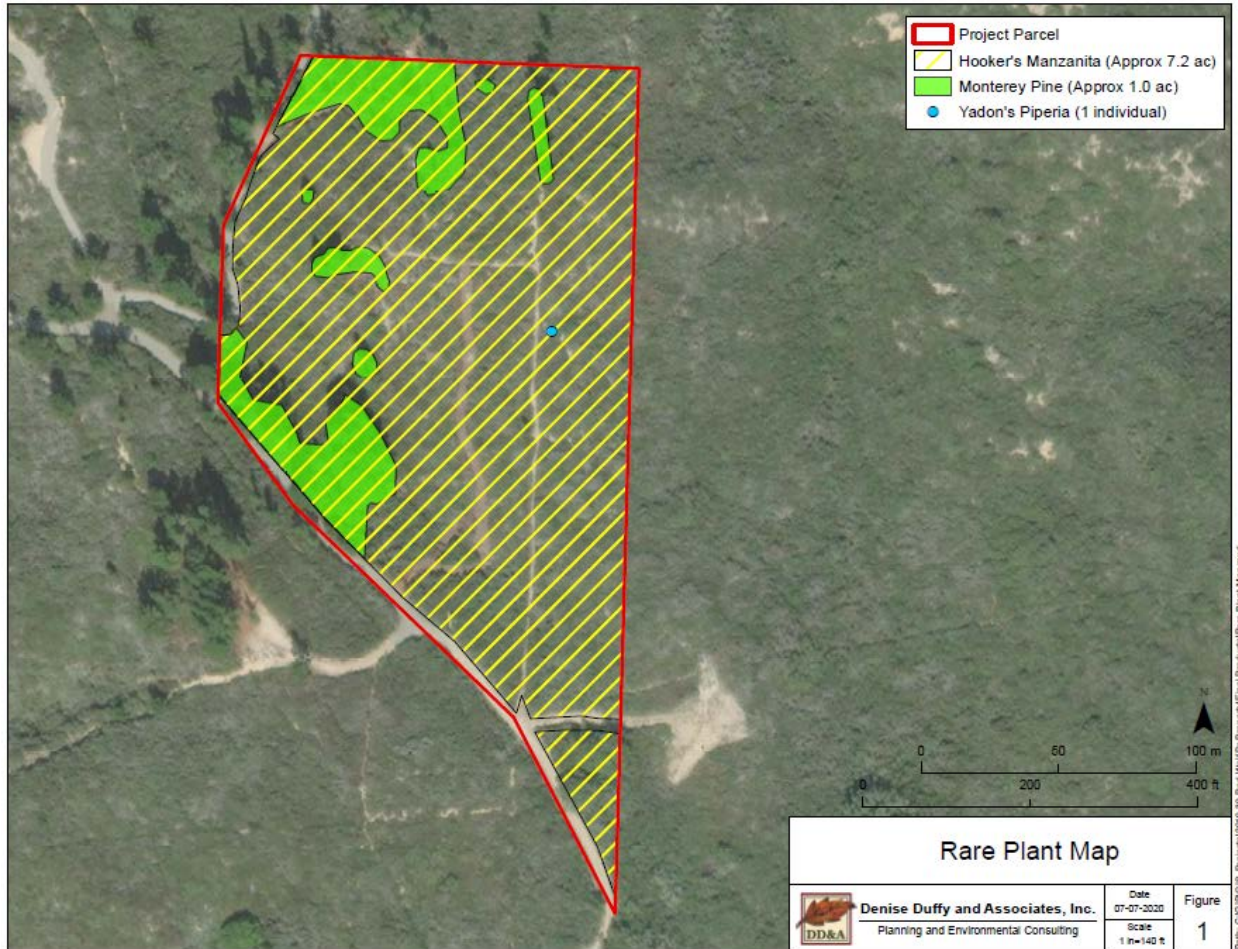


Figure 20 – Rare Plant Map – Rare plant map prepared for the biological reports which shows the Hooker's manzanita and Monterey pine coverage, as well as the single Yadon's Piperia identified on the property. (Source: IX.28)

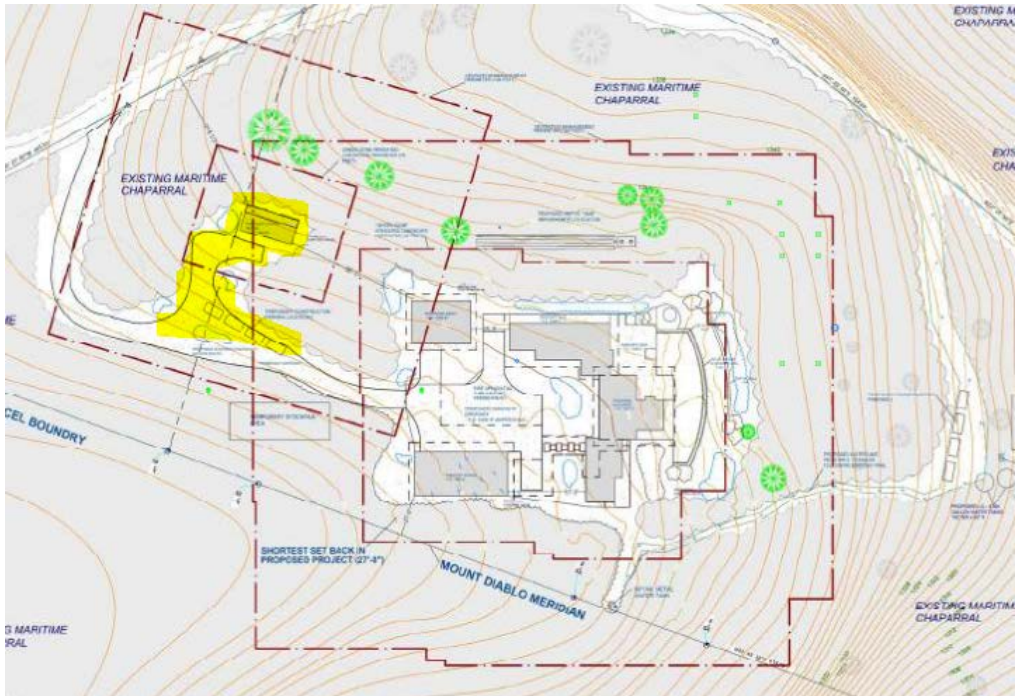


Figure 21 Old Site Plan – Previous design iterations of this project included a guest house with a driveway turnout, which is highlighted in yellow. (Source: IX.1)

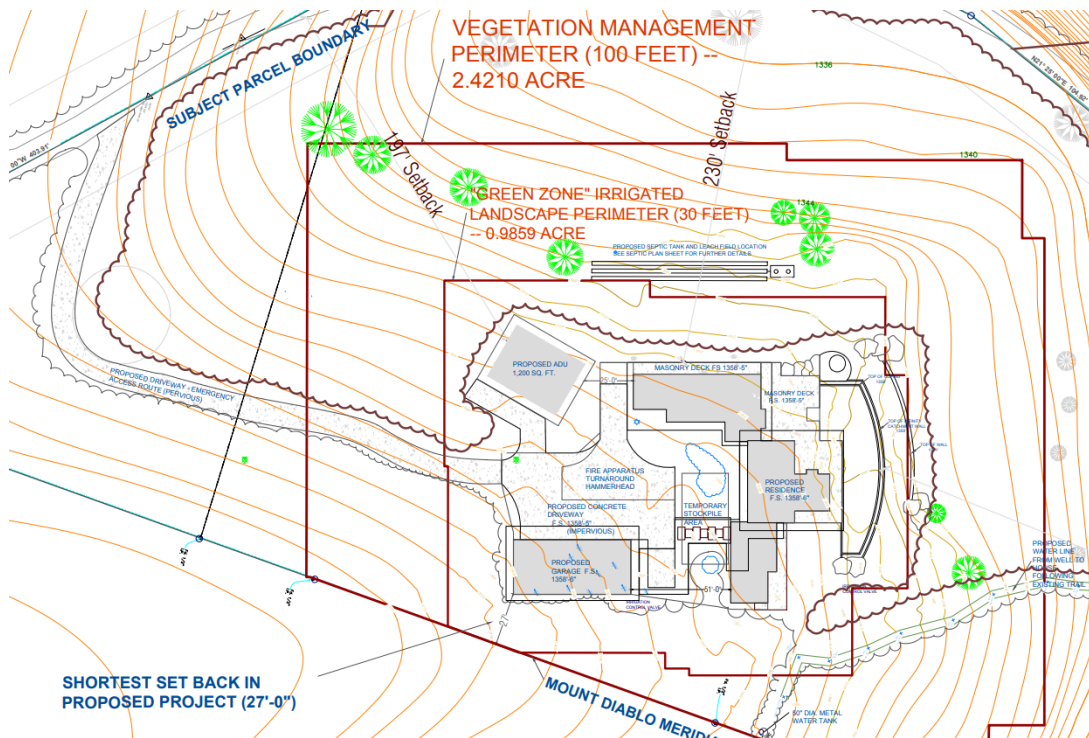


Figure 22 Revised Site Plan – In the most current site plan, this project has replaced a proposed barn with a proposed accessory dwelling unit, and eliminated the guest house, resulting in reduced impact to maritime chaparral and Hooker’s manzanita. (Source: IX.1)

Monterey pine exists in clumps dispersed on the north and west sides of the property, along with other tree species including *Coast Live oak*. The area of these tree strands is shown in the approximate 1.0-acre portion labeled in Figure 1 of both the “Special Status Species Memo” dated January 13, 2020 and “Botanical Survey Results” dated July 7, 2020. No trees are identified for removal as part of the project, however, there is the potential to harm individuals through construction operations such as vegetation removal, grading, and excavation. Additionally, the biology reports identify the potential for impacts through fuel management techniques within the 30 foot and 100 foot fuel management buffers.

- To protect Monterey pine from any potential impacts, the recommended Mitigation Measures No. 5 and 6 are incorporated. Mitigation Measure No. 5 includes best management practices for the protection of these trees throughout construction operations such inclusion of protective fencing, monitoring by a qualified arborist for trenching and other construction activities. Mitigation Measure No. 6 includes a re-vegetation plan requirement for if any Monterey pine are removed as a result of construction operations.
- The potential harm to Monterey Pine identified through fuel management activities would be mitigated to a less than significant level through the incorporation of Mitigation Measure No. 4, which establishes best practices for executing fuel management activities while protecting the sensitive habitats and special status Hooker’s manzanita and Monterey pine species.

A single *Yadon’s Piperia* was observed on the project site as described in the “Botanical Survey Results” dated July 7, 2020. This individual is outside of the proposed development footprint, so potential impacts to it are minimal. Additionally, to mitigate against inadvertent impact to sensitive species due to construction activity, Mitigation Measures No. 2 and 3 are incorporated, which require an employee education program for construction personnel prior to the commencement of construction activities, and best management practices to protect sensitive species onsite. These best management practices include the establishment of exclusionary protective fencing around vegetation not being removed, placed under the supervision of a qualified biological monitor. Together these measures would reduce any potential impacts to this species to a less than significant level.

An additional six special status plant species have a moderate potential to occur on the project site:

- *Jolon Clarkia*;
- *Hospital Canyon Larkspur*;
- *Pinnacles Buckwheat*;
- *Woodland Wollythreads*;
- *Hooked Popcorn Flower*; and
- *Santa Cruz Microseris*.

These six species are all California Native Plant Society (CNPS) listed as 1B species of the California Rare Plant Ranks (CRPR) list. The initial biological report prepared in October 2019 recommended that subsequent focused surveys be conducted by a qualified biologist during the blooming period of these species, approximately May, to determine their potential presence and if any additional mitigations would be needed for them. DD&A Senior Environmental Scientist Jami Davis conducted focused field surveys for these species on May 22, 2020, and described the results of the surveys in the letter “Botanical Survey Results” dated July 7th, 2020. None of these species were identified during the surveys, and in accordance with the biologists recommendations, no additional mitigation is necessary for these species.

Four Special-status wildlife species have the potential to occur onsite:

- The *Monterey Dusky-Footed Woodrat* (MDFW) is a California Department of Fish and Wildlife species of special concern. MDFW is known to occur in various habitats throughout Monterey County, and the biological reports indicate this species has a high potential to be present on site. Construction operations have the potential to impact the species, as vegetation removal at the project site may result in direct mortality of individuals and nests if present at time of construction. Mitigation Measure No. 8, when incorporated, would require surveying and flagging of nests by a qualified biologist, and if necessary, nest dismantling under the supervision of a qualified biologist. This mitigation will reduce potential impacts to the MDFW to a less than significant level.
- The *Coastal Range Newt*), *Northern California Legless Lizard*, and *Coast Horned Lizard* are California Department of Fish and Wildlife species of special concern, and according to the biological report have a moderate potential to be present at the project site. Construction operations, such as grading, excavation, and vegetation removal, have the potential to impact these species. The incorporation of Mitigation Measures No. 2 and 3, which require an employee education program and best management practices for preventing impacts to sensitive plant and wildlife species during the construction process, would reduce these potential impacts to these species a less than significant level.

The biological reports identify a portion of the property as being dispersal habitat for the *California Red Legged Frog*, as mapped in the revised US Fish and Wildlife Service Federal Register document 75 FR 12815-12959. No aquatic breeding, aquatic non-breeding, upland habitat, or individuals were identified onsite in the course of preparing the reports or the site surveys conducted by the biologist. As no individuals, breeding, or upland habitat were identified onsite, there are no anticipated potential impacts to the species.

Finally, various species of raptors or other protected avian species have the potential to be present on the project site, including the red-tailed hawk, red-shouldered hawk, great horned owl, American kestrel, and White-tailed kite. Raptors and other nesting birds, as well as their nests, are protected under the California Fish and Game Code, and the White-tailed kite is a California Fully Protected Species. Construction operations, such as grading, excavation, and vegetation removal, have the potential to impact these species. As such, and Mitigation Measure No. 7 is included. This mitigation measure specifies that construction activities can be timed between September 1 and January 31 to avoid the nesting season, which would mitigate potential impact to these species to a less than significant level. Alternatively, if the nesting season cannot be avoided, the mitigation measure establishes requirements and procedures for site pre-construction surveying and the establishment of no-disturbance buffers by a qualified biologist if needed, which would also mitigate potential impacts to a less than significant level. (Source: IX. 1, 3, 4, and 28)

Mitigations:

Mitigation Measure (MM) No. 1: A conservation and scenic easement shall be conveyed to the County over all undeveloped portions of the property, excluding development approved as a part of this permit. All permanently impacted maritime chaparral habitat shall be quantified and mitigated at a minimum 1:1 acreage ratio by preserving this sensitive habitat on the site through this conservation and scenic easement. Sensitive habitat mitigation for maritime chaparral and special-status plant impacts (such as Hooker's manzanita) can be accomplished in the same mitigation area(s). The easement shall prohibit uses and include restrictions for the protection of

environmentally sensitive habitat area (ESHA), and shall be granted in perpetuity. All undeveloped portions of the project site will ultimately be preserved by the imposition of habitat conservation easements in accordance with the procedures in Monterey County Code § 20.64.280.A. The easement shall be developed in consultation with a certified professional and the responsible entity. A Subordination Agreement shall be required, where necessary. The easement deed shall be submitted to, reviewed, and approved by the Chief of Planning for HCD-Planning and the Executive Director of the California Coastal Commission prior to issuance of construction or grading permits, and accepted by the board of supervisors prior to building final or commencement of use, whichever comes first.

Mitigation Monitoring Action (MMA) No. 1.1

Prior to the issuance of construction permits from HCD-Building Services, the owner/applicant submit a signed and notarized Subordination Agreement, if required, to HCD - Planning for review and approval.

Mitigation Monitoring Action (MMA) No. 1.2

Prior to the issuance of construction permits from HCD-Building Services, the owner/applicant shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to HCD - Planning for review and approval.

Mitigation Monitoring Action (MMA) No. 1.3

Prior to building final or commencement of the use, whichever comes first, the owner/applicant shall Record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to HCD – Planning.

Mitigation Measure (MM) No. 2: A qualified biologist shall conduct an Employee Education Program for the construction crew prior to any construction activities. A qualified biologist shall meet with the construction crew at the onset of construction at the project site to educate the construction crew on the following: 1) the appropriate access route(s) in and out of the construction area and review project boundaries; 2) how a biological monitor will examine the area and agree upon a method which will ensure the safety of the monitor during such activities, 3) the special-status species that may be present; 4) the sensitive habitats present; 5) the specific mitigation measures that will be incorporated into the construction effort; 6) the general provisions and protections afforded by the United States Fish and Wildlife Service and California Department of Fish and Wildlife; and 7) the proper procedures if a special-status species is encountered within the project site.

Mitigation Monitoring Action (MMA) No. 2.1

Prior to the issuance of construction permits from HCD-Building Services, the owner/applicant shall submit to HCD-Planning for review and approval a contract with a qualified biologist on the County’s list of approved biological consultants for the required education program.

Mitigation Monitoring Action (MMA) No. 2.2

Prior to the commencement of construction activities, the owner/applicant shall submit evidence to HCD-Planning for review and approval that the education program took place. This evidence shall be in the form of minutes and/or a list of attendees.

Mitigation Monitoring Action (MMA) No. 2.3

Prior to the building final or commencement of the use, whichever comes first, the owner/applicant shall submit a letter from the qualified biologist demonstrating how the education program was implemented, and how it was successful.

Mitigation Measure (MM) No. 3: The following best management practices (BMPs) shall be employed during construction to reduce impacts to special-status plant and wildlife species:

- Trees and vegetation not planned for removal but located within or adjacent to the construction area should be protected prior to and during construction to the maximum extent possible with exclusionary fencing. A biological monitor shall supervise the installation of protective fencing and regularly monitor the site until construction is complete to ensure that the protective fencing remains intact.
- Following construction, disturbed areas shall be restored to pre-project contours to the maximum extent possible and revegetated using locally occurring native species and native erosion control seed mix, per the recommendations of a qualified biologist.
- Grading, excavating, and other activities that involve substantial soil disturbance shall be planned and carried out in consultation with a qualified hydrologist, engineer, or erosion control specialist, and utilize standard erosion control techniques to minimize erosion and sedimentation to native vegetation (pre-, during, and post-construction).
- All food-related and other trash shall be disposed of in closed containers and removed from the project area at least once a week during the construction period, or more often if trash is attracting avian or mammalian predators. Construction personnel shall not feed or otherwise attract wildlife to the area.
- No firearms shall be allowed on the project site at any time during construction operations.

Mitigation Monitoring Action (MMA) No. 3.1

Prior to the issuance of construction permits from HCD-Building Services, the owner/applicant shall submit a contract with a qualified biologist on the County's list of approved biological consultants for the required installation and monitoring of the protective fencing.

Mitigation Monitoring Action (MMA) No. 3.2

Prior to the issuance of construction permits from HCD-Building Services, the owner/applicant shall submit evidence to HCD-Planning for review and approval that the required exclusionary fencing has been setup. Evidence shall be in the form of photos showing the fencing installed onsite.

Mitigation Monitoring Action (MMA) No. 3.3

Prior to issuance of construction permits by HCD-Building Services, the owner/applicant shall submit a restoration plan prepared by a qualified biologist on the County's list of approved biological consultants to HCD-Planning for review and approval.

Mitigation Monitoring Action (MMA) No. 3.4

Prior to building final, the owner/applicant shall submit evidence that the restoration plan has been executed to HCD-Planning for review and approval. Evidence shall be in the form of a letter from a qualified biologist, and photos the restored site.

Mitigation Measure (MM) No. 4: A Fuel Management Plan shall be prepared designating the areas where fuel management activities shall occur. The following shall be employed within the Fuel Management Areas to reduce impacts to sensitive maritime chaparral habitat and special-status Hooker's manzanita and Monterey pine trees:

- Vegetation within the Fuel Management Areas shall be maintained by the reduction of fuel ladders, use of fire-wise gaps between shrubs and trees, removal of dead limbs and other ground- laying flammable debris (including piles of cut branches and non-organized firewood piles), and selective mowing.
- Whenever possible, islands of native vegetation, particularly Hooker's manzanita plants, shall be retained.
- Vegetation removal shall prioritize the removal of invasive and non-native species over native species.
- Existing, mature Monterey pine trees shall not be removed, but may be pruned according to the recommendations of the responsible fire department to reduce fuel loads and ladder fuels. Pruning shall be conducted so as not to unnecessarily injure Monterey pine trees. General principles of pruning include placing cuts immediately beyond the branch collar and making clean cuts by scoring the underside of the branch first.
- Monterey pine seedlings or small offspring trees less than 6in DBH shall be removed within the Fuel Management Areas as an increased number of trees will increase the fire hazard. This will also provide benefit to the maritime chaparral habitat as Monterey pines are naturalizing within this sensitive habitat type as a likely result of fire suppression, and without management (or natural fire) habitat type conversion and loss of maritime chaparral may result.
- Revegetation plantings in the temporarily disturbed areas within the "Green Zone" shall be installed by carefully spacing shrubs and reducing mass plantings so that fire cannot spread horizontally or vertically (by way of a fuel ladder) from plant to plant. Planting of trees within this zone is not recommended.

Mitigation Monitoring Action (MMA) No. 4.1

Prior to issuance of construction permits from HCD-Building Services, the owner/applicant shall prepare a Fuel Management Plan which shall include a note on the plan detailing the Fuel Management Area requirements that must be followed, and submit the Fuel Management Plan to HCD-Planning to review and approve of the designated areas and the content and location of the note.

Mitigation Measure (MM) No. 5: The following BMPs shall be employed during construction to avoid potential impacts to Monterey pine trees within the project site that will not be removed as a part of the project:

- Monterey pine trees not planned for removal but located within or adjacent to the construction area should be protected prior to and during construction to the maximum extent possible with exclusionary fencing. A biological monitor should supervise the installation of protective fencing and regularly monitor the site until construction is complete to ensure that the protective fencing remains intact.

- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials is not to be allowed adjacent to Monterey pine trees.
- All trenching, grading, or any other digging or soil removal that is expected to encounter roots of Monterey pine trees must be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- Trenching construction located adjacent to any Monterey pine tree that will be retained should be done by hand where practical and any roots greater than 1.5 inches in diameter should be bridged or pruned appropriately.
- Any roots of Monterey pine trees to be retained that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots of Monterey pine trees to be retained that are damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.
- If at any time potentially significant roots of Monterey pine trees to be retained are discovered, the arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots of Monterey pine trees are identified that must be removed that will destabilize or negatively affect the target trees, the Construction Manager will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death, decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc. Pruning shall be conducted so as not to unnecessarily injure Monterey pine trees. General principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.

Mitigation Monitoring Action (MMA) No. 5.1

Prior to issuance of permits from HCD-Building Services, the owner/applicant shall submit a contract with a qualified arborist/forester on the County's list of approved consultants for the required monitoring to HCD-Planning for review and approval.

Mitigation Measure (MM) No. 6: If Monterey pine trees are removed as a result of the project, a revegetation plan shall be prepared by a qualified biologist prior to construction that includes replanting of Monterey pine trees on-site at no less than a 1:1 ratio for the number of living trees removed. The revegetation plan shall include:

- A detailed description of seeding and planting specifications, including specifics for plant source material.
- A description of a monitoring program, including specific methods of vegetation monitoring, data collection and analysis, goals and objectives, success criteria, adaptive management if the criteria are not met, reporting protocols, and a funding mechanism.
- Procedures to control non-native species invasion.
- Provisions to ensure compliance with the requirements of the plan.

Mitigation Monitoring Action (MMA) No. 6.3

If Monterey Pine trees are removed as a result of the project, prior to building final, the owner/applicant shall submit a revegetation plan prepared by a qualified biologist on the County's list of approved biological consultants to HCD-Planning for review and approval.

Mitigation Monitoring Action (MMA) No. 6.4

If Monterey Pine trees are removed as a result of the project, prior to building final, the owner/applicant shall submit evidence that the revegetation plan has been executed to HCD-Planning for review and approval. Evidence shall be in the form of a letter from a qualified biologist, and photos of the restored site.

Mitigation Measure (MM) No. 7: To avoid and reduce impacts to nesting raptors and other nesting avian species including, but not limited to, white-tailed kite, construction activities can be timed to avoid the nesting season period. Specifically, tree and vegetation removal can be scheduled between September 1 and January 31 to avoid impacts to these species. Alternatively, if avoidance of the nesting period is not feasible, a qualified biologist shall be retained to conduct pre-construction surveys for nesting raptors and other protected avian species within 250 feet of proposed construction activities if construction occurs between February 1 and August 31. Pre-construction surveys will be conducted no more than 14 days prior to the start of construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). Because some avian species nest early in spring and others nest later in summer, and some breed multiple times in a season, surveys for nesting birds may be required to continue during construction to address new arrivals. The necessity and timing of these continued surveys will be determined by the qualified biologist based on review of the final construction plans.

If raptors or other protected avian species nests are identified during the pre-construction surveys, the qualified biologist will notify the project applicant and an appropriate no-disturbance buffer will be imposed within which no construction activities or disturbance should take place as determined by the qualified biologist to ensure avoidance of impacts to the individuals. The buffer will remain in place until the young of the year have fledged and are no longer reliant upon the nest or parental care for survival, as determined by a qualified biologist.

Mitigation Monitoring Action (MMA) No. 7.1: Prior to the issuance of permits by HCD-Building Services, the owner/applicant shall submit a construction schedule detailing project activities, including when vegetation removal will be scheduled, to HCD-Planning for review.

Mitigation Monitoring Action (MMA) No. 7.2: Prior to the issuance of permits by HCD-Building Services, if, in the determination of HCD-Planning, the schedule indicates that vegetation removal is likely to occur during the avoidance period, the applicant shall submit a contract with a qualified biologist from the County's list of approved consultants for the required construction surveying to HCD-Planning.

Mitigation Monitoring Action (MMA) No. 7.3: During construction operations, the owner/applicant shall send the results of the qualified biologists surveys to HCD-

Planning. If the qualified biologist deems a no-disturbance buffer is warranted, the owner/applicant shall establish the buffer in accordance with the biologists recommendations and send evidence to HCD-Planning that the buffer was established and maintained in accordance with those recommendations. All surveys and evidence must be submitted to HCD-Planning prior to building final.

Mitigation Measure (MM) No. 8: Not more than thirty (30) days prior to the start of construction (including vegetation removal), a qualified biologist shall conduct a survey of the project site to locate existing MDFW nests. All MDFW nests shall be flagged for avoidance. Any MDFW that cannot be avoided shall be dismantled by hand, under the supervision of a qualified biologist. If a litter of young is found or suspected, nest material shall be replaced and the nest left alone for 2-3 weeks, after this time the nest will be rechecked to verify that young are capable of independent survival before proceeding with nest dismantling.

Mitigation Monitoring Action (MMA) No. 8.1: Prior to the issuance of permits by HCD-Building Services, the owner/applicant shall submit have a qualified biologist from the list of the County’s approved biological consultants perform the required surveying and flagging, and submit the survey results and photographs of the flagged nests to HCD-Planning.

Mitigation Monitoring Action (MMA) No. 8.2: If the survey identifies any MDFW nests that must be dismantled, the qualified biologist shall dismantle them in accordance with the requirements of MM No. 8, and prepare a supplemental report on the dismantling. Prior to the issuance of permits by HCD-Building Services, the owner/applicant/qualified biologist shall submit the supplemental report to HCD-Planning for review and approval.

Biological Resources 4(e) – Less Than Significant with Mitigations Incorporated

Discussion/Conclusions:

The Carmel Area Land Use Plan (LUP) Section 2. Resource Management details local requirements for preservation of Biological Resources, including trees. Implementing Regulations for the policies of the LUP are detailed in the Monterey County Coastal Implementation Plan Part 4, Regulations for Development in the Carmel Area Land Use Plan. (CIP) The project, with the recommended conditions and mitigations incorporated, is consistent with these policy documents.

The biological reports identified the presence of the sensitive species Hooker’s Manzanita, a California Native Plant Society (CNPS) 1B species, throughout the Maritime Chapparral onsite. Monterey Pine, another sensitive CNPS 1B species, was also identified, in addition to other tree species including Coast Live Oak on the subject site. As LUP key policy 2.3.2 details that both “Rare, endangered, and sensitive plants” and Monterey pine Forest are considered Environmentally Sensitive Habitat Area (ESHA), the Maritime Chapparral onsite and Monterey Pine onsite can both be considered ESHA under the LUP. Additional discussion of the individually sensitive species and environmentally sensitive habitat can be found in Biological Resources sections 4(a) and 4(b) of this initial study, respectively.

The applicable policies and development standards for such ESHA from the LUP have been applied to the project. Pursuant to LUP General Policy 2.3.3.7, removal of vegetation and land disturbance have been restricted to that which is required for the structural improvements themselves. After construction activities are complete, the County shall require a conservation and scenic easement over those portions of the property not included in the development footprint in accordance with LUP policy 2.3.3.6.

Additionally, while Monterey Pine and other tree species were identified onsite, no trees are identified for removal as a part of the project. Mitigation Measures (MM) No. 3 and 5 are incorporated, which include best management practices to protect the Monterey Pine and other tree species from any potential for impact resulting from inadvertent damage due to construction operations such as staging, grading, excavation, and vegetation removal. These mitigations include the establishment of protective exclusionary fencing established under the supervision of a qualified qualified biological monitor, a training and education program for construction personnel, and procedures for pruning and root cutting of Monterey Pine trees if required. (Source: IX.1, 2, 4, 28)

Mitigations:

All referenced mitigations are detailed in Biological Resources Section 4(a) under the subheading “Mitigations:” of this Initial Study.

Conclusion:

Potential Impacts were identified to Biological Resources, including both special-status species and the environmentally sensitive habitat area. However, with the incorporation of the included Mitigations, and application of standard Monterey County Conditions, all potential impacts to Biological Resources are reduced to a less than significant level.

5. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? (Source IX.30)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? (Source IX. 28, and 30)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries? (Source IX. 28, and 30)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The subject project is in an area identified in Monterey County GIS as being moderately sensitive for archaeological resources. No previous archaeological reports are on file for the subject parcel. A Phase I archaeological report was prepared by Susan Morley, MA., RPA and is dated March, 2021. This report is in County records as HCD-Planning library file number LIB210050. The study is classified as confidential and is discussed herein, as needed to address thresholds of significance under CEQA.

The archaeological report prepared for the project conducted an archival search of the available site in the Northwest Information Center, and found no historic or prehistoric sites within one half mile of the project. A field survey was also conducted by the archaeologist on March 20, 2021, which did not identify any archaeological resources, or indicators that archaeological resources may be present onsite.

The archaeological report did identify one historic/archaeological site approximately 3,000 feet to the north of the subject property, the Macdonald Historic Homestead. This site is recorded as CA-MNT-2406H/P-27-003414. This homestead was built by squatters in the 19th century. (Source IX. 7 and 30)

Cultural Resources 5(a) – No Impact

The only identified historic resource in proximity to the project site is the MacDonalld Homestead (CA-MNT-2406H/P-27-003414). This homestead is approximately 3,000 feet from the subject property. With the exception of an existing water tank and well, the site is largely undeveloped; there are no identified historic resources on the property. As such, no impacts are anticipated. (Source IX.30)

Cultural Resources 5 (b), and (c) – Less than Significant

As previously discussed, the subject property is in an area designated as being moderately sensitive for archaeological resources in Monterey County's GIS.

The Phase I archaeological report (LIB210050) prepared for the proejct included a site record search conducted at the Northwest Regional Information Center (NWIC) for a radius of one half mile around the subject parcel. The results of this search did not identify any known archaeological resources within one half mile of the subject property. The archaeological report did identify one archaeological site approximately 3,000 feet to the north of the subject property, the Macdonald Historic Homestead. This site is recorded as CA-MNT-2406H/P-27-003414. This homestead was built by squatters in the 19th century. This report also included a site specific field survey to evaluate the potential for there to be archaeological resources on the property. This survey was conducted on March 20, 2021. While the presence of maritime chapparal, which is dominant on the project site, somewhat impeded the pedestrian survey, there were cleared paths and areas of exposed earth from which surface conditions could be observed. The survey did not find any indicators that would suggest the presence of archaeological resources.

The report concludes that the author's professional opinion is that the parcel does not contain historic or pre-historic cultural resources. As such, the potential to impact cultural resources is less than significant. However, there is always the possibility to encounter previously unidentified resources during earthwork and excavation. This potential is mitigated by the incorporation of the County's standard condition of approval PD003A, which requires that work be halted if any archaeological resources or human remains are discovered. (Source IX. 28, and 30)

Conclusion:

While there is always some risk that previously unknown archaeological or cultural resources are discovered during ground disturbance activities, no resources were identified in the report prepared for the project, and the potential to impact Cultural Resources is less than significant.

6. ENERGY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (Source: IX.1, and 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (Source: IX.1, and 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
See Section II and IV

7. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Source IX.1, 25, and 29)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Strong seismic ground shaking? (Source IX.1, 25, and 29)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (Source IX.1, 25, and 29)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	Landslides? (Source IX.1, 25, and 29)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (Source IX. 1, 6, 22, 28 and 29)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source IX. 1, 6, 22, and 29)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. GEOLOGY AND SOILS		Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? (Source IX.1, 25, and 29)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (Source IX. 1, 6, 22, and 29)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source IX. 1, 6, 22, and 29)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Soils Surveys Group Inc., completed a Geotechnical and Percolation Investigation report dated November 20, 2019 for the project. The report is referred to as the Geotechnical report herein. The report is dated November 20, 2019 and is available as Monterey County HCD-Planning library file number LIB190328. Five borings were drilled on September 18, 2019, and the boring logs, field observations, and field and laboratory test data were analyzed to determine the suitability of the site for the proposed single-family home, and concluded it was suitable with the recommendations included in the report. (Source: IX.29)

Geology and Soils 7(c), (e), and (f) – No Impact

The Geotechnical report assessed the suitability of the project and concludes that the site is suitable for the proposed single-family residential use with the recommendations made in the report. Monterey County GIS also identifies the project site as having low risk for landslides.

The report also assessed the site suitability for the proposed septic system and leach fields. Three percolation test holes were drilled in the location of the proposed fields. Percolation tests were performed in the selected test holes on September 19, 2019, and the test results indicate acceptable percolation rates for septic system effluent, pursuant to Monterey County Code Section 15.20.070. The Geotechnical report also includes a Operations and Maintenance manual, with recommendations for the ongoing maintenance of the system; compliance with the recommendations of the Geotechnical report shall be required through the building permit process.

The project site is currently undeveloped and does not contain unique geologic features. Given the small disturbance area for the project, it is unlikely that any previously unknown paleontological resources would be encountered during construction activities. Therefore, no impact to paleontological resources is anticipated. Pursuant to the findings of the report, and compliance with existing regulations, no impact is anticipated. (Source IX. 1, 6, 22, and 29)

Geology and Soils 7(a.i), (a.ii), (a.iii), and (d) – Less than Significant Impact

The project site is not located within an Earthquake Fault Zone, as mapped by the California Department of Conservation. A list of known faults in proximity to the project site is included in the Geotechnical report (LIB190328) and is shown below.

Fault Name	Approximate Distance to Site	Orientation from Site	Data Source
Unnamed (Inferred)	1.78 km	Southwest	Dibblee, 1973b
Unnamed (Inferred)	2.30 km	Northeast	Clark et al, 1997
Malpaso (Certain)	2.56 km	Southwest	Kingsley and Assoc., 1981
Potrero (Certain)	4.17 km	East	Cleary Consultants, 1994
San Jose Thrust (Inferred)	4.27 km	East	Cleary Consultants, 1994
San Francisquito (Certain)	4.39 km	Southeast	Cleary Consultants, 1994
San Gregorio (Sur Region)	6.5 km	Southwest	Uniform Building Code, 1997
Monterey Bay-Tularcitos	8.5 km	Northeast	Uniform Building Code, 1997
Rinconada	22.75 km	Northeast	Uniform Building Code, 1997
Zayante-Vergeles	45.25 km	Northeast	Uniform Building Code, 1997
San Andreas (Pajaro Section)	49.5 km	Northeast	Uniform Building Code, 1997

Figure 23 List of Known Faults – A table listing known faults and their approximate distance to the project site. (Source: IX.29)

According to the Geotechnical report LIB190328, surface rupture typically occurs along fault lines, and as no known faults have been mapped through the project site, the potential for surface rupture is low.

In accordance with the recommendations of the report, the new residence and any future building additions must be designed to the most current California Building Code to help withstand seismically generated ground accelerations. The report also recommends the use of frame and semi-rigid structures, with proper strengthening connection and hold-down fasteners, and indicates that with proper design parameters, “seismic damage to the building can be mitigated for major earthquakes centered near the project area.”

Liquefaction and lateral spreading phenomenon tend to occur in “loose, fine saturated sands and in places where the liquified soils can move toward a free face (e.g. a cliff or ravine).” (Source IX.29) The deeper soils under the project site are very dense, and no groundwater was encountered to a depth of 26 feet. Therefore, the report concludes that “the potential risk for occurrence of damaging liquefaction or lateral spreading is considered to be low during a strong seismic event.” The risk of differential compaction and settlement during a major seismic event is also considered to be low.

According to the Geotechnical report, the project is feasible from a soil engineering standpoint. The report includes recommendations intended to reduce the potential for structural damage to an acceptable risk level, such as the of the design criteria provided and geotechnical engineering review of the building and site grading plans. Additionally, the project would be required to comply with all California Building Code standards related to seismic hazards. The County would require incorporation of all recommendations from the soil report into project plans as a standard condition of project approval. Based on the findings of the report, the required

implementation of the recommendations found within it, and the application of standard regulations, impacts would be less than significant. (Source IX.1, 25, and 29)

Geology and Soils 7(b) – Less than Significant

The subject property is located in an area of moderate to high erosion risk according to the information contained in the Monterey County GIS. The Geotechnical report also indicates that near surface soil at the project site has the potential to erode, especially if protective vegetation is removed. For the project, vegetation is planned for removal within the development footprint of a single-family home and accessory structures, while disturbed areas not being installed with structural or hardscape improvements are being re-vegetated as part of the construction process in accordance with Mitigation Measure No. 3 described in the Biological Resources 4(a) section of this Initial Study.

The Geotechnical report includes a number of recommendations for the control of stormwater runoff from the project site. Executing the recommendations contained within the report shall be included as a standard condition of approval on the project. In addition, the project shall be required to comply with Monterey County Code Chapter 16.12, *Erosion Control*. This chapter sets forth required provisions for preparation of erosion control plans that outline methods to control runoff, erosion, and sediment movement. In compliance with these measures, project plans would include a grading, drainage, and erosion control plan for review and approval by HCD-Environmental Services. Included therein are various erosion control measures, including protection of slopes with straw mulch to prevent erosion until slopes are stabilized.

Construction and operation of the project would not result in substantial erosion or loss of topsoil. Compliance with existing regulations would reduce impacts to a less than significant level. (Source IX. 1, 6, 22, 28 and 29)

Conclusion:

Compliance with existing regulations would reduce impacts related to geology and soils to a less than significant level.

8. GREENHOUSE GAS EMISSIONS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: IX.1, 2, 16, and 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: IX.1, 2, 16, and 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See Section II and IV

9. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: IX. 1, 6, 18, and 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: IX. 1, 6, 18, and 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: IX. 1, 6, 18, and 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: IX. 1, 6, 18, and 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: IX. 1, 6, 18, and 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1, 6, 18, and 20)	<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? (Source: IX. 1, 6, 18, and 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See Section II and IV

10. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? (Source: IX.1, 22, and 29)	<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? (Source: IX.1, 22, and 29)	<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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) result in a substantial erosion or siltation on- or off-site; (Source: IX.1, 22, and 29)	<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; (Source: IX.1, 22, and 29)	<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; or (Source: IX.1, 22, and 29)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impede or redirect flood flows? (Source: IX.1, 22, and 29)	<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? (Source: IX.1, 22, and 29)	<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? (Source: IX.1, 22, and 29)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See Section II and IV

11. LAND USE AND PLANNING			Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:	Potentially Significant Impact				
a) Physically divide an established community? (Source: IX. 1, and 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? (Source: IX. 1, 3, 4, and 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

The project site is a rural area in proximity to the Carmel Highlands. The project site is surrounded by low-density single-family homes and open space uses, and is subject to the Monterey County 1982 General Plan, the Carmel Area Land Use Plan (LUP), Carmel Area Land Use Plan Coastal Implementation Plan (CIP) and the Zoning Ordinance Title 20. (Source: IX. 1, 2, 3, 5, and 10)

Land Use and Planning 11(a) – No Impact

The proposed project involves construction of a new single-family dwelling, an accessory dwelling unit, detached garage, and associated site improvements, including a new driveway that would connect the home to Red Wolf Drive. No new roads or other development features are proposed that would physically divide an established community, resulting in no impact. (Source: IX. 1, and 6)

Land Use and Planning 11(b) – Less than Significant

The proposed project would be subject to the policies of the Carmel Area Land Use Plan (LUP) and regulations of the Carmel Area Land Use Plan Coastal Implementation Plan (CIP). The LUP contains policies that pertain to land use and development in the plan area, and the CIP contains implementations regulations for those policies. The project would construct a single family residence and accessory dwelling unit on a parcel designated for low density residential use and would not conflict with land use policies specified in the LUP. Prior to implementation, the project would require issuance of construction permits and a multiple land-use entitlements from the County, including Coastal Development Permits for development within environmentally sensitive habitat and the Accessory Dwelling Unit and a Coastal Administrative Permit for the single-family home.

The LUP also contains policies related to the protection of scenic, biological, and cultural resources. As described in Sections VI.1 – Aesthetics and VI.4 – Biological Resources, the project, as conditioned, would be consistent with the policies for protection of scenic and biological resources. As described in Section VI.5 – Cultural Resources, none of the evidence is present for potential archaeologically or culturally significant discoveries to be adversely affected during construction of the project. Therefore, impacts related to conflicts with a land use plan would be less than significant. (Source: IX. 1, 3, 4, and 5)

Conclusion:

Project impacts related to land use and planning would be less than significant with adherence to existing regulations, compliance with conditions and with mitigation measures.

12. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: IX.1, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: IX.1, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
See Section II and IV

13. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: IX. 1, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels? (Source: IX. 1, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX.1 and 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Noise 13 and (c): No Impact

The project is also not located in the vicinity of a public airport or private airstrip or an airport land use plan, or within two miles of a public airport or public use airport. (Source: IX.1 and 6)

Noise 13(a) and (b): Less than Significant Impact

Construction of the proposed project would generate a temporary increase in noise and ground borne vibration levels in the vicinity of the site due to the use of heavy equipment such as excavators, graders, large trucks and machinery typically used during residential construction projects. The nearest noise-sensitive receptor to the project site is an existing single-family residence located approximately 230 feet north of the project site, which also has access off Red

Wolf Drive. Construction activities Construction activities would be required to comply with the Monterey County Noise Ordinance as described in Monterey County Code Chapter 10.60. The ordinance applies to “any machine, mechanism, device, or contrivance” within 2,500 feet of any occupied dwelling unit and limits the noise generated to 85 dBA at a distance of 50 feet from the noise source. Noise-generating construction activities are limited to the hours between 7 a.m. and 7 p.m., Monday through Saturday; no construction noise is allowed on Sundays or national holidays. Operationally, the project would not result in a substantial permanent increase in ambient noise or ground borne vibration or noise levels given that it involves one single-family residence, accessory structures, and associated site improvements. (Source: IX.1, 6, 22)

Conclusion:

Therefore, the proposed project would result in less than significant impacts to noise. (Source: IX.1, 6, 22)

14. POPULATION AND HOUSING		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: IX.1, 3, 4, 5)	<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? (Source: IX.1, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
See Section II and IV

15. PUBLIC SERVICES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:					
a)	Fire protection? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
See Section II and IV.

16. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: IX.1, and 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: IX.1, and 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See Section II and IV

17. TRANSPORTATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (Source: IX.1, 6, 7, 23 and 27)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)? (Source: IX.1, 6, 7, 23 and 27)	<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)? (Source: IX.1, 6, 7, 23 and 27)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access? (Source: IX.1, 6, 7, 23 and 27)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See Section II and IV

18. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or (Source: IX. 1, 6, 30, 32, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Source: IX. 1, 6, 30, 32, 33)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

As described in Section VI.5 – Cultural Resources of this Initial Study, the project site is considered moderately “archaeologically sensitive” by Monterey County GIS. Additionally, the site is located on land associated with the tribal history of regional native groups. California Assembly Bill (AB) 52, in effect since July 2015, provides CEQA protections for tribal cultural resources. All lead agencies approving projects under CEQA are required, if formally requested by a culturally affiliated California Native American Tribe, to consult with such tribe regarding the potential impact of a project on tribal cultural resources before releasing an environmental document. Under California Public Resources Code §21074, tribal cultural resources include site features, places, cultural landscapes, sacred places, or objects that are of cultural value to a tribe and that are eligible for or listed on the California Register of Historical Resources (CRHR) or a local historic register, or that the lead agency has determined to be of significant tribal cultural value.

Project construction activities would involve ground disturbance that has potential to result in substantial adverse changes to the significance of tribal cultural resources, if such resources were exposed or damaged during construction. Pursuant to Public Resources Code Section 21080.3.1, Monterey County HCD – Planning initiated AB 52 consultation with local tribal representatives. On March 25, 2021, HCD-Planning distributed formal notifications of the proposed project to representatives of the Ohlone/Coastanoan-Esselen Nation and the Esselen Tribe of Monterey County. The Ohlone/Coastanoan-Esselen Nation requested a formal consultation, which was conducted on April 29, 2021, and sent a final response letter that same day.

The response received from Ohlone/Costanoan-Esselen Nation indicated that the area is where the subject project is located within their indigenous homeland. According to the response, the Ohlone/Costanoan-Esselen Nation is opposed to ground disturbance occurring in all known cultural lands, even when the lands are described as previously disturbed and of no significant archeological value. In this case, the subject project site is undisturbed, the subject site is described as moderately sensitive to archaeological resources in Monterey County's GIS, and the archaeological report prepared for the project did not find any evidence that would indicate the presence of archaeological resources onsite. (Source: IX. 1, 6, 32, 33)

Tribal Cultural Resources 18(a.i) and (a.ii) – Less than Significant with Mitigation Incorporated

Discussion/Conclusion:

Consultation with the tribal representative for Ohlone/Costanoan-Esselen Nation (OCEN), a culturally affiliated California Native American Tribe, was held on April 29, 2021. OCEN requested to have a tribal monitor onsite during construction, placement of all cultural items within Ohlone/Costanoan-Esselen Nation, reburial of ancestral remains, and to be included in mitigation and recovery programs. However, OCEN did not provide any evidence that the site is particularly significant to the tribe and Phase I Archaeological Assessment prepared for the project found no evidence of archaeological resources within or immediately surrounding the proposed development area, and there are no known human burial sites within the project area. Therefore, the County has determined the need for a OCEN monitor is unwarranted. However, the procedures to be followed if resources are found are incorporated below as mitigation. The incorporation of these procedures would reduce potential impacts to a less than significant level. (Source: IX. 1, 6, 30, 32, 33)

Mitigation Measure (MM) No. 9: Tribal Cultural Resources

A note shall be included on the construction set of plans as follows:

“If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

- Halt all excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required; and

If the coroner determines the remains to be Native American:

1. The coroner shall contact the Native American Heritage Commission and HCD – Planning within 24 hours.
2. The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costanoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.
3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or
4. Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with

appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendent identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.”

Mitigation Monitoring Action (MMA) No. 9.1

Prior to the issuance of permits from HCD-Building Services, owner/applicant shall submit to HCD-Planning for review and approval the location of the note on the construction set of plans.

Conclusion: *Therefore, with the mitigation measure No. 9 detailed above, impacts to Tribal Cultural Resources are reduced to a less than significant level.*

19. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (Source IX. 1, 6, and 29)	<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? (Source IX. 1, 6, and 29)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? (Source IX. 1, 6, and 29)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (Source IX. 1, 6, and 29)	<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? (Source IX. 1, 6, and 29)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
See Section II and IV

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (IX.1, and 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? (Source IX.1, 6, 20, and 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (Source IX.1, 6, 20, and 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (Source IX.1, 6, 20, and 22)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

In California, responsibility for wildfire prevention and suppression is shared by federal, state and local agencies. Federal agencies have legal responsibility to prevent and suppress wildfires in Federal Responsibility Areas (FRAs). CAL FIRE prevents and suppresses wildfires in State Responsibility Area (SRA) lands, which are non-federal lands in unincorporated areas with watershed value, are of statewide interest, and are defined by land ownership, population density, and land use. Wildfire prevention and suppression in Local Responsibility Areas (LRA) are typically provided by city fire departments, fire protection districts, counties, and by CAL FIRE under contract to local government. (Source: IX. 1, and 20)

Wildfire 20(a) – No Impact

The proposed project would not impair an adopted emergency response plan or emergency evacuation plan as the proposed project does not occur along, or utilize, local roadways that are an identified evacuation route. The closest evacuation route to the proposed project site is Highway 1, over a mile away. The proposed project is not expected to impair evacuation procedures along this road due to its low traffic volumes and very low density land uses along Red Wolf Drive. The closest fire station is the Carmel Highlands Fire Protection District Station located at 73 Fern Canyon Road in Carmel. Further, the proposed project includes installation of an emergency vehicle turnaround. As a result, it is not anticipated that the proposed project would substantially impair an adopted emergency response plan or emergency evacuation plan, and would not result in impacts. Source: (IX.1, and 6)

Wildfire 20 (b) – Less Than Significant

The project area is located in a SRA and is designated as a VHFHSZ. As a result, there is the potential for increased wildfire risk whenever placing residential uses in a wildland area. Construction and operation of the proposed project would involve the use of flammable materials, tools, and equipment capable of generating a spark and igniting a wildfire. Additionally, increased vehicle traffic and human presence in the project area could increase the potential for wildfire ignitions. The proposed project incorporates measures that would minimize occupant exposure to wildfire risk, including:

- Installation of two 4,990-gallon underground water tanks;
- Construction according to the latest CBC, and any additional restrictions or requirements adopted locally by the Carmel Highlands Fire Protection District;
- Installation and maintenance of defensible space areas within 100 feet of all project structures or up to the property line, whichever is closer, consistent with Public Resources Code 4291; and
- Installation of an on-site access road and fire truck turnaround.

Further, in accordance with California Public Resources Code Sections 4427, 4428, 4431, and 4442, maintenance activities associated with the proposed project, including defensible space areas, would be conducted using firesafe practices to minimize the potential for wildfire ignitions resulting from equipment use. Implementation of existing local and state regulations as well as incorporation of the fire protection design measures listed above, would reduce impacts due to risk of exposure to project occupants and surrounding residences to a less than significant level. (Source IX.1, 6, 20, and 26)

Wildfire 20 (c) – Less Than Significant

The project involves the installation and maintenance of multiple infrastructure components to support the proposed single-family residence. The following identifies proposed infrastructure and its contribution to wildfire risk:

- **Water Supply:** The on-site well and installation of two 4,990-gallon underground water tanks would provide the necessary supply, including back-up supply, for fire suppression. Ongoing and regular maintenance of the well, as required by California Well Standards and Monterey County Code Chapter 15.08, would reduce potential wildfire impact to less than significant.
- **Wastewater Management:** The two 1,500-gallon underground septic tank and leach field would not result in additional temporary or permanent impacts. Further, any maintenance of this area would be conducted using firesafe practices, as required by California Public

Resources Code Sections 4427, 4428, 4431, and 4442, to minimize the potential for wildfire ignitions resulting from equipment use.

- **Defensible Space:** Defensible space would be required within 100 feet of the project's structures, or up to the property line, whichever is closer, to reduce fire hazard on-site, consistent with state and county requirements. Defensible space zones are passive measures and would not impede site access or otherwise hinder evacuation or emergency response efforts. Presence of defensible space areas would reduce fuel volumes and moderate fire behavior near structures, and would reduce potential wildfire impacts. Maintenance of defensible space areas may require heat-or spark-generating equipment; however, maintenance activities associated with the proposed project would be conducted using firesafe practices, as required by California Public Resources Code Sections 4427, 4428, 4431, and 4442, to minimize the potential for wildfire ignitions resulting from equipment use.

With implementation of existing local and state regulations, wildfire impacts resulting from installation and maintenance of project-related infrastructure and would be the operational component of the residence would be less than significant. (Source IX.1, 6, 20, and 26)

Wildfire 20 (d) – Less Than Significant with Mitigation

Wildfires can greatly reduce the amount of vegetation. Plant roots stabilize the soil and above-ground plant parts slow water, allowing it to percolate into the soil. Removal of surface vegetation resulting from a wildfire on a hillside reduces the ability of the soil surface to absorb rainwater and can allow for increased runoff that may lead to large amounts of erosion or landslides. As indicated on the project plans, the proposed single-family home is on slopes less than 30%. Erosion control notes and methods are detailed on the construction management plan submitted with the project plans, which to minimize potential runoff or slope instability resulting from construction operations. The applicant would also be required to submit a stormwater control plan as a standard county condition of approval, and re-vegetation of areas disturbed by construction activity shall be required pursuant Mitigation Measure No. 3, detailed in section VI – Biological Resources of this Initial Study. Further, the project would be required to comply with relevant sections of the Monterey County Code that pertain to grading and erosion control (Monterey County Code Chapters 16.0 and 16.12). When combined with the project design and County permitting requirements, potential impacts associated with runoff, post-fire slope instability or drainage changes would be less than significant. (Source IX.1, 6, 20, and 22)

Mitigations:

All referenced mitigations are detailed in Biological Resources Section 4(a) under the subheading “**Mitigations:**” of this Initial Study.

Conclusion:

Therefore, with the incorporation of the Mitigation No. 4 referenced above, and application of standard conditions and Monterey County Code requirements, impacts to Wildfire are reduced to a less than significant level.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: IX. 1-41)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Source: IX. 1-41)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: IX. 1-41)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Mandatory Findings of Significance (a) – Less Than Significant with Mitigation

As discussed in this Initial Study, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. Potential impact to Agriculture & Forest Resources would be reduced to a less than significant level by implementation of Mitigation Measures No. 5 and 6, potential impact to Biological Resources would be reduced to a less than significant level by implementation of Mitigation Measures No. 1 – 8, potential impact to Tribal Cultural Resources would be reduced to a less than significant level by implementation of Mitigation Measure No. 9, and potential impact to Wildfire would be reduced to a less than significant level by Mitigation Measure No. 3.

Mandatory Findings of Significance (b) – No Impact

As discussed in this Initial Study, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. The project would not result in substantial long-term environmental impacts and, therefore, would not contribute to cumulative environmental changes that may occur due to planned and pending development. Potential impacts of the project would not be cumulatively considerable.

Mandatory Findings of Significance (c) – Less Than Significant with Mitigation

Effects on human beings are generally associated with impacts related to issue areas such as air quality, geology and soils, noise, traffic safety, hazards, and wildfire. As discussed in Section IV.A – Factors of this Initial Study, the project would have no impact on air quality, hazards and hazardous materials, and transportation. As discussed in Section VI.7 – Geology and Soils, the project would not exacerbate existing geologic hazards related to soils and seismic stability, and as discussed in Section VI.13 – Noise, the project would not create a substantial permanent increase in ambient noise. As discussed in section VI.20, vegetation removal has the potential to increase erosion runoff and landslide hazard, however, this potential impact is mitigated to a less than significant level through incorporation of Mitigation No. 3, which will require disturbed areas to be re-vegetated. Therefore, the project would not cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

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

Evidence: Based on the record as a whole as embodied in the HCD-Planning files pertaining to PLN190244 and the attached Initial Study/Proposed Mitigated Negative Declaration.

IX. REFERENCES

1. Project Application and Plans for Planning File No. PLN190244
2. Monterey County *1982 General Plan*
3. Carmel Area Land Use Plan
4. Monterey County Coastal Implementation Plan, Part 4 Regulations for Development in the Carmel Area Land Use Plan
5. Title 20 (Zoning) of the Monterey County Code
6. Monterey County Geographic Information System (GIS)
7. *2021 CEQA Statute and Guidelines*
8. ArcGIS Pro
9. Staff Site Visit on 20 May 2021.
10. 2012-2015 Air Quality Management Plan, Monterey Bay Air Resources District
11. CEQA Air Quality Guidelines, Monterey Bay Air Resources District
12. Regional Water Quality Control Plan for the Central Coast Basin Plan, Central Coast Regional Water Quality Control Board
13. List of eligible and official designated State Scenic Highways, California Department of Transportation
14. California Important Farmland Finder, California Department of Conservation
15. California Building Code, Title 24
16. Monterey County Climate Action Plan
17. 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy, Association of Monterey Bay Area Governments
18. EnviroStor, California Department of Toxic Substances Control
19. GeoTracker, California State Water Resources Control Board
20. Fire Hazard Severity Zones in SRA: Monterey County, CAL FIRE
21. Mineral Lands Classification Data Portal, California Department of Conservation
22. Monterey County Code of Ordinances
23. Institute of Transportation Engineers Trip Generation Manual
24. California Code of Regulations, Chapter 16
25. Earthquake Zones of Required Investigation, California Department of Conservation
26. California Public Resources Code. PRC Sections 4291 4427, 4428, and 4431.

27. California Governor's Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA
28. Draft Biological Resources Report, Denise Duffy & Associates, Inc. (LIB190327)
29. Geotechnical and Percolation Investigation Report, Soil Surveys Group, Inc. (LIB190328)
30. Preliminary Cultural Resources Reconnaissance, Susan Morley (LIB210050)
31. Google Earth Imagery
32. California Assembly Bill (AB) 52
33. Ohlone/Costanoan-Esselen Nation Tribal Consultation on April 29, 2021