



INITIAL STUDY

BACKGROUND INFORMATION

Project Title:	Feather Cypress LLC
File No.:	PLN210276
Project Location:	3256 17-Mile Drive, Pebble Beach
Name of Property Owner:	Feather Cypress LLC
Name of Applicant:	Law Offices of Aengus L. Jeffers
Assessor's Parcel Number(s):	008-462-008-000
Acreage of Property:	121,968 square feet (2.8 acres)
General Plan Designation:	Residential – Low Density
Zoning District:	Low Density Residential, 2 acres per unit, with a Design Control overlay (Coastal Zone) [LDR/2-D (CZ)]
Lead Agency:	Monterey County Housing and Community Development
Prepared By:	Harris & Associates (Alec Barton, AICP; Katie Laybourn; Emily Mastrelli; and Joseph Sidor)
Date Prepared:	August 26, 2022
Contact Person:	Phil Angelo, Associate Planner Monterey County Housing and Community Development Department
Phone Number:	(831) 784-5731

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project: The project consists of demolition of an existing single-family dwelling and construction of a new single-family dwelling, which would be smaller in scale and entirely within the existing development footprint.

The proposed project involves the demolition of a 17,992 square foot three-story dwelling and attached garage, a detached 3,797 square foot gym, 972 square foot covered walkway, and sheds totaling 433 square feet; and the construction of a 7,767 square foot residence, 882 square foot basement and attached garage, 712 square foot detached pool house, 1,114 square foot pool, and 319 square foot spa within the same development footprint, on the parcel located at 3256 17-Mile Drive in the Pebble Beach area of unincorporated Monterey County (see Vicinity Map at **Figure 1b**). A 1,200 square foot accessory dwelling unit with a 351 square foot attached garage are also on the property and are undergoing renovations approved under a separate permit (PLN200068) and no alterations to these structures are part of this project. Execution of the project will decrease building coverage by 8,610 square feet or 42.6 percent. Hardscape area will decrease by approximately 6,083 square feet or 33.5 percent. The project also includes the removal of non-native landscaping and invasive plant species and the restoration of over 33,600 square feet of native habitat and drought adapted plantings in these areas. Additionally, the existing building wall along the front property boundary will be demolished and replaced with an open fence design that would improve views to the ocean from 17-Mile Drive. Associated grading involves over 2,100 cubic yards of cut and fill. No trees are proposed for removal. Refer to the project plans in **Figures 1c-1e**.

Project implementation will require approval of a Combined Development Permit consisting of the following entitlements:

- 1) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 17,992 square foot single-family dwelling with an attached two-car garage, a detached 3,797 square foot gym, a 972 square foot covered walkway, and sheds totaling 433 square feet; and the construction of a 7,767 square foot one-story single-family dwelling with an attached two-car garage, 882 square foot basement, 712 square foot pool house, 1,114 square foot pool, and a 319 square foot spa;
- 2) Coastal Development Permit to allow development within 750 feet of known archaeological resources;
- 3) Coastal Development Permit to allow development within an environmentally sensitive habitat area (indigenous Monterey cypress habitat and coastal bluff scrub);
- 4) Coastal Development Permit to allow development within 50 feet of a coastal bluff; and
- 5) An amendment to PLN200068, to replace Condition 8.

(Source IX.1, 23, 26)

B. Surrounding Land Uses and Environmental Setting: The proposed project involves the construction of a single-family dwelling and pool house at 3256 17-Mile Drive (Assessor's Parcel Number 008-462-008-000) within the Pebble Beach area in unincorporated Monterey County. The project site is located within 50 feet of a coastal bluff adjacent to the Pacific Ocean, in the County's Del Monte Forest Area Land Use Plan area of the Coastal Zone (see the Proposed Site Plan at **Figure 1c**).

The project site is currently developed with a 17,992 square foot three-story dwelling with attached garage and 254 square foot basement, a 3,797 square foot gym, 972 square foot covered walkway, 1,551 square foot accessory dwelling unit with attached garage, and sheds totaling 433 square feet. On February 25, 2021, the Monterey County Zoning Administrator (ZA) granted a Combined Development Permit (CDP) to allow the partial demolition of an accessory dwelling unit (caretaker's quarters) and attached garage, and the re-construction of a 1,200 square foot accessory dwelling unit with a 351 square foot attached garage, within substantially the same footprint (ZA Resolution No. 21-008; Planning File No. PLN200068). Associated construction permits have been issued and the project is currently under construction. The approval of PLN200068 considered an Addendum together with a previously adopted Initial Study and Mitigated Negative Declaration in accordance with CEQA Guidelines Section 15164. The analyses of these environmental documents focused on potential impacts to Aesthetics (viewshed from 17-Mile Drive) and Monterey cypress habitat associated with work on the accessory dwelling unit. CEQA Guidelines Section 15152 encourages agencies to tier analyses for separate but related projects, as this can eliminate repetitive discussions of the same issues and focus on those ripe for discussion at that stage of the environmental review. To this end the Initial Study, Mitigated Negative Declaration and Addendum considered as part of PLN200068 are incorporated by reference herein, with the focus of this Initial Study being the environmental analysis of the proposed redevelopment of the primary home and other structures except for the accessory dwelling unit. This project would substitute Condition No. 8 from the approval of PLN200068 with a new condition. Condition No. 8 required recording an amended conservation and scenic easement on the property for viewshed and habitat protection purposes, excepting existing and approved development. As this project would reduce the overall development footprint of the site, the substituted condition would increase the overall habitat area placed under protective easement. Analysis of the substituted condition is discussed in Section VI.4 (Biological Resources) of this Initial Study.

Land uses in the immediate vicinity consist primarily of single-family residences and accessory structures. The project site and the surrounding area are zoned and designated for low density residential use.

As discussed in the biological report prepared for the project, the site is located within two distinct native habitat types: Monterey Cypress Forest on the northern portions of the property closest to 17-Mile Drive, and Northern Coastal Bluff Scrub on the rocky bluff portions of the property along its southern boundary. A transitional boundary "ecotone" with characteristics of both habitat types separates the two. The parcel is heavily landscaped with ornamental plantings, and invasive species dominate the bluff scrub habitat areas. In the Cypress forest areas, *"Understory vegetation within the forest community of the parcel is nearly devoid of native plant constituents associated in the natural habitat as the site is heavily landscaped, fallow with barren ground or overridden with exotic species in other areas,"* while along the bluff, *"... the forest habitat gives way to a rocky shoreline dominated with several exotic species... that envelope the coastal bluff as these invasive species have naturalized along the bluff edge."* Some of the commonly observed plants on and surrounding the site include annual grasses, ornamental species such as rosy ice plant (*Drosanthemum floribundum*), Monterey pine (*Pinus radiata*), coast live oak (*Quercus agrifolia*) and Monterey cypress (*Hesperocyparis macrocarpa*).

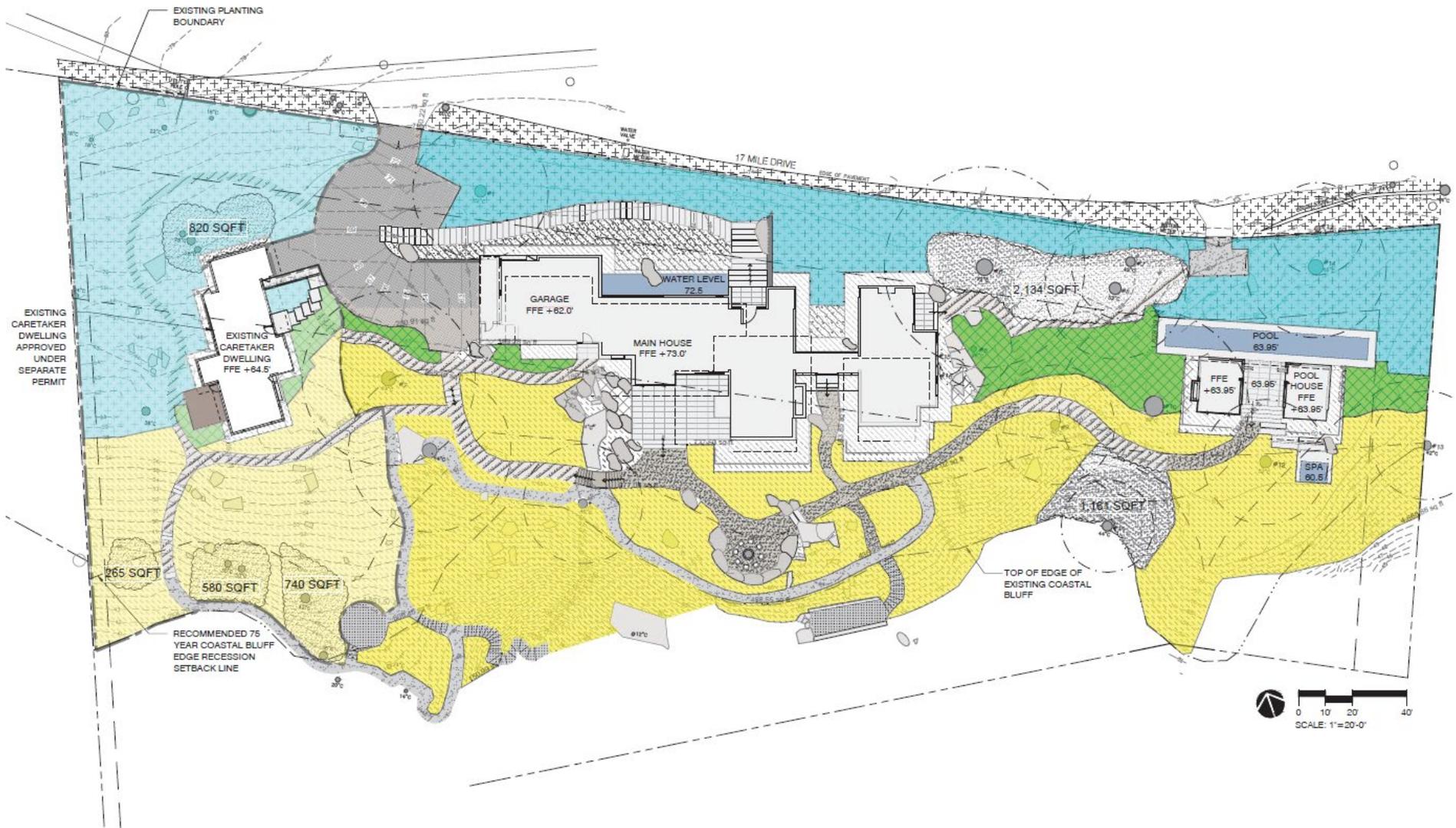


Figure 1a – Site Restoration Plan with Habitat Areas: The cypress forest area is depicted in teal/cyan, the bluff scrub areas in yellow, and the transitional ecotone in green. Habitat area being restored under PLN200068 are the lighter shades around the accessory dwelling unit “existing caretaker dwelling”, and those to be restored under PLN210276 are the darker shades. (Source IX.11)

The project site is located within 50 feet of a coastal bluff adjacent to the Pacific Ocean, less than one-half mile west of the Carmel Bay State Marine Conservation Area (SMCA) and approximately one mile northeast of the Carmel Pinnacles State Marine Reserve (SMR). Two sensitive plant species, Monterey cypress (California Rare Plant Rank 1B.2) and ocean bluff milkvetch (*Astragalus nuttallii*) (California Rare Plant Rank 4.2), were observed on the project site. One sensitive wildlife species, western bumblebee (*Bombus occidentalis*), was observed utilizing the flowers of sea cliff buckwheat and sea lettuce in the coastal bluff scrub habitat on the project site. Sea cliff buckwheat (*Eriogonum parvifolium*), a vital host plant for the federally threatened Smith's blue butterfly (*Euphilotes enoptes smithi*) (SBB), was observed within the project site. While no SBB were observed during the biologists SBB survey, they may be present depending on the habitat conditions of the sea cliff buckwheat. Monarch butterfly (*Danaus plexippus*), a candidate for federal listing under the Endangered Species Act, were observed overwintering on trees outside of the project site. Federally protected southern sea otters (*Enhydra lutris nereis*) and harbor seals (*Phoca vitulina*), marine mammals protected under the Marine Mammal Protection Act, were observed offshore, outside of the project site. No raptor or bird nests were observed on the project site during the surveys. However, the coastal bluff scrub and mature trees, including Monterey cypress, Monterey pine, and coast live oak, occurring throughout the project site have the potential to provide suitable nesting habitat for raptors and birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code, Section 3504. Two sensitive vegetation communities, Monterey cypress forest and northern coastal bluff scrub, occur on the project site. See Section VI.4 (Biological Resources) below for additional information about sensitive biological resources occurring on the project site, as well as a discussion of biological resources impacts and mitigation.

The project site is in a documented area of high archaeological sensitivity, and known archaeological sites are located on the parcel outside of the proposed development footprint and within the vicinity of the project parcel. A Coastal Development Permit is required to allow development within 750 feet of known archaeological resources. See Sections VI.5 and VI.18 (Cultural Resources and Tribal Cultural Resources, respectively) below for further discussion of archaeological and tribal cultural resources.

The project area is located in a State Responsibility Area (SRA) and is designated as a High Fire Hazard Severity Zone. To reduce wildfire risk to the project site, the proposed development would be constructed according to the latest California Building Code standards and would be required to maintain defensible space areas within 100 feet of all project structures and maintain a 12-foot wide (minimum) on-site access road and fire truck turnaround.
(Source IX.1, 4, 8, 11, 15, 23, 30, 32)

C. Other public agencies whose approval is required: The County of Monterey's Local Coastal Program (LCP) has been certified by the California Coastal Commission; therefore, the County is authorized to issue coastal development permits. Subsequent to approval of the required discretionary permits (entitlements) identified above, the applicant would be required to obtain ministerial permits (e.g., construction permit) from County of Monterey Housing and Community Development (HCD) - Building Services. No other public agency approvals would be required. However, approval of the proposed entitlements would be appealable to/by the California Coastal Commission.

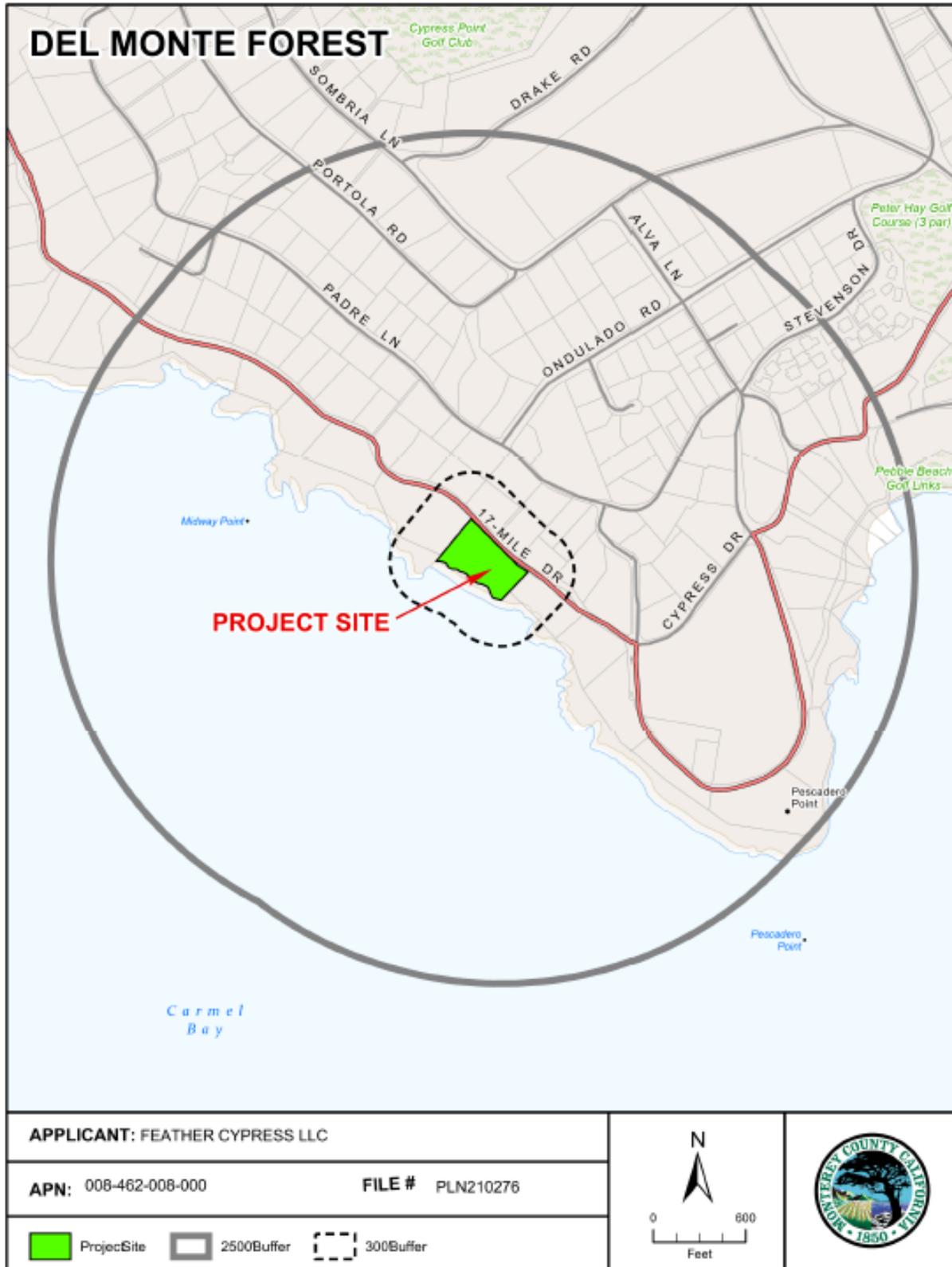


Figure 1b – Vicinity Map (Source IX.26)

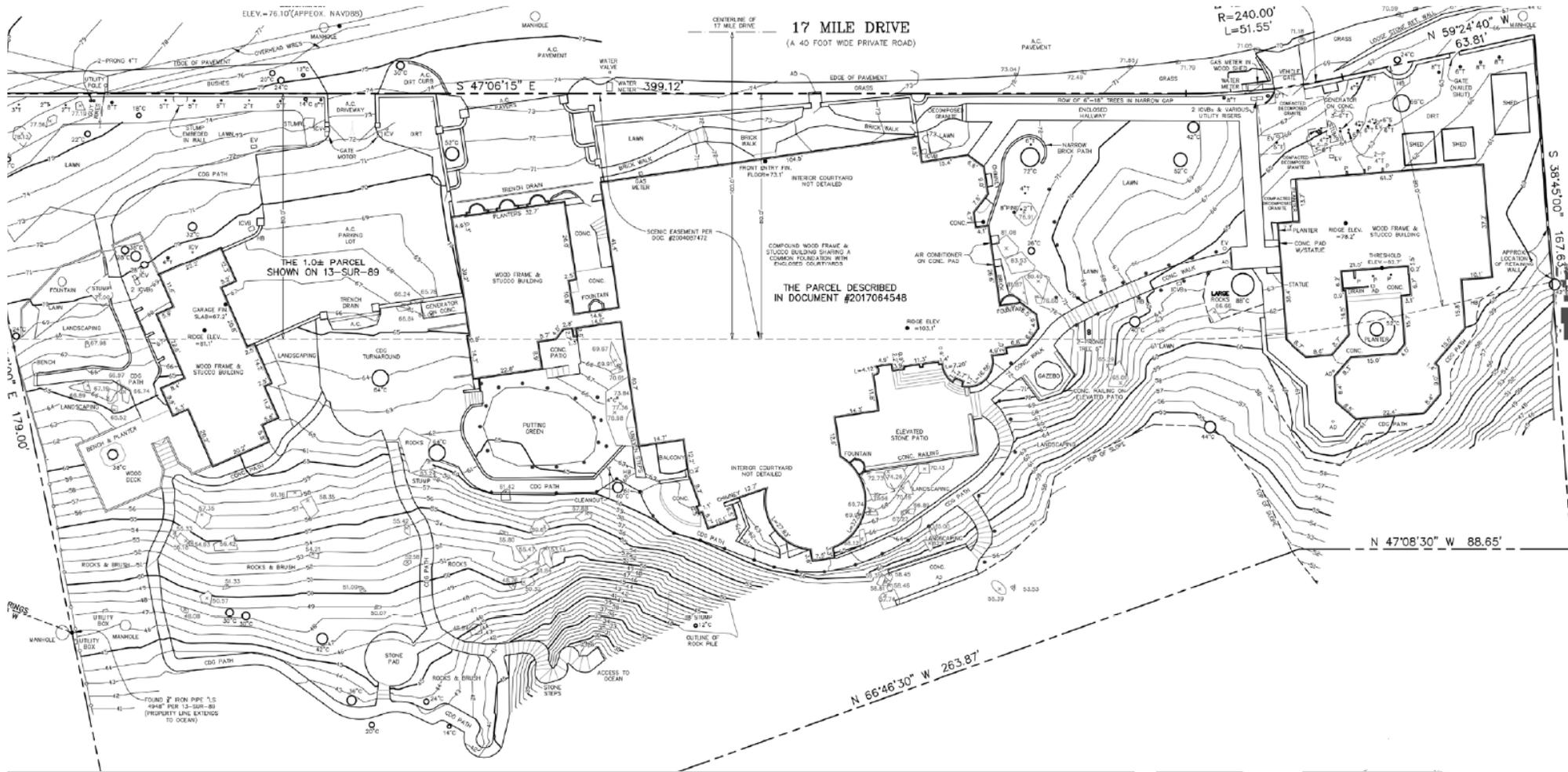


Figure 1c – Existing Site Plan (Source IX.1)

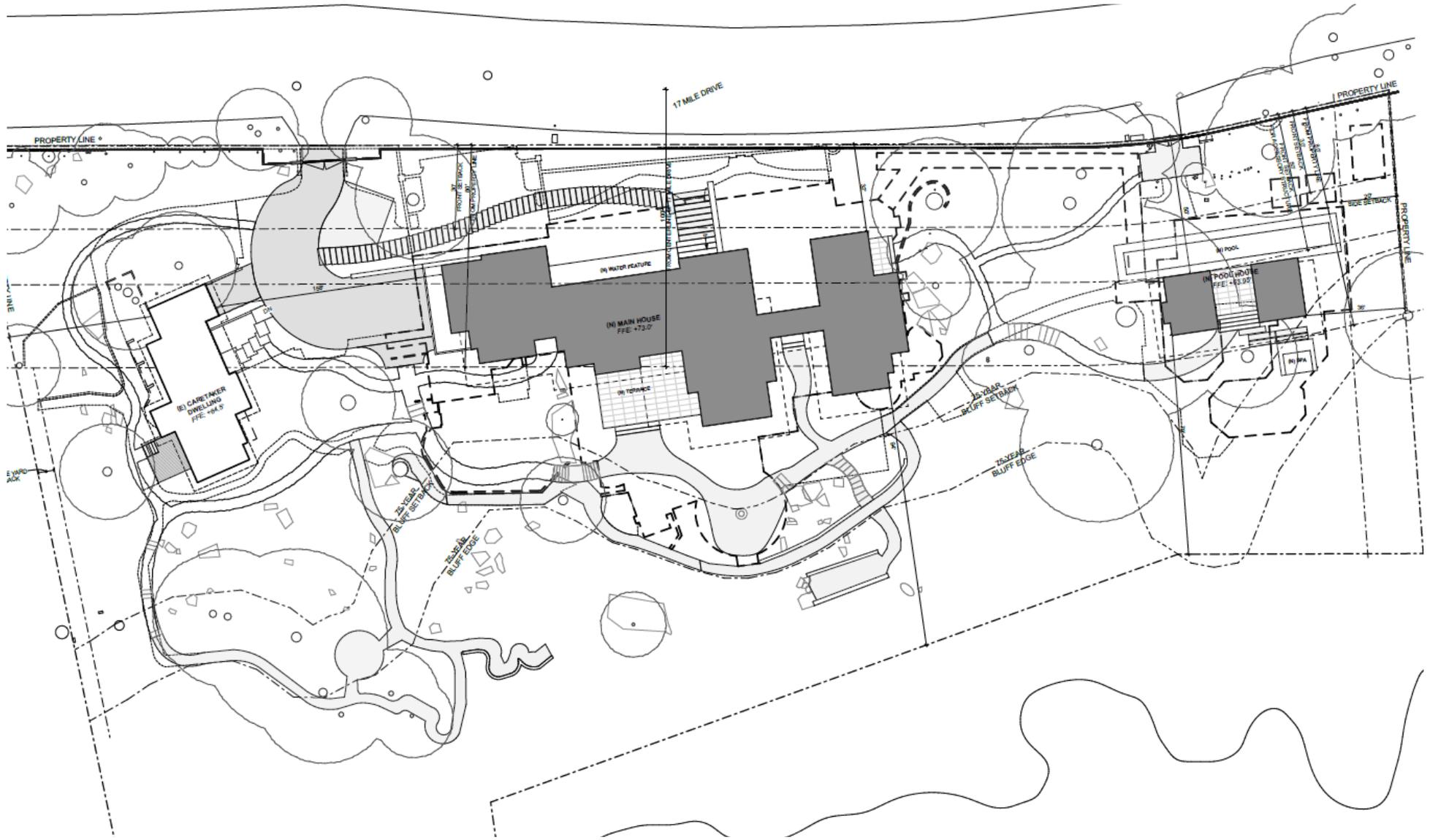


Figure 1d – Proposed Site Plan (Source IX.1)

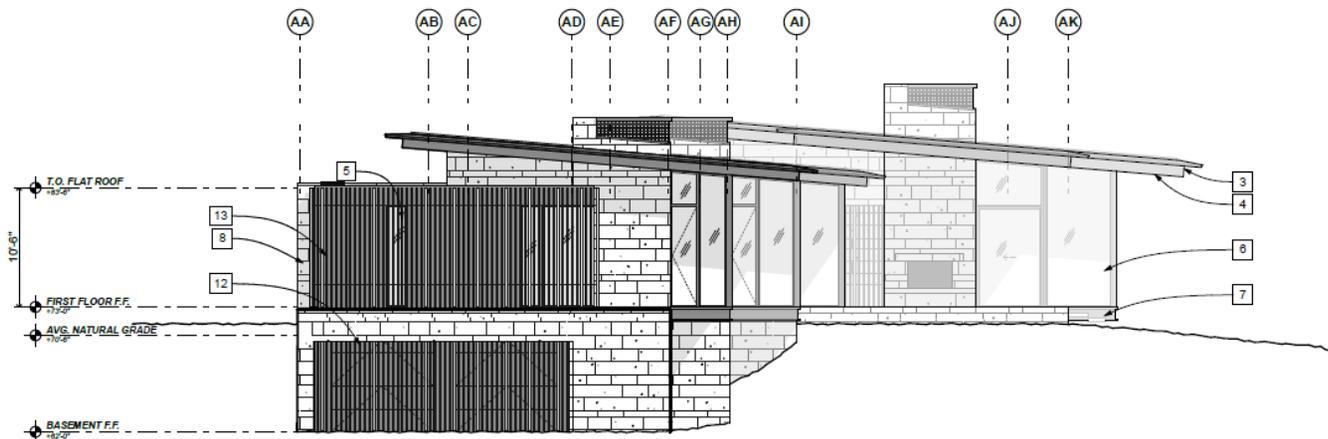
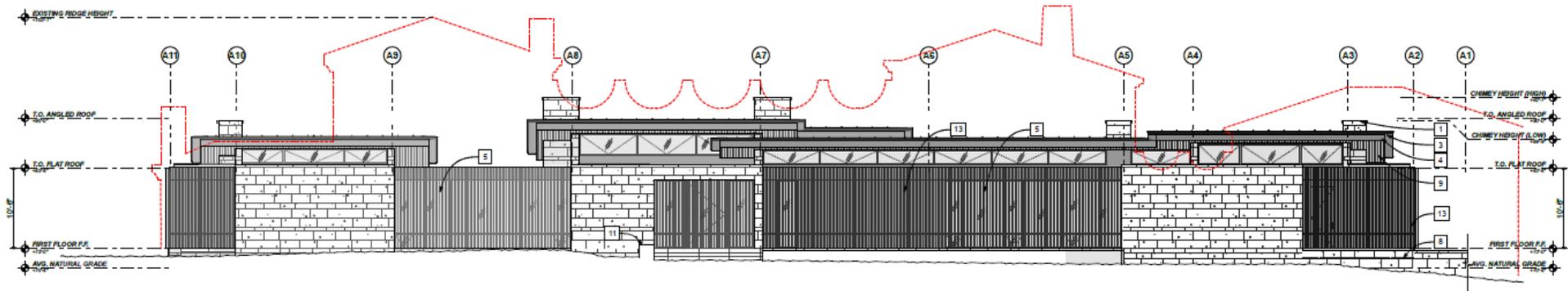


Figure 1e – Proposed Exterior Elevations: The north and west elevations, respectively. The existing structure is outlined in red. (Source IX.1)



Figure 1f – Photograph of Existing Residence and Proposed Concept Rendering of the Southwest Elevation
(Source IX.1)

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 (LCP) is silent. This typically is limited to noise policies, as the LCP policies contain the majority of development standards applicable to development in the coastal areas. The project would involve the demolition of 23,194 square feet of developed structures (including a dwelling with attached garage, gym, covered walkway, and sheds) and the construction of a 8,649 square foot single-family dwelling with attached garage and a 712 square foot pool house within the same development footprint in the Pebble Beach area. As proposed, the project would be 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). **CONSISTENT**

Air Quality Management Plan: The 2012-2015 Air Quality Management Plan (AQMP) for the Monterey Bay region address attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB) that includes unincorporated Pebble Beach. California Air Resources Board (CARB) uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration over a consecutive three-year period. The closest air monitoring site in Carmel Valley has given no indication during project review that construction of a single-family dwelling and accessory structures in the Pebble Beach area would cause significant impacts to air quality or greenhouse gas emissions (GHGs) (Source: IX.1, 6, 7). **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, with the Central Coast Basin (Basin Plan). 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 shall be required to submit a drainage and erosion control plan to HCD-Environmental Services prior to issuance of building permits. 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, 25, 27) **CONSISTENT**

Local Coastal Program: The project is subject to the Del Monte Forest Area Land Use Plan (LUP), which is part of the Certified Local Coastal Program in Monterey County. This Initial Study discusses consistency with relevant LUP policies in Sections IV and VI. County staff reviewed the project for consistency with the policies of the Del Monte Forest Area LUP and the regulations of the associated Coastal Implementation Plan (CIP, Part 5). In addition, staff reviewed the project for consistency with the site development standards required by the applicable zoning ordinance (Title

20; CIP, Part 1). As discussed herein, the project involves the construction of a 8,649 square foot one-story single-family dwelling with an attached garage and a 712 square foot detached pool house. The project also involves development within 750 feet of known archaeological resources, within 100 feet of environmentally sensitive habitat area, and within 50 feet of a coastal bluff. The parcel is zoned Low Density Residential, 2 acres per unit, with a Design Control overlay (Coastal Zone) [LDR/2-D (CZ)]. As proposed, conditioned, and mitigated, the project is consistent with the Del Monte Forest Area LCP (Source: IX.1, 3, 4). **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

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

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

- Check here if this finding is not applicable

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

EVIDENCE:

1. Aesthetics. See Section VI.1.
2. Agriculture and Forest Resources. The project site is located in an existing residential subdivision zoned Low Density Residential, 2 acres per unit, with a Design Control overlay (Coastal Zone) [LDR/2-D(CZ)] and designated as Urban and Built-Up Land under the California Department of Conservation Farmland Mapping and Monitoring Program. No farmland would be converted to non-agricultural uses as a result of the project, and the project site is not under a Williamson Act contract nor located in or adjacent to

agriculturally designated lands. No trees are proposed for removal at the project site. Monterey cypress trees on the site are considered environmentally sensitive habitat and would be protected during construction. Measures to protect Monterey cypress and sensitive habitat areas are addressed in Section VI.4, Biological Resources. Therefore, the proposed project would not result in impacts to agriculture or forest resources. (Source: IX. 1, 3, 4, 8, 9, 11, 18, 19)

3. Air Quality. See Section VI.3.
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 worker vehicles to and from the project site. The proposed site improvements include the construction of a single-family dwelling with an attached garage and a detached pool house. Due to the small scale of the project, energy use associated with construction would be nominal and short-term, and would not be considered wasteful, inefficient, or unnecessary. Operational energy demand would be minimal and would be consistent with the previous residence developed on this site. Pacific Gas and Electric (PG&E) provides electricity to the project 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. With implementation of these regulations, 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. (Source: IX. 1, 5, 7)
7. Geology and Soils. See Section VI.7.
8. Greenhouse Gas Emissions. See Section VI.8.
9. Hazards/Hazardous Materials. See Section VI.9.
10. Hydrology/Water Quality. See Section VI.10.
11. Land Use and Planning. See Section VI.11.
12. Mineral Resources. No mineral resources have been identified within the project site or would be affected by this project. Therefore, the proposed project would not result in impacts to mineral resources. (Source: IX. 1, 8, 9, 16)
13. Noise. See Section VI.13.
14. Population/Housing. The proposed project would involve the construction of a single-family dwelling and pool house on a site previously developed with a single-family

residence. The project would not directly or indirectly induce population growth in the area, because the use and intensity for the subject parcel would not change. The project would not displace, alter the location, distribution, or density of human population in the area in any way, or create a demand for additional or replacement housing. Therefore, the proposed project would not result in impacts related to population and housing. (Source: IX. 1, 2, 3, 17)

15. Public Services. The proposed project would involve the construction of a single-family dwelling and pool house on a site previously developed with a single-family dwelling. The project site is located in an established residential neighborhood served by the Pebble Beach Community Services District, Monterey County Sheriff's Department, and Carmel Unified School District. The project would not create substantial new demand for public services that would result in the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services. The project would have no measurable effect on existing public services in that the project would not result in an increase in demand and would not require expansion of services to serve the project. County Departments and service providers reviewed the project application and did not identify any impacts. Therefore, the proposed project would not result in impacts related to public services. (Source: IX. 1, 8, 17)
16. Recreation. As stated above, the project would involve constructing a residence on a site previously developed with a residence. Therefore, the project would not result in an increase in the use of existing neighborhood and regional parks and other recreational facilities and would therefore not cause substantial physical deterioration to these facilities. No parks, trail easements, or other recreational opportunities would be adversely impacted by the project, based on review of County records, and Figure 3 (Visual Resources) and Figure 8 (Major Public Access and Recreational Facilities) of the Del Monte Forest Area Land Use Plan. The project would not create new or additional recreational demands and would not result in impacts to recreation resources. Therefore, the proposed project would not result in impacts related to recreation. (Source: IX. 1, 3, 8, 9, 17)
17. Transportation. The project involves continued residential use of a parcel already developed with a single-family dwelling in an established residential neighborhood. The proposed construction of a single-family dwelling and pool house would not generate traffic nor increase the number of permanent vehicle trips beyond that accounted for in regional studies and/or the prior development of the site. The contribution of traffic from the proposed project would not cause any roadway or intersection level of service to be degraded nor substantially increase vehicle miles traveled relative to previous residential use of the site. Construction-related activities would temporarily increase traffic from trips generated by the workers on the construction site; however, no adverse impact is expected to occur due to the small scale of the proposed project. The project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The project would not substantially increase hazards due to a design feature (e.g., there are no sharp curves or dangerous intersections near the project site) or incompatible uses (e.g., the site is zoned to allow residential uses), nor would it result in inadequate emergency access. The project would also not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian

facilities, or otherwise decrease the performance or safety of such facilities. The project would not intensify existing levels of traffic. Therefore, the proposed project would not result in impacts related to transportation. (Source: IX. 1, 2, 3, 8, 14).

18. Tribal Cultural Resources. See Section VI.18.

19. Utilities/Service Systems. The project involves continued residential use of a parcel already developed with a single-family dwelling in an established residential neighborhood. The proposed dwelling and pool house would be serviced by existing connections for potable water and wastewater/sewage. The project would not increase the intensity of the existing residential use and would therefore not impact the remaining capacity of a local wastewater treatment plant or provider. The project would not require expansion of current utility infrastructure, nor would it impact the area's solid waste collection and disposal facilities. Potable water service at the project site would continue to be provided by California American Water, and, and sewage treatment would be provided by the Pebble Beach Community Services District and Carmel Area Wastewater District. Electricity would be provided by PG&E. Solid waste disposal would be provided by Green Waste, and the operational component of the project would not result in an increase of solid waste production over the previously permitted use of the site. Any excess construction materials from the proposed project would be recycled as feasible with the remainder being hauled to landfill, and the minimal amount of construction waste produced would not affect the permitted landfill capacity. Therefore, the proposed project would not result in impacts related to utilities and service systems. (Source: IX. 1, 3, 8)

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

11/18/2022

Date

Phil Angelo, Associate Planner
Monterey County HCD

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		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, 3, 8, 9, 29, 36)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: IX. 1, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality. (Source: IX. 1, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: IX. 1, 3, 9, 36)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The proposed project involves the demolition of an existing single-family dwelling and accessory structures and construction a new single-family dwelling and accessory structures at 3256 17-Mile Drive, which is accessed via gated private roads within Pebble Beach in the unincorporated Del Monte Forest area of Monterey County (see **Figure 1b**, Vicinity Map). The project site is located between 17-Mile Drive and a coastal bluff (Pacific Ocean) within an existing residential neighborhood in the Del Monte Forest Land Use Plan (DMF LUP), and is identified on DMF LUP Figure 3 (Visual Resources) as part of the viewshed from Point Lobos. Per DMF LUP Figure 3, the site is potentially viewable from 17-Mile Drive and Point Lobos. Per DMF LUP Figure 8 (Major Public Access and Recreational Facilities), the site is located between two designated vista points – the Lone Cypress and Pescadero Point. The project is subject to the applicable DMF LUP Scenic and Visual Resource policies and the Design Control “D” Overlay district, which requires design review in order to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity development. (Source: IX. 1, 3, 4)

Aesthetics 1(a) – Less than Significant Impact

The project site is in a developed residential neighborhood, and the proposed development would be consistent with other residential development on sites in the immediate vicinity. As stated above, the property is located between two designated vista points – the Lone Cypress and Pescadero Point. However, the project site is over 1,800 feet from each of these vista points and is not visible from either vista point due to topography. The property is also over 1,200 feet from the Ghost Tree which is also not visible to/from the site due to topography.

The property is approximately 3.0 miles from Point Lobos State Natural Reserve, and the mass and color (i.e., white stucco) of the existing structures are slightly visible from various trail points along the north shore of the Reserve. The structures reduced massing and natural material palette would reduce visibility, advancing DMF LUP Policy 53 that design and siting of structures harmonize with the natural setting and not be visually intrusive. The new structure includes large bronze framed windows, which could potentially create glare a night time “lantern” affect. However, the project design will utilize non-reflective glass to prevent glare, and automatic roller shades to prevent night time light pollution. County standard Condition No. PD014(A) Exterior Lighting Plan shall be required, which will include added language requiring that the applicant provide evidence that the non-reflective glass and automatic dimmers were installed prior to building final. As shown in **Figure 2b**, the project proposes to use natural exterior colors and materials that would blend with the surrounding natural environment, and **Figure 2c** shows the existing and proposed structure perspectives that would face Point Lobos. Therefore, as conditioned the proposed development would have a less than significant effect on a scenic vista. Views from 17-Mile Drive are discussed below in Section VI.1(c). (Source: IX. 1, 3, 8, 9, 29)



Figure 2a – Photo of Site from Point Lobos: the existing home is circled in red. (Source IX.29)

Aesthetics 1(b) – No Impact

The nearest State scenic highway to the project site is State Route (Highway) 1, located approximately 2.7 miles to the east. The project site is not visible from Highway 1 because views to the area of the property from Highway 1 are obstructed by distance, topography, trees, and existing vegetation. Therefore, the project would not impact views from Highway 1. Additionally, as designed, the proposed development would not impact any other scenic resources such as trees, rock outcrops, or historic buildings (see also Section VI.5 below regarding historic resources).

Therefore, as proposed, the project would not result in impacts to scenic resources such as trees, rock outcroppings, and/or historic buildings within a state scenic highway. (Source IX.1, 3, 8, 9)

Aesthetics 1(c) – Less than Significant

The existing visual character of the site is that of a forested area with limited views through the openings between the trees or over structures to the ocean or sky. The existing conditions along the property frontage (i.e., facing 17-Mile Drive) consist of 600 linear feet of solid stucco wall, solid gates, and a 35-foot-tall single-family dwelling, all of which block views to the ocean from 17-Mile Drive. The height of the existing wall varies between 4 feet, 6 inches and 9 feet, 6 inches with an average height of 6 feet, 2 inches (see photos and renderings at **Figures 2c** and **2d** below). As proposed, the project would beneficially alter the appearance of the site from 17-Mile Drive by replacing the existing solid stucco wall with natural wood fencing and substantially reducing the height of the single-family dwelling to open up additional shoreline viewshed opportunities.

The proposed wood fencing would consist of 524 linear feet of Ipe board, and 104 linear feet (20 percent) of this fencing would be permeable viewshed fencing in three key sections along the property frontage. The viewshed fencing would consist of 2 by 6 inch wide Ipe fence boards set 5 inches on center with 3 and 3 quarters inch diameter horizontal rods for stability. The viewshed fencing would provide 63.3 percent pass-through when viewed head on. The remaining fence would be solid Ipe board fencing for privacy along those areas where the proposed structures would only be visible. The height of the proposed fence is 6 feet. The proposed main dwelling would have a top ridge height of 19.5 feet above average natural grade, approximately 16.6 feet lower than the existing nonconforming residence height of 36.1 feet (see previous **Figures 1d** and **1e**, Exterior Elevations and renderings). With the substantial height reduction of the proposed single-family dwelling, the lower fence height, and the addition of three segments of viewshed fencing, the proposed project opens up substantial forest and ocean views from 17-Mile Drive. Additionally, the proposed development incorporates natural materials, as shown in **Figure 2b**, to help it blend with the existing natural environment.

The proposed fence and structure designs will improve the site's conformity with DMF LUP policies regarding visual access, setbacks, design, and forest to ocean views - including policies 47, 48, 52, 53, 56, 99, 123, and 137. The project would be potentially inconsistent with DMF LUP Policy 84 which requires a 100 foot setback from the centerline of 17-Mile Drive. However, as discussed in Section VI.11(b) of this Initial Study, the project would be consistent with Policy 84 overall as it would increase the setback form and would include public viewshed screening and enhancement, which would be maintained in perpetuity. As such, the proposed development would be consistent with applicable scenic and visual resource policies, enhance public viewshed opportunities, and there would be less than significant impacts to existing visual character or quality of public views. (Source: IX. 1, 3, 9)

Aesthetics 1(d) – Less Than Significant Impact

Existing night-time lighting on the site and in the vicinity is limited to exterior lighting associated with the existing residential structures and other residences in the area, which are dispersed over a wide area, and light / glare from windows on the structure. Exterior lighting would be incorporated into the proposed residence and accessory structure, and the project includes clearstory windows oriented toward Point Lobos, which could be a potential source of glare or night time light pollution. However, the project would be required to comply with County standard condition

PD014(A), *Lighting – Exterior Lighting Plan*, which requires lighting be unobtrusive, reduce off-site glare, and light only an intended area. The lighting plan condition also includes language requiring that the applicant provide evidence that the non-reflective glass and automatic dimmers were installed prior to building final. Pursuant to compliance with these requirements, the project would not generate significant glare or night time lighting. Moreover, the distance between the project site and surrounding residences would further minimize any potential light and glare impacts resulting from exterior lighting. Therefore, as designed and conditioned, the project would result in a less than significant impact to the existing visual character or quality of public views of the site and its surroundings and the day or nighttime views in the area. (Source: IX. 1, 3, 9)



LIMESTONE CLADDING



COPPER ROOFING / TRIM / CHIMNEY CAP



BRONZE FRAMED WINDOWS / DOORS



OPERABLE BRONZE SCREEN



CYPRESS SOFFIT

Figure 2b – Proposed Exterior Colors & Materials (Source IX.1)



MAIN HOUSE SOUTH - EXISTING



MAIN HOUSE SOUTH - PROPOSED



MAIN HOUSE SOUTHWEST - EXISTING



MAIN HOUSE SOUTHWEST - PROPOSED

*ICEPLANT TO BE REPLACED WITH DROUGHT-TOLERANT NATIVE PLANTINGS

Figure 2c – Existing and Proposed Views Facing South Toward Point Lobos (Source IX.1)



MAIN ENTRY - EXISTING



MAIN ENTRY - PROPOSED

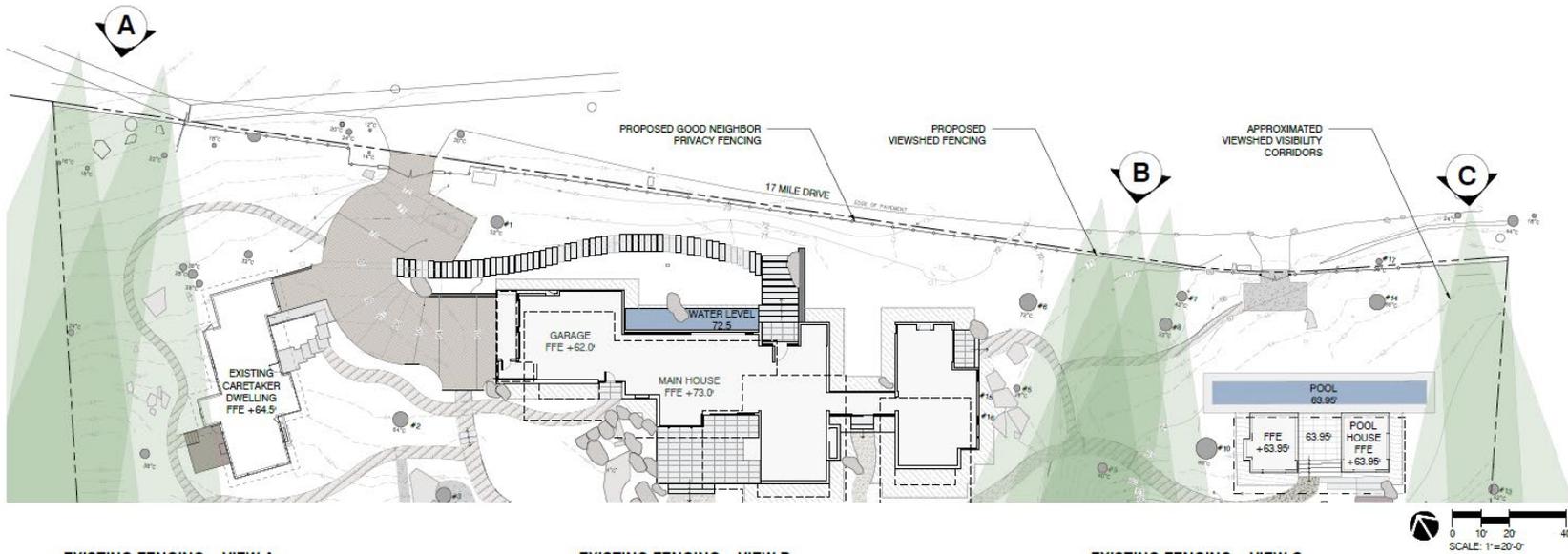


SECONDARY ENTRY - EXISTING



SECONDARY ENTRY - PROPOSED

Figure 2d – Existing & Proposed Structure Views from 17-Mile Drive (Source IX.1)



EXISTING FENCING - VIEW A



RENDERED VIEWSHED FENCING - VIEW A



EXISTING FENCING - VIEW B



RENDERED VIEWSHED FENCING - VIEW B



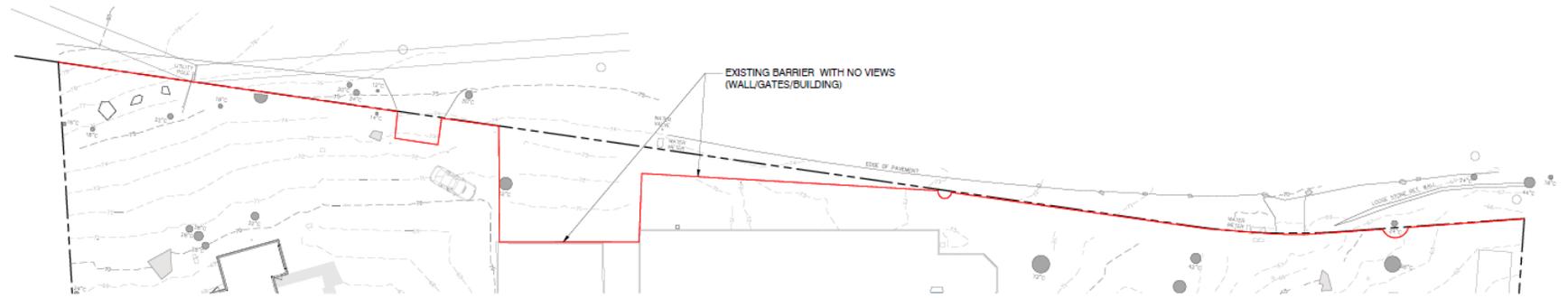
EXISTING FENCING - VIEW C



RENDERED VIEWSHED FENCING - VIEW C



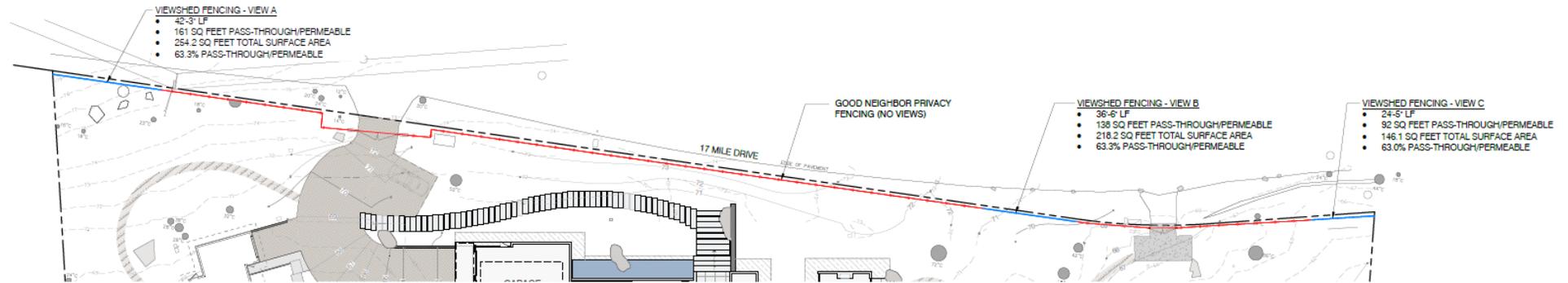
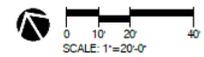
Figure 2e – Existing Wall & Proposed Viewshed Fencing Rendering (Source IX.1)



EXISTING CONDITIONS - PLAN VIEW

HEIGHT OF EXISTING WALL: VARIES BETWEEN 4'-6" AND 9'-6";
AVERAGE APPROXIMATELY 6'-2"

TOTAL LENGTH OF EXISTING BARRIER WITH NO VIEWS
(INCLUDING WALL/GATES/BUILDING): 600 LF



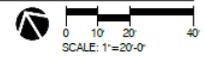
PROPOSED FENCING - PLAN VIEW

HEIGHT OF PROPOSED FENCE: 6'-0"

TOTAL LENGTH OF PROPOSED VIEWSHED FENCE: 103 LF
(20% OF TOTAL)

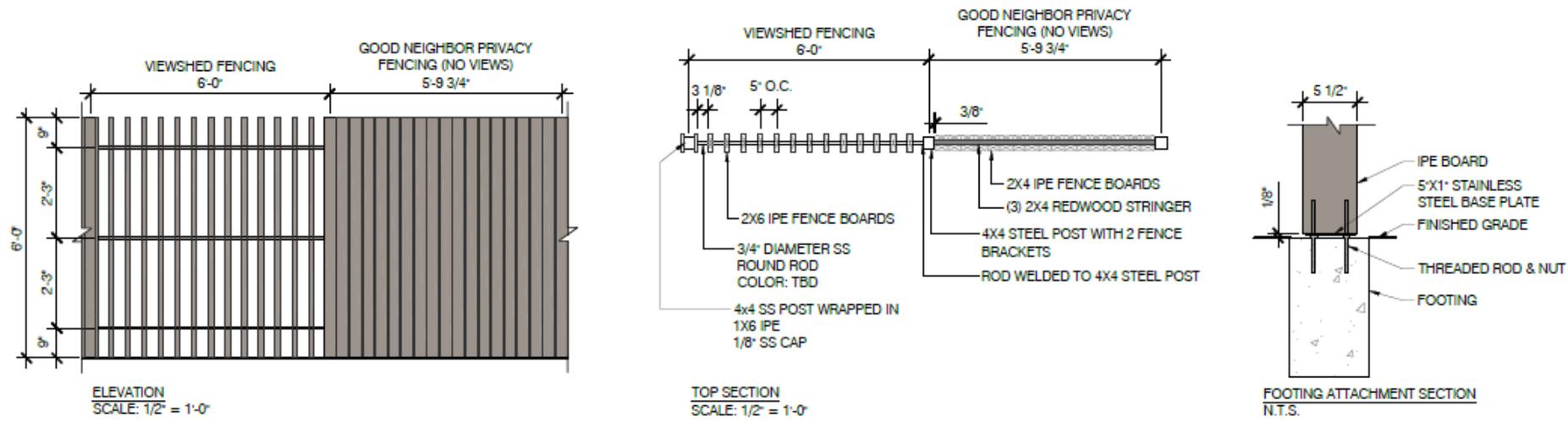
TOTAL LENGTH OF PROPOSED GOOD NEIGHBOR PRIVACY
FENCE AND GATES: 420 LF (80% OF TOTAL)

TOTAL LENGTH OF PROPOSED FENCE AND GATES: 523 LF



GOOD NEIGHBOR PRIVACY

Figure 2f – Existing Wall & Proposed Viewshed Fencing Plan (Source IX.1)



PROPOSED FENCING - DETAIL

Figure 2g – Viewshed Fencing Detail (Source IX.1)

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, 3, 8, 9, 11, 18)	<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, 4, 8)	<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, 4, 19)	<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, 3, 4, 19)	<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, 3, 4, 8, 9, 11, 18, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (Source IX.1, 6, 20, 33, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in significant construction-related air quality impacts? (Source IX.1, 6, 20, 33, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations? (Source IX.1, 6, 20, 33, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Source IX.1,35)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion:

Air Quality 3(a) – Less than Significant.

The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. CARB has established 14 air basins statewide and the project site is in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of The Monterey Bay Air Resources District (MBARD). The NCCAB is currently designated as nonattainment for the state particulate matter that is 10 microns μm or less in diameter (PM_{10}) standards and nonattainment-transitional for the state one-hour and eight-hour ozone standards. The NCCAB is designated as attainment for all federal standards and other state standards. MBARD is responsible for enforcing the state and federal air quality standards and regulating stationary sources through the 2012-2015 AQMP for the Monterey Bay Region, adopted on March 15, 2017.

The project involves the demolition of a single-family dwelling and construction of a new single-family dwelling, resulting in no net increase in residential units. Accordingly, the project would be consistent with the 2012-2015 AQMP because it would not cause an exceedance of the growth projections that underlie its air pollutant emission forecasts. Therefore, impacts would be less than significant. (Source IX.1, 6)

Air Quality 3(b-d) – Less than Significant Impact.

As discussed under criterion 3(a), the NCCAB is currently designated as nonattainment for the state PM_{10} standard and nonattainment-transitional for the state one-hour and eight-hour ozone standards. The MBARD CEQA Guidelines set a screening threshold of 2.2 acres of construction

earthmoving per day for PM₁₀ emissions. 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 for emission of criteria pollutants. The proposed project site is 2.8 acres. However, construction and development activities (including grading) are limited to the existing developed hardscape and structural area, which is 0.88 acres. Therefore, site grading would not exceed MBARD's 2.2-acre screening threshold for PM₁₀. As such, construction activities would not result in PM₁₀ emissions that exceed MBARD thresholds.

The existing residence was constructed circa 1924. Due to the age of the structure, there is a potential to encounter both lead-based paint and asbestos, which are hazardous materials that could be released into the air during demolition activities. However, the applicant would be required to comply with Monterey Bay Area Resources District (MBARD) Rules 424 and 439. MBARD Rule 424 requires that demolition contractors notify MBARD of the demolition, asbestos survey requirements, work practice standards for handling asbestos, and disposal requirements. Rule 439 requires general practice standards be followed during the deconstruction of structures, including adequately wetting surfaces so pollutants don't become airborne, demolishing structures inward toward the building pad, and not commencing with demolition if peak wind speed exceeds 15 miles an hour. Standard County Condition No. PD047 would be required, which shall require that the applicant comply with Rule 439. Compliance with this condition and these regulations would ensure construction air quality impacts related to construction demolition are less than significant.

Operational emissions would not be substantial as they would only involve vehicle trips and energy usage associated with one single-family residence, similar to the existing use of the site. Therefore, the proposed project would result in less than significant impacts relating to a cumulatively considerable net increase of any criteria pollutant or expose sensitive receptors to substantial pollutant concentrations. *Impacts would be less than significant.* (Source IX.1, 6, 20, 33, 34)

Air Quality 3(e) – Less than Significant.

Construction activities would generate odors from vehicle exhaust and construction equipment engines. However, contractors would be required to comply with the provisions of 13 California Code of Regulations (CCR) Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five minutes to minimize unnecessary fuel consumption, which would limit exhaust fumes. In addition, construction-related odors would be temporary and would cease upon completion of construction. The proposed project would involve construction of a single-family residence and would not be expected to produce other significant emissions, including odors. As construction emissions would be controlled through standard regulations and be temporary in nature, and the proposed use of a single-family home would not be anticipated to generate substantial emissions, impacts from other emissions would be less than Significant. *Less than Significant Impact.* (Source IX.1,35)

4. BIOLOGICAL RESOURCES			Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:	Potentially Significant 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 Game or U.S. Fish and Wildlife Service? (Source: IX. 1, 11, 19, 27)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source IX.1, 3, 11, 19, 27)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, 8, 9, 11)	<input type="checkbox"/>	<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, 3, 8, 9, 11)	<input type="checkbox"/>	<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, 3, 4, 9, 11, 19)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: IX. 1, 2, 3, 8, 9, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project consists of demolition of an existing single-family dwelling and accessory structures and construction of a new single-family dwelling and accessory structures, all within the existing development footprint. Advancing the Del Monte Forest Land Use Plan (DMF LUP) Policy 15, which encourages that non-native and/or invasive species be removed, the project would also restore approximately 33,600 square feet of native habitat area through removal of non-native ornamentals and eradication of exotic / invasive plant species.

As discussed in Section II.B. of this Initial Study, the project site is located within two distinct habitat types: Monterey cypress forest on the northern portions of the property closest to 17-Mile Drive, and northern coastal bluff scrub on the rocky bluff portions of the property along its southern boundary. A transitional boundary “ecotone” with characteristics of both habitat types separates the two. The site is heavily landscaped with ornamental plantings, and invasive / exotic species dominate the bluff scrub habitat areas. The site is also within the indigenous Monterey cypress habitat area as mapped by Figure 2a of the Del Monte Forest Land Use Plan (DMF LUP),

and is therefore subject to DMF LUP Policy 20, which protects this environmentally sensitive habitat area. Analysis of consistency with DMF LUP Policy 20 and other relevant LUP policies protecting sensitive habitat is included in Sections V.4.e. and V.11 of this Initial Study.

The following sections incorporate analysis from the biological assessment prepared in accordance with DMF LUP Policies 12 and 16 by Fred Ballerini in October 2021 (HCD-Planning Library File No. LIB220002), and the Tree Resources Assessment, Forest Management and Cypress Restoration Plan prepared by Frank Ono in January 2022 (HCD-Planning Library File No. LIB220026). (Source IX.1, 3, 11, and 19)

Biological Resources 4(a) – Less Than Significant Impact with Mitigation Incorporated

Direct Impacts

Sensitive Plant Species

Two sensitive plant species, Monterey cypress (California Rare Plant Rank 1B.2) and ocean bluff milkvetch (California Rare Plant Rank 4.2), were observed on the project site. Monterey cypress occurs throughout the site, primarily along the proposed construction perimeter. Ocean bluff milkvetch was also observed along the rocky coastal bluff zone in the eastern portion of the project site, outside of the proposed development area.

No tree removal is proposed. The project has been designed to avoid direct impacts to trees, including sensitive Monterey cypress and the coastal bluff area in general by moving proposed structures and hardscape further away from existing trees and habitat areas. Demolition, grading, and drainage/utility trenching activity would occur within the critical root zones of individual Cypress trees; however, construction would be limited to the existing development footprint, and adherence to the measures detailed in **Mitigation Measure 1**, discussed in more detail below, would ensure that construction activity does not directly impact any Monterey cypress. Additionally, the project design includes restoration of Monterey cypress habitat area the coastal bluff scrub vegetation community on the project site through ornamental and invasive species eradication, which will expand suitable habitat for both Monterey Cypress trees and ocean bluff milkvetch. Therefore, impacts to sensitive plant species would be less than significant with mitigation. (Source IX.1, 11, 19)

Sensitive Wildlife Species

The western bumblebee, a sensitive wildlife species, was observed utilizing the flowers of sea cliff buckwheat and sea lettuce in the coastal bluff scrub habitat on the project site. Sea cliff buckwheat is also a vital host plant for the federally threatened Smith's blue butterfly (SBB). While the project biologist conducted a survey for and did not identify any SBB onsite, areas where the sea cliff buckwheat is present may be suitable habitat conditions for the federally threatened species. However, the project has been designed to avoid impacts to coastal bluff scrub containing sea cliff buckwheat. And as previously discussed, the project includes restoration of the coastal bluff scrub vegetation community, which will expand suitable habitat for western bumblebee and SBB. Therefore, there would be no direct impacts to either western bumblebee or SBB.

Monarch butterfly, a candidate for federal listing under the Endangered Species Act, were observed overwintering on trees outside of the project site. Monarch butterflies have been observed to prefer overwintering areas that are protected from high winds and provide southern exposure to

morning sun with nearby nectar and water sources. The Monterey cypress trees on the project site have potential to be utilized by Monarch butterflies during migration. However, due to its exposure to the coastal winds, the project site has a low potential to provide suitable overwintering habitat for monarch butterflies. Further, no trees are proposed for removal during project development that would remove migratory or overwintering habitat for monarch butterflies. Therefore, no direct impacts to monarch butterflies would occur.

Federally protected southern sea otters and harbor seals, marine mammals protected under the Marine Mammal Protection Act, were observed offshore, outside of the project site. The project would not result in direct impacts to the adjacent aquatic marine habitat, therefore, no direct impacts to sensitive marine mammals would occur. (Source IX.1, 11)

Indirect Impacts

Sensitive Plant and Wildlife Species (Nesting Birds discussed below)

There is the potential for temporary construction related impacts to the sensitive plant (Monterey cypress and ocean bluff milkvetch) and wildlife species (western bumblebee, SBB, monarch butterfly) which occur or have the potential to occur on the site.

Temporary construction-related indirect impacts generally include trampling, dust generation, pollutant discharges, soil erosion and runoff, noise, vibration, lighting, increased human activity, and accumulation of trash and garbage, which can attract both introduced terrestrial and native terrestrial and avian predators (i.e., Corvids, canids, raccoons and striped skunks). If pollutant discharges occurred during construction, they could impact the southern sea otters and harbor seals observed offshore, which are marine mammals protected under the Marine Mammal Protection Act.

The incorporation of Mitigation Measure Nos. 1 and 2 and compliance with Monterey County Code's erosion control regulations would reduce all these potential construction related impacts to a less than significant level, as:

- Mitigation Measure No. 1 would require that protective fencing be established around the Monterey cypress trees, a pre-construction meeting occur to train construction personnel in tree and vegetation protection procedures, and adherence to best management practices to prevent impacts to the trees and their habitat during the construction process. These protective measures would prevent impacts to both cypress trees and the sensitive wildlife species which could utilize them as habitat, such as monarch butterflies. Should any trees be inadvertently damaged during construction, the mitigation measure would require the owner/applicant to perform remediation as recommended by the project arborist or forester to restore their health.
- Mitigation Measure No. 2 would require that protective fencing be established around the Sea cliff buckwheat and coastal bluff scrub habitat areas, and that sediment control devices be established around the perimeter of the development envelope along the coastal bluff edge. This would protect the bluff scrub habitat area and buckwheat, as well as western bumblebee and Smith's Blue Butterfly, which could utilize the scrub and Seacliff Buckwheat plants as habitat. The sediment control devices would also prevent sedimentation and discharges into the bay, preventing impacts to the southern sea otters and harbor seals observed offshore.

- The project would also be required to comply with the erosion control regulations which are found in Monterey County Code Chapters 16.08 and 16.12. These would require that the applicant prepare an erosion control plan, which would be reviewed and approved by HCD-Environmental Services prior to the issuance of ministerial grading and construction permits, and implement the erosion control measures during construction. Adherence to these regulations would prevent discharges and sediment out of the construction area.

In addition, the proposed restoration activities, including the ornamental landscaping replacement and eradication of exotic and invasive species may cause inadvertent impacts if not undertaken with appropriate care for the existing sensitive species and habitat areas. Mitigation Measure Nos. 2, 3, and 4 would reduce the potential for this impact to a less than significant level by requiring that the restoration landscaping plan be prepared in coordination with a qualified biologist, that the qualified biologist meet with the invasive species removal contractor prior to initiation of invasive and exotic and invasive species removal, and that the qualified biologist monitor restoration activities for five years to ensure they're successful. Mitigation Measure No. 4 would further require that the owner/applicant perform any remediation measures recommended by the qualified biologist at the end of the monitoring period if the final restoration criteria from the landscaping restoration plan are not met at that time. (Source IX.1, 11,19, 27)

Nesting Birds

No raptor or bird nests were observed on the project site during the surveys. However, the cypress trees occurring throughout the site have the potential to provide suitable nesting habitat for raptors and birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code, Section 3504. As previously discussed, no trees are proposed for removal during project development that would remove potential nesting habitat for protected raptors and birds. Further, the project design includes restoration of the Monterey cypress forest vegetation community on the project site through ornamental and invasive species eradication, which will expand suitable nesting habitat. However, if construction is conducted during the general bird breeding season (February 1 through September 15), temporary indirect impacts from disturbance and displacement of nesting birds during vegetation removal or construction activity could potentially harm nesting birds.

This would be addressed through the County's standard bird nesting condition PD050, which would require that a qualified biologist perform a bird survey prior to commencement of demolition or earthwork activities, if these activities are scheduled to begin during the bird nesting season. The language of the condition will be altered in order to require the survey "prior to demolition, or ground disturbance, whichever comes first" rather than "tree removal" as no tree removal is proposed for the project, and bird nesting survey window shall be between February 1 and September 15 in accordance with the biological report prepared for the project. The incorporation of Mitigation Measure No. 1, which requires that the Monterey cypress trees be protected through construction, and compliance with this standard condition would reduce potential impacts to nesting bird species to a less than significant level. (Source IX.1, 11, 19)

Mitigation Measure 1 – Monterey Cypress Protection

In order to ensure that Monterey cypress trees and forest habitat is protected throughout construction, the construction contractor, under the supervision of the Project Tree Consultant (a Monterey County-approved Arborist or Forester) shall ensure the following measures are implemented throughout construction.

Prior to demolition, grading, or construction activity:

- Trees and areas designated for protection located adjacent to the construction area shall be protected from damage by construction equipment using optimal tree root protection zones to include temporary fencing in combination with the wrapping of trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. The best form of protection is to use straw bales then erect fencing on top of the bales so they cannot be moved easily.
- Prior to the start of construction, all construction managers, heavy equipment operators and tree services operators/vegetation managers shall attend a pre-demolition and construction meeting to be trained in tree and vegetation protection procedures. The purpose of the meeting is to educate and answer questions as to adequate tree and vegetation protection and what or why habitat protection and restoration efforts are crucial. During this meeting, expectations are to be made clear as to what the responsibilities are by each construction entity for trees and vegetation; this includes but is not limited to areas of exclusion, spoils, etc., and to who and to what extent accountability will be placed. Training will be conducted by a certified professional such as a qualified forester or biologist, or certified arborist consisting of protection standards that are to be implemented as well as procedures common to site restoration.
- Fencing shall not be attached to the tree but shall be free-standing or self supporting so as not to damage trees. Fencing shall be rigidly supported and shall always stand at a minimum height of four feet above grade and with Critical Root Zones fenced to the greatest extent feasible to conduct the construction activities.

Throughout the construction process:

- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials are not allowed adjacent to trees on the property especially within or near fenced areas. If vehicle access is required in an area outside of the existing hardscaped area, a temporary plywood track may be used between the hardscape and destination point.
- Severe or careless grading in the root zones, compaction of soils, soil contamination, and improper deposition of excavated soils near the base of a Monterey cypress or within critical root zones during project implementation could cause the decline or death of the trees. The above actions, including cleaning of concrete, paint, or plaster, dumping of spoils, stockpiling of construction materials shall not be allowed adjacent to cypress trees on the property especially within or near fenced areas. To avoid soil contamination in critical tree root zones, the Project Tree Consultant shall identify areas on the parcel for construction clean out purposes.
- Operation of heavy equipment and parking of personnel vehicles shall be kept within the construction impact zones. Any operation of heavy equipment, staging, or parking within the edge of the temporary protective fencing established pursuant to this Mitigation Measure shall be prohibited.
- Fenced areas and trunk protection materials shall remain in place during the entire construction period. If at any time it is discovered that exclusion fencing or tree protection is below standard or non-functional it shall be immediately re-installed and inspected by a Monterey County qualified arborist or forester for compliance.

During grading and excavation:

- Any grading, excavation, trenching or digging activities near critical tree root zones shall require prior approval and observation from the Project Tree Consultant.
- Within the Monterey cypress tree critical root zones, trenching for footings, utilities, landscaping, retaining walls or other ground disturbance actions shall be implemented by hand trenching under the approval and guidance of the Project Tree Consultant. Ground disturbance actions that are expected to encounter tree roots shall be monitored by the Project Tree Consultant to ensure against cutting structural root systems and direct any minor field adjustments that may be needed. Encountered feeder roots shall be flush cut with equipment approved by the Project Tree Consultant.
- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots shall be monitored by the Project Tree Consultant to ensure against drilling or cutting into or through major roots.
- The Project Tree Consultant shall be on-site during excavation activities expected to encounter tree roots to direct any minor field adjustments that may be needed.
- Trenching for footings, driveway, and retaining walls located adjacent to any tree shall be done by hand first to locate roots where practical and any roots found greater than 2-inches diameter shall be bridged or pruned appropriately.
- Any roots discovered that must be cut, shall be first exposed by manually digging a trench, then cut with a saw, vibrating knife, rock-saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any cutting of, or impacts to root systems could compromise the structural integrity of the tree to withstand the coastal winds and also impair nutrient uptake of feeder roots. If potentially significant roots are discovered, the Project Tree Consultant shall be authorized to halt excavation, trenching or digging actions until appropriate mitigation measures are formulated and implemented.
- Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.
- Tree pruning may be necessary to remove deadwood or structural defects. All proposed pruning shall be conducted under the direction of the Project Tree Consultant.

If at any time potentially significant tree roots are discovered:

- The Project Tree Consultant shall be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed, the Project Tree Consultant will be contacted immediately for recommended treatment approaches of the area that will not risk death, decline, or instability of the tree, such as hand digging, bridging or tunneling under roots, etc. These recommendations shall be followed.

Compliance Actions for Mitigation Measure 1:

1a: Prior to issuance of demolition, grading, or construction permits, the owner/applicant shall submit an executed contract from a Monterey County qualified arborist or forester, herein after referred to as the “Project Tree Consultant”, to HCD-Planning for review for consistency with Mitigation Measure 1. The contract shall identify how training, establishment of protective fencing, monitoring, and follow up reporting required by Mitigation Measure 1 shall occur.

- 1b: Prior to issuance of a construction permit, the approved Project Tree Consultant shall submit evidence of the Monterey cypress protection fencing installation and implementation of avoidance measures to HCD-Planning for review and approval. Throughout all phases of demolition and construction, the contractor shall maintain, repair, and improve as necessary, the fencing and avoidance measures. Any modifications to the fencing shall be approved by the Project Tree Consultant.
- 1c: Prior to commencement of demolition, grading, or construction, the Project Tree Consultant shall submit evidence that the required pre-construction meeting took place to HCD-Planning for review and approval. Evidence shall consist of meeting minutes or a letter from the tree consultant and shall include a list of contractors in attendance.
- 1d: Prior to final of the construction permit, the Project Tree Consultant shall submit a report to HCD-Planning certifying that the Monterey cypress protective fencing and avoidance measures remained intact and functional throughout all construction phases, or if any Monterey cypress were harmed by construction and remediation is required. The owner/applicant shall be responsible for executing any remediation required to restore the health of harmed Monterey cypress trees.

Mitigation Measure 2 – Sea Cliff Buckwheat and Bluff Scrub Protection

The project applicant, or the construction contractor on their behalf, shall ensure the following measures are implemented throughout demolition, grading, and construction in order to protect Sea Cliff Buckwheat (which are habitat for federally endangered species Smith’s Blue Butterfly and for sensitive species western bumblebee) and intact coastal bluff scrub sensitive habitat:

- Protective fencing shall be installed around existing Sea Cliff Buckwheat and intact sensitive coastal bluff scrub habitat areas prior to issuance of demolition, grading, or construction permits. Fencing shall remain in place throughout the construction period until final inspection.
- Prior to the start of invasive species eradication activities, a meeting shall occur between the Project Biologist (a Monterey County-approved biologist retained by the applicant) and invasive species removal contractor prior to removal of invasive species to ensure existing plants are protected and site-specific seed-grown Sea Cliff Buckwheat plantings are integrated into the restoration landscape planting plan (see Mitigation Measure 3).
- Sediment control devices shall be installed on the downhill perimeter of the building envelope and along the southerly coastal bluff edge.

Compliance Actions for Mitigation Measure 2:

- 2a: Prior to issuance of demolition, grading, or construction permits, the owner/applicant shall submit an executed contract from a Monterey County qualified biologist, herein after referred to as the “Project Biologist”, to HCD-Planning for review for consistency with Mitigation Measure 2. The contract shall identify how establishment of protective fencing, invasive species removal meeting, and follow up reporting required by Mitigation Measure 2 shall occur.
- 2b: Prior to issuance of a construction permit, the approved Project Biologist shall submit evidence of the installation of Sea Cliff Buckwheat habitat protection fencing to County of Monterey Housing and Community Development (HCD). Throughout all phases of demolition and construction, the contractor shall maintain, and improve as necessary, the fencing and avoidance measures.

- 2c: Prior to demolition or grading, the Project Biologist shall provide evidence to HCD-Planning, for review and approval, that sediment control measures were installed.
- 2d: Prior initiating the invasive species removal required by Mitigation Measure No. 3, the Project Biologist shall provide written evidence in the form of meeting minutes to HCD-Planning, for review and approval, detailing the meeting with the invasive species removal contractor regarding sensitive plant avoidance and the implementation of the restoration landscape planting plan.
- 2e: Prior to final of the construction permit, the Project Biologist shall certify to HCD-Planning that the Sea Cliff Buckwheat and coastal bluff scrub habitat protection measures remained intact and functional throughout all construction phases. If any Sea Cliff Buckwheat or coastal bluff scrub were harmed during the construction process, the Project Biologist shall include recommended remediation measures to restore and sensitive species/habitat which the owner/applicant shall be required to incorporate into the Restoration Landscape Plan required by Mitigation Measure No. 4.

Mitigation Measure 3 – Invasive Species Eradication

In order to ensure proper invasive species eradication and protect sensitive biological resources, a qualified invasive species removal and certified pest control applicator contractor, under the supervision of the Project Biologist (a Monterey County-approved biologist retained by the applicant), shall oversee the implementation invasive species eradication activities, including removal as recommended by the approved restoration landscape planting plan and off-site disposal of invasive species at a designated waste facility during project construction. The Project Biologist shall ensure the invasive species removal contractor conducts the following activities:

- Invasive Karo trees (*Pittosporum crassifolium*) and the Ngaio tree (*Myoporum laetum*) that occur along the property fencing adjacent to 17-Mile Drive and near ancillary structures shall be thoroughly removed from the project area (including stumps).
- Invasive ice plant (*Delosperma cooperi* and *Drosanthemum floribundum*), statice (*Limonium sinuatum*), English ivy (*Hedera helix*), and mirror plant (*Coprosma repens*), along with naturalized aeonium succulents (*Aeonium* sp.), shall be fully eradicated prior to planting and seeding of restoration species (see Mitigation Measure 4).
- Long-term eradication protocols and five-year monitoring shall be included in the final restoration landscape planting plan (see Mitigation Measure 4).

Compliance Actions for Mitigation Measure 3:

- 3a: Prior to issuance of a construction permit, the approved Project Biologist shall submit the restoration landscape planting plan to HCD-Planning for review and approval. Throughout all phases of demolition and construction, the Project Biologist shall confirm the invasive species eradication activities are consistent with the approved landscape planting plan.
- 3b: Prior to final of the construction permit, the approved Project Biologist shall certify to HCD-Planning that implementation of the invasive species eradication occurred consistent with the activities outlined in Mitigation Measure 3.

Mitigation Measure 4 – Restoration Landscape Planting Plan & Monitoring

To ensure long-term maintenance of sensitive habitat onsite, successful restoration shall occur. Prior to the implementation of the restoration activities, the applicant shall ensure the following measures are incorporated in an approved restoration landscape planting plan and are implemented during restoration activities:

- A restoration landscape planting plan shall be prepared consistent with Del Monte Forest Area Land Use Plan Environmentally Sensitive Habitat Area (ESHA) Policy 1. Specifically, native plant species associated with Monterey cypress forest and coastal bluff scrub habitat shall be required in landscaping materials and invasive plant species shall be removed from the project area.
- The plan shall identify the location of the two distinct habitats to restore: the coastal bluff scrub and Monterey cypress forest, as well as the transitional ecotone between them.
- The plan shall include the following details:
 - Restoration techniques;
 - Plant propagation/seeding methods specific to the Del Monte Forest area;
 - Long-term maintenance activities including invasive species controls;
 - Restoration success criteria including the following standards:
 - Health and vigor: Plants and trees are in good health and exhibit normal flowering and foliage color.
 - Exotic weed species: Exotic weed species (ice plant, species in the genus *Genista* [invasive brooms], non-native grasses, etc.) are few in numbers and generally not evident.
 - Erosion: Not evident.
 - Restoration monitoring reporting program, with a minimum of five years of monitoring or until the restoration criteria are met, whichever is longer. The reporting shall be annual for the first three years and then have a final fifth year inspection. If the restoration success criteria cannot be met at the fifth year inspection, reporting would continue annually until the performance criteria can be met. During each monitoring period, the Project Biologist shall prepare a monitoring report which addressed the following:
 - Plant composition, density, and percent cover;
 - Condition of the plants, paying particular attention to plant mortality or any deficiency in the quality and quantity of the landscape;
 - Signs of damage to the plants from natural or human-related causes;
 - Status of exotic vegetation;
 - Status of species of special concern;
 - Photographic records shall be provided with the monitoring reports to provide additional documentation of progress toward meeting the success criteria; and
 - Whether any additional remediation or follow up is required to meet the success criteria established in the plan.
 - Erosion control measures for sloped areas along the coastal bluff; and
 - Implementation schedule.
- The plan shall include the appropriate species for use in each Habitat Restoration Zone, and shall use the preliminary species list provided in the biological assessment prepared for the project (Monterey County Document No. LIB220002).

Compliance Actions for Mitigation Measure 4:

- 4a. Prior to issuance of a demolition, grading, or construction permit, the approved Project Biologist, in conjunction with the project landscape architect, shall submit the restoration landscape planting plan to HCD-Planning for review and approval.

- 4b: Prior to construction permit final, the approved Project Biologist shall certify to HCD-Planning that initial planting and exotic special eradication activities required by the restoration landscaping plan were executed in accordance with the plan.
- 4c: After construction, annually for three years, the Project Biologist shall submit monitoring reports to HCD-Planning, for review and approval, on the status of the restoration. The owner/applicant shall be required to implement any recommended remediation or follow up measures required to meet the success criteria within the five-year monitoring period.
- 4d: Five years after construction, the Project Biologist shall submit a monitoring report to HCD-Planning, for review and approval, on the final success of the restoration, and whether the success criteria of the restoration landscaping plan have been met, or if additional remediation or follow up measures are required. The owner/applicant shall be required to implement any recommended remediation or follow up measures required to meet the final success criteria. If remediation or follow up is required, monitoring and reporting shall continue annually until the final success criteria are met.

Biological Resources 4(b) – Less Than Significant Impact with Mitigation Incorporated

The project site consists of two sensitive vegetation communities, the Monterey cypress forest and northern coastal bluff scrub (see **Figure 3** below). The Monterey cypress forest habitat within the project site consists of native stands of large and indigenous Monterey cypress. Native understory vegetation in Monterey cypress forest is largely absent and consists primarily of barren ground with ornamental and invasive species throughout. The northern coastal bluff scrub habitat is located entirely outside of the proposed construction impact areas. While invasive species dominate, there are many native species supported within this habitat, including seaside daisy, beach aster, sea lettuce, bluff lettuce, seaside plantain, coast lotus, salt grass, ocean bluff milkvetch, and sea cliff buckwheat. (Source IX.3)

Direct Impacts

As previously discussed under Section 4(a), the project has been designed to avoid direct impacts to sensitive vegetation communities including Monterey cypress forest and northern coastal bluff scrub. Construction would only occur within the existing development footprint, outside of these sensitive habitats. Additionally, the project design includes restoration of the coastal bluff scrub vegetation community on the project site through invasive species eradication, which will increase the habitat quality and surface area of this sensitive vegetation community in the project site. Demolition and grading activity would be within the critical root zones of existing cypress trees, however, adherence to **Mitigation Measure 1** would ensure that construction activity did not impact the Monterey cypress habitat. Therefore, direct impacts to sensitive vegetation communities would be less than significant with mitigation. (Source IX.1, 3, 11, 19)

Indirect Impacts

Most of the indirect impacts to sensitive plant species described in Section 4(a) also result in potentially indirect impacts to riparian habitats and other sensitive natural communities. Indirect impacts to sensitive vegetation communities can result from invasion by exotic species, exposure to construction-related pollutant discharges, and trampling by humans. In addition, there is the potential for indirect impacts to sensitive vegetation communities (Monterey cypress forest and northern coastal bluff scrub) occurring on the project site during nearby construction activities and proposed ornamental and invasive species eradication in the coastal bluff scrub habitat.

However, similar to Section 4(a) Implementation of Monterey County regulations for erosion control (Monterey County Code Chapters 16.08 and 16.12) and **Mitigation Measures 1** through **4** (described in detail in Section 4(a)) would reduce direct and indirect impacts to sensitive vegetation communities to less than significant. (Source IX.1, 3, 11, 19, 27)

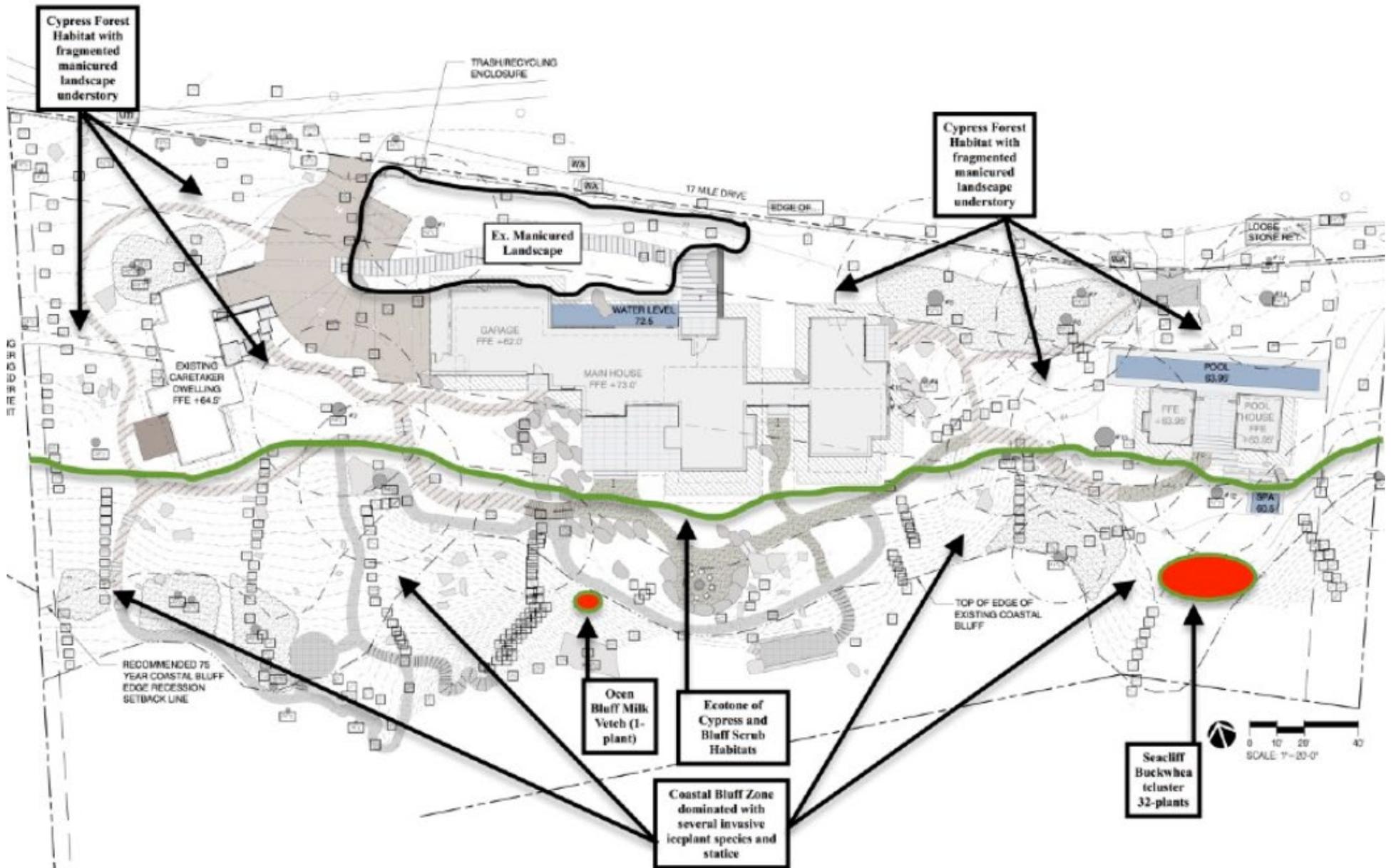


Figure 3 – Vegetation Map (Source IX.11)

Biological Resources 4(c) – No Impact

There are no state or federally protected wetlands or other aquatic resources on the project site. Therefore, implementation of the project would not result in impacts to state or federally protected wetlands and no mitigation is required. (Source: IX. 1, 8, 9, 11)

Biological Resources 4(d) – No Impact

The project site is not located in an established migratory wildlife corridor and would not impede the use of native wildlife nurseries. Therefore, implementation of the project would not result in impacts to wildlife movement corridors or native wildlife nurseries and no mitigation is required. (Source: IX. 1, 3, 8, 9, 11)

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

The project would not conflict with any tree preservation ordinances or policies or applicable policies of Chapter 2, Resource Management Element, in the Del Monte Forest Area LUP and would implement mitigation measures to reduce impacts to biological resources to below a level of significance. See also the subsequent discussion in Section VI.11(b), which includes discussion of DMF LUP Policy 20. (Source: IX. 1, 2, 3, 4, 9, 11, 24)

Biological Resources 4(f) – No Impact

The project site is located in a developed residential area and is not included in any local, regional, or state habitat conservation plan. Therefore, the project would not conflict with habitat conservation plans and no mitigation is required. (Source: IX. 1, 2, 3, 8, 9, 11)

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. 1, 8, 9, 20, 22, 31)	<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. 1, 3, 8, 9, 10)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries? (Source: IX. 1, 8, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Cultural Resources 5(a) – No Impact

The site contains a 17,992 square foot single-family home designed by George Washington Smith in the Spanish Colonial Revival style and constructed in 1924, also known as Arthur Rose and Maud Vincent House (Vincent House) or the “Aslio de L’Estrella”. George Washington Smith is known for pioneering the Spanish Colonial Revival style, and the home’s association with this style would place it’s construction within the period of prominence for Mediterranean revival architecture between 1919 and 1945. Therefore, should it have retained integrity the home would

have been significant both as a representation of the trend of Spanish Colonial Revival Architecture in pebble beach and as a notable example of the work of George Washington Smith. However, for a property to be considered a historical resource, it must retain both significance and integrity. A Phase 1 Historic Assessment prepared by Seth A. Bergstein for the project (Monterey County Document No. LIB220005) evaluated the historically defining features of the property and analyzed its integrity as a historic resource. The report concluded that the home has undergone numerous alterations which have compromised its integrity such that it no longer conveys its significance and no longer retains its core historically defining features.

The Monterey County Historic Resources Review Board (HRRB) considered the project at a public meeting on March 3, 2022, and unanimously adopted a resolution finding the property to be ineligible for listing on the Monterey County Register of Historic Resources and recommending approval of the proposed development (HRRB Resolution No. 22-001). Therefore, implementation of the project would not result in a substantial adverse change in the significance of a historical resource, and there would be no impact. (Source: IX. 1, 8, 9, 20, 22, 31)



Figure 5a – West (Rear) Elevation circa 1925 (Source IX.20)



Figure 5b – West (Rear) Elevation circa 2020 (Source IX.20)

Cultural Resources 5(b) – Less than Significant with Mitigation Incorporated

The project site is in a documented area of high archaeological sensitivity, a known archaeological site (CA-MNT-2202) is located on the parcel outside of the proposed development footprint, and two other known archaeological sites (CA-MNT-262 and CA-MNT-829) are located approximately 400 feet north and 350 feet southeast of the project parcel. Therefore, a Coastal Development Permit is required to allow development within 750 feet of known archaeological resources. Although located in an area of high sensitivity and known resources, an archaeological report (HCD-Planning Library No. LIB220001) prepared for the project identified only scattered archaeological resources in the form of abalone shell fragments and concluded that the proposed development would have a less than significant potential impact on cultural resources. The archaeological report also noted that the "... proposed development is moving further away from the only area on the property with any identified resources, sparse as they are." The report concluded by recommending the following: installation of a physical barrier along the south edge of the sidewalk where the slope begins; requiring the presence of both an archaeological monitor and tribal monitor for work ground-disturbing work occurring along the south edge of the parcel; and providing cultural resource training for construction crews.

In this case, due to the project site's location near known and recorded archaeological/prehistoric resource sites, and because the project includes excavation and grading (approximately 940 cubic yards of total cut and fill), there is a potential for archaeological or cultural resources to be inadvertently discovered. To address the potential inadvertent discovery of cultural resources, the project applicant would be required to implement standard County Condition of Approval PD003[B]. Additionally, due to the proximity of three known sites, the recommendations from the archaeological report have been incorporated as mitigation measures either below or in Section VI.18, Tribal Cultural Resources.

The potential impact to archaeological resources would be less than significant with implementation of standard County Condition of Approval PD003[B], **Mitigation Measure 5** (onsite archaeological monitor, construction crew awareness training, and installation of a physical barrier, as described below) and **Mitigation Measure 6** (onsite tribal monitor, as described in Section VI.18). (Source: IX. 1, 3, 8, 9, 10)

Mitigation Measure 5 – On-Site Archaeological Monitor, Cultural Awareness Training:

To reduce potential impacts to cultural resources that may be discovered during development onsite, a qualified archaeological monitor (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) shall conduct a cultural resource awareness and response training for construction personnel prior to the commencement of any grading or excavation activity, and shall be present and observe all soil disturbance for all grading and excavation activities. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the archaeological monitor. If the find is determined to be significant, work shall remain halted until a plan of action has been formulated, with the concurrence of HCD-Planning, and implemented. Also, the applicant and qualified archaeological monitor shall install a physical barrier (e.g., construction fencing) along the south of the existing hardscape pathway where the slope it begins to slope downward toward the bluff. The exact location of this fence shall be determined by the project archaeologist in coordination with the construction contractor, and shall not be established within any designated environmentally sensitive habitat area.

Compliance Actions for Mitigation Measure 5:

- 5a: Prior to issuance of demolition, grading, or construction permits, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure 5, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.
- 5b: Prior to issuance of demolition, grading, or construction permits, the owner/applicant shall submit to HCD-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include a pre-construction meeting agenda with specific construction activities that the monitor shall be present for, any construction activities for which the archaeological monitor will not be present, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. The contract shall include provisions requiring the monitor be present and observe all soil disturbance for all grading and excavation, and authorizing the monitor to stop work in the event resources are found. In addition, the contract shall authorize the monitor to prepare a report suitable for compliance documentation to be prepared within four weeks of completion of the data recovery field work. The contract shall be submitted to HCD-Planning for review and approval. Should HCD-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.
- 5c: Prior to issuance of demolition, grading, or construction permits, the owner/applicant shall submit an up to date construction schedule indicating when any grading or excavation activities are expected to occur.
- 5d: Prior to issuance of demolition, grading, or construction permits the owner/applicant or qualified archaeologist shall also submit evidence of installation of a physical barrier (e.g., construction fencing) along the south edge of the existing hardscape walkway. The specific location will be determined by the qualified archaeologist in consultation with the contractor and a qualified biologist. The fencing must be established after the Monterey cypress and bluff scrub fencing required by Mitigation Measures No. 1 and 2, and must be outside of those environmentally sensitive habitat areas.
- 5e: Prior to commencement of demolition, grading, excavation, or construction activity, the owner/applicant shall submit evidence that a qualified archaeologist conducted a cultural resource awareness and response training for construction personnel. The training shall include a description of the kinds of cultural and tribal cultural resources that are found in the area, protocols to be used in the event of an unanticipated discovery, and the importance of cultural resources to the Native American community.
- 5f: If archaeological resources are unexpectedly discovered during construction, work shall be halted on the parcel until the find can be evaluated and a plan of action formulated and implemented, with the concurrence of HCD-Planning. Data recovery shall be implemented during the construction and excavation monitoring. If intact archaeological features are exposed, they shall be screened for data recovery using the appropriate method for site and soil conditions. The owner/applicant shall allow the on-site Tribal Monitor (see Mitigation Measure 6 – Section VI.18) an opportunity to make recommendations for the disposition of potentially significant archaeological materials found.
- 5g: A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University.

Cultural Resources 5(c) – Less than Significant

No Native American human remains or significant cultural resources are known to exist within the project site. If unanticipated human remains are unearthed, State Health and Safety Code Section 7050.5 requires no further disturbance to occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to the Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and make recommendations to the landowner within 48 hours of being granted access. The project would also be required to implement Monterey County Condition PD003(B), which requires that there be no further excavation in the area surrounding the remains until the coroner and the NAHC, if applicable, are contacted and the find is treated in accordance with Public Resources Code Sections 5097.98 - 5097.994. Therefore, with adherence to existing regulations and the Condition PD003(B), impacts to human remains would be less than significant. (Source: IX. 1, 8, 10)

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, 5)	<input type="checkbox"/>	<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, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections 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? (Source: IX. 8) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: 8, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: IX. 8, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides? (Source: IX. 8, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: IX.1, 8, 12, 13, 27)	<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. 8, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: IX. 8, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a paleontological resource or site or unique geologic feature? (Source: IX. 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The subject property is located at the seaward edge of a coastal terrace on the seaward side of 17-Mile Drive between Pescadero Point and Cypress Point in the Del Monte Forest. The coastal terrace slopes gently seaward and is located at approximately 40 to 60 feet above sea level, and the elevations of the proposed development envelope are approximately 40 feet above mean sea level (AMSL) at the southwest corner and 60 feet AMSL at the northeast corner. Geologically, the site is generally composed of granite bedrock overlain by approximately 3 to 4 feet of weathered granitic bedrock and approximately 3 to 4 feet of terrace deposits consisting of sands, silts, and gravels. The majority of the coastal bluff face is composed of granitic bedrock and appears very resistant to erosion. The geologic conditions observed at the site are consistent with regional geologic mapping that has been historically published by the US Geological Survey. The primary fault in the vicinity of the property is the Cypress Point Fault, the nearest point of which is located about 600 feet inland to the northeast of the property.

According to the County’s GIS database, the project site is located within an area of moderate erosion hazard, low landslide risk, and low liquefaction risk. Also, the proposed development would be located outside of the County’s standard fault buffer of 660 feet. Per the geologic and geotechnical reports prepared for the project by Haro, Kasunich and Associates, Inc. (Monterey County Document Nos. LIB220003 and LIB220004, respectively), development of the project site would not create a geologic hazard or diminish the stability of the area. The reports identified and concluded that the site is underlain with granite, the bluff is stable, the historical bluff recession rate is slow, and excavation for new structures would not adversely impact or undermine the coastal bluff. (Source IX.8, 12, 13)

Geology and Soils 7 (ai, aiii, aiv, c, d, e & f) – No Impact

As stated above, the project site is located within an area of low landslide and liquefaction risk. The proposed development, as designed and located, would comply with applicable policies of the Del Monte Forest Land Use Plan (DMF LUP) Chapter 2, Resource Management Element - Hazards. Also, the geologic and geotechnical reports prepared for the project demonstrate that the site would be stable for development. Specifically, the project is consistent with DMF LUP Policy 43 which directs that new development shall be sited and designed in such a manner as to avoid the need for shoreline armoring and/or other such shoreline altering development over the development's lifetime. Policy 43 further requires adequate design and setback provisions to assure stability and structural integrity for the development's lifetime, and that the development will neither create nor contribute significantly to erosion problems or geologic instability of the site or surrounding area. Additional information is provided below regarding bluff setback provisions. As designed, the project would not result in impacts related to landslide, liquefaction, or expansive soils. (Source IX.1, 8, 12, 13)

Geology and Soils 7 (aia & b) – Less Than Significant

Although the project site would be exposed to ground-shaking from any of the faults that traverse Monterey County, the project would be constructed in accordance with applicable seismic design parameters in the California Building Code, and the project itself would not increase ground shaking hazards at adjacent properties.

Erosion

The existing development of the property has indications of minor localized erosion caused by storm (rainfall) runoff. A landscape plan will be prepared which will modify the drainage patterns to disperse or redirect the run-off, so it prevents damage to the site. The proposed project also entails grading and excavation of approximately 940 cubic yards of cut and fill. During the construction permit phase, the project would be required to comply with Monterey County Code Chapter 16.12, Erosion Control, which sets forth required provisions for preparation of erosion control plans, runoff control, land clearing, and winter operations; and establishes procedures for administering those provisions to minimize erosion during construction. During the construction permit phase, the contractor would be required to comply with applicable building code requirements (including those pertaining to health, life, and safety) and resource protection measures such as erosion control plan review and approval, grading plan review and approval, inspections by Housing and Community Development Environmental Services staff, and geotechnical plan review and certification. In summary, overall site development would be subject to current regulations regarding control of erosion and drainage and would be required to address post-construction requirements and runoff reduction.

Wave Runup, Bluff Recession and Sea Level Rise

The edges of the coastal bluffs are occasionally to infrequently overtopped by wave runup and spray during severe ocean storms. Site evidence of wave runup indicates that it does not appear to occur in any areas higher than 48 to 52 feet NAVD88, or approximately 10 feet below the ground elevations seaward of the existing buildings on the site, and the proposed buildings would be positioned at an even higher elevation.

The project also includes development within 50 feet of a coastal bluff. Pursuant to applicable Monterey County Code (MCC sections 20.147.060 of the Coastal Implementation Plan, Part 5,

and 20.70.120.A.2 of Title 20, Coastal Zoning Ordinance), development within 50 feet of a coastal bluff requires a Coastal Development Permit. In addition, standard County measures would be applied to the project pertaining to grading, erosion control, and geotechnical certification. Although slopes exceeding 30 percent are located on the subject parcel, the proposed development would not impact any of these areas.

Per the geologic report, review of oblique aerial photographs spanning 1972 through 2019 indicate there has been relatively little discernible change in the bluff edge and terrain seaward of the existing development in that 47-year period. Review of additional stereoscopic aerial photographs (from the University of California at Santa Cruz Map Library) and Google Earth imagery allowed comparison of the 1945 to 2021 conditions, which again show little change in the bluff edge. Overall, the image comparison suggests a worst-case bluff edge retreat of up to 5-10 feet during the 58-year period from 1945 to 2003, which is also reasonable for use as an estimate of maximum retreat in the 76 years from 1945 to 2021. This suggests that the historical long-term average annual recession rate of the bluff edge has been about 0.8 to 1.6 inches per year. Bluff recession of the bedrock at the property will likely be very slow and sporadic at the property in the future. Future coastal erosion may be episodic and difficult to predict with precision. It may be more likely that future erosion will occur in sporadic pulses when several feet of retreat occur at once during an extreme event, rather than slow steady erosion and retreat occurring at the average annual rates.

Using the high end of the average annual long-term bluff edge recession rates that appear to have historically occurred on the property since 1945 (76 years) suggests that 10 feet of recession could occur at the subject property in the next 75 years. An additional 5 feet is recommended as a factor of safety to account for the influence of accelerating rates of sea level rise that may accelerate coastal erosion and bluff recession. Also, because the science of predicting future slope instability and bluff recession in granular soils is not exact, an additional setback of 10 feet is recommended, resulting in a total recommended setback of 25 feet [i.e., 75 years of recession at the long term historical average annual erosion rate (5 to 10 feet), plus an additional amount with regard to future sea level rise (5 feet), plus a factor of safety (10 feet)]. The factors used in determining this recommended bluff recession setback are consistent with the Coastal Commission's preferred Medium-High Risk Aversion scenario regarding sea level rise. **Figure 4** below shows the relationship of the proposed development to the recommended 25-foot bluff recession setback. The existing accessory dwelling unit, proposed single-family dwelling, and proposed pool house will be approximately 65, 41-52, and 25-52 feet from the bluff edge, respectively. By comparison, the existing residence and gym accessory structure include portions that are located on or very near the top of the bluff edge. Therefore, as designed, the proposed development would be located in an area of the parcel not threatened by the projected amount of bluff recession, and the project site is well above the projected elevation of sea level rise. (Source IX.1, 8, 12, 13, 27)

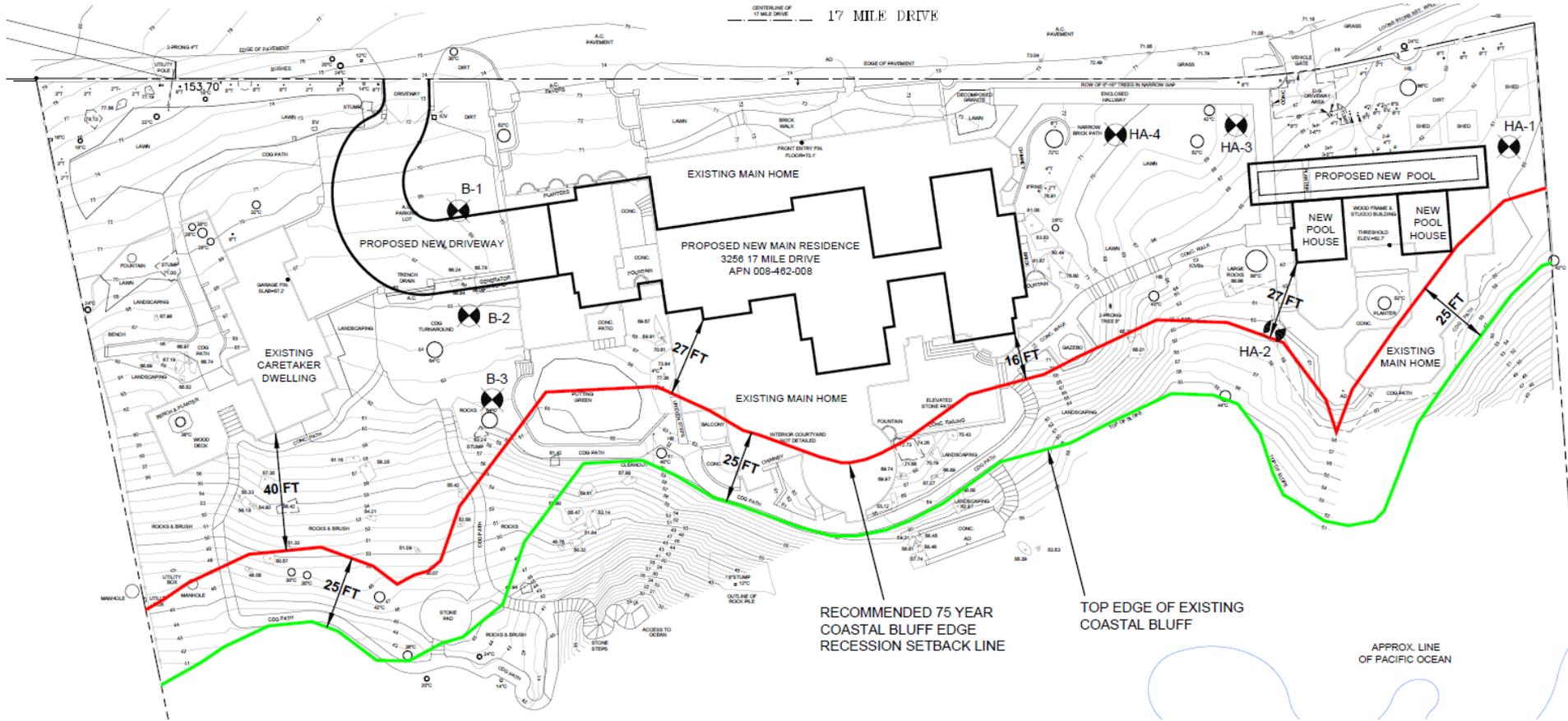


Figure 4 – Recommended 75 Year Coastal Bluff Edge Recession Setback Map (Source IX.13)

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, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: IX. 1, 2, 3, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion:

Greenhouse Gas Emissions 8(a and b) – Less than Significant

The project would not incrementally increase energy consumption at the project site and/or traffic in the vicinity. Temporary construction-related emissions from equipment and machinery would occur. Operational emissions associated with the project would be minimal and consistent with the General Plan land use designation and zoning classification for the site. Monterey County does not have a greenhouse gas reduction plan by which consistency or conflicts can be measured). The 2030 Monterey County Municipal Climate Action Plan is in the planning stages and the qualitative measures of the previous plan concluded in 2020, so they are not timely for reference with the construction of this project. In addition, the proposed project would not conflict with the policies contained in the Association of Monterey Bay Area Government’s 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy, because it only involves the construction of a single-family dwelling and accessory structure on a site previously occupied by a single-family dwelling and accessory structure. Therefore, the proposed project would result in less than significant increases in greenhouse gas emissions, and would not conflict with an applicable plan, policy, or regulation. (Source: IX. 1, 2, 3, 6, 7, 14)

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, 20, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source IX.1, 20, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: IX. 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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. 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (Source: IX. 1, 8)	<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, 8)	<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, 8, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Hazards and Hazardous Materials 9(a-b) – Less than Significant

The proposed project would involve the construction of one single-family residence, which typically would not use or store large quantities of hazardous materials. Potentially hazardous materials such as fuels, lubricants, and solvents would be used during project construction and project implementation would require the use of construction equipment typical of residential construction projects, the operation of which could result in a spill or accidental release of hazardous materials. However, the transport, use, and storage of hazardous materials during project construction would be conducted in accordance with all applicable federal, state, and local regulations, which would minimize risk associated with the transport of hazardous materials.

The existing residence was constructed in 1924, and numerous alterations have occurred since, especially in the 1970s – 1990s. Due to the age of the structure, there is a potential to encounter both lead-based paint and asbestos, which are hazardous materials that could be released into the air during demolition activities. However, the applicant would be required to comply with Monterey Ba Area Resources District (MBARD) Rules 424 and 439. MBARD Rule 424 requires that demolition contractors notify MBARD of the demolition, asbestos survey requirements, work practice standards for handling asbestos, and disposal requirements. Rule 439 requires general practice standards be followed during the deconstruction of structures, including adequately wetting surfaces so pollutants don't become airborne, demolishing structures inward toward the building pad, and not commencing with demolition if peak wind speed exceeds 15 miles an hour. Compliance with these regulations would reduce construction air quality impacts related to construction demolition to a level of less than significant.

Operational emissions would not be substantial as they would only involve vehicle trips and energy usage associated with one single-family residence, one ADU, and accessory structures similar to

the existing use of the site and typical to those associated with residential uses. Therefore, the proposed project would result in less than significant impacts related to the routine transport, use, or disposal of hazardous materials or the potential release of hazardous materials into the environment. (Source IX.1, 20, 33)

Hazards and Hazardous Materials 9(c-f) – No Impact

The project site is not located on or within 1,000 feet of a known hazardous materials site or within one-quarter mile of an existing or proposed school, nor is it located near an airport or airstrip.

The nearest school to the project site is Robert Louis Stevenson School (private), located approximately 1.3 miles to the northeast. The nearest airport to the project site is the Monterey Regional Airport, located approximately 5.6 miles to the northeast. Given that the project would involve no modification to the site’s permitted and historic use (single-family residence), it would not impair or interfere with an adopted emergency response or evacuation plan. Therefore, the proposed project would not result in impacts related to hazardous material sites, schools, airports, or emergency response or evacuation plans. (Source IX.1, 8, 21)

Hazards and Hazardous Materials 9(g) – Less than Significant

The project site is located in a CALFIRE-designated High Fire Hazard Severity Zone (HFHSZ). CAL FIRE’s Fire Hazard Severity Zones indicate fire risk in an area, and the nearest Very High FHSZs are located approximately 0.72 miles to the northeast and 0.89 miles to the northwest. The project site is within the service area of Pebble Beach Community Services District (PBCSD) Fire Protection District Station, located at the intersection of Forest Lake and Lopez Roads approximately 1.8 miles north of the project site. The proposed project would be developed in compliance with local building and fire code standards. See section VI.20 for additional information and discussion regarding wildfires. (Source IX.1, 8, 15)

10. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? (Source: IX. 1, 3, 8, 27)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i)	result in substantial erosion or siltation on- or off-site? (Source: IX. 1, 3, 8, 12, 13, 27)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? (Source: IX. 1, 3, 8, 27)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: IX. 1, 3, 27)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Source: IX. 1, 3, 8, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Source: IX. 1, 3, 8, 25, 27)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion:

Hydrology and Water Quality 10(a-c) – Less than Significant

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 uses. As designed, the project would also not substantially alter the drainage pattern of the site or area because the proposed structures would be sited on a similar footprint as the previous development and would be constrained within a designated area for building by an existing easement. No groundwater was encountered in the borings during geotechnical evaluation, and it is not anticipated that groundwater would be encountered based on the depth of excavation for the proposed project. Overall, drainage characteristics of the project site would not be altered in a manner that would increase erosion or runoff. 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). In summary, overall site development would be subject to current regulations regarding control of drainage and would be required to address post-construction requirements and runoff reduction.

Also, the proposed project involves the re-development of a single-family residence and accessory structure in an established residential neighborhood; therefore, the project’s water demand would be similar to the previous use at the site. The Monterey County Environmental Health Bureau (EHB) reviewed the project application and determined the project complies with applicable ordinances and regulations. (Source: IX. 1, 3, 8, 12, 13, 27)

Hydrology and Water Quality 10(d) – Less than Significant

The project would not expose people or structures to a significant risk involving flooding. The proposed structural development at the site would not place housing within a 100-year flood hazard area, nor impede or redirect flood flows. The proposed structural development would not create or

contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, and it would not introduce new sources of polluted runoff or degrade water quality.

Tsunami and flooding vulnerability at the site is limited. The highest recorded tsunami in the Monterey Bay is 9 feet. The elevation of the proposed building site is approximately 38 to 60 feet above mean sea level, so the potential for inundation from a tsunami is low. The parcel is not located near a freshwater lake or pond, so the potential for inundation from a seiche or mudflow is also low. (Source: IX. 1, 3, 8, 12, 13)

Hydrology and Water Quality 10(e) – Less than Significant

The project involves the demolition of an existing single-family home and construction of a new single family home; the overall water use is not expected to change significantly, and the estimated water use based on the submitted Monterey Peninsula Water Management District (MPWMD) forms shows a decline in overall water use. Therefore, the project is not anticipated to interfere with a groundwater management plan. Additionally, as discussed in Section II of this Initial Study, the project is consistent with the Central Coast Basin Plan. Therefore, impacts would be less than significant. (Source: IX. 1, 3, 8, 25, 27)

11. LAND USE AND PLANNING		Less Than Significant		Less Than Significant	
Would the project:	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Physically divide an established community? (Source: IX. 1, 2, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (Source: IX. 1, 3, 4, 8, 9, 10, 11, 19)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion:

The project site is a developed residential lot located within an established residential neighborhood designated and zoned for low density residential use. The project site is currently developed with a single-family dwelling and attached garage with a detached gymnasium and three sheds. Additionally, on February 25, 2021, the Monterey County Zoning Administrator (ZA) granted a Combined Development Permit (CDP) to allow the partial demolition of a caretaker’s quarters and attached garage, and the construction of a 1,200 square foot accessory dwelling unit with a 351 square foot attached garage, within the same footprint (ZA Resolution No. 21-008; Planning File No. PLN200068). This project is currently under construction.

The subject parcel is zoned Low Density Residential, 2 acres per unit, with a Design Control overlay (Coastal Zone) [LDR/2-D (CZ)] and Resource Conservation with a Design Control overlay (Coastal Zone) [RC-D (CZ)], and the surrounding residential neighborhood has this same zoning and land use designations. The proposed development would occur within the area of the parcel zoned LDR/2-

D (CZ). The properties in the surrounding vicinity have been developed with single-family homes and accessory structures. Development standards for the LDR zoning district are identified in Monterey County Code (MCC) Section 20.14.060.

The proposed project was reviewed for consistency with the DMF LUP and the DMF Coastal Implementation Plan (CIP). As designed and conditioned/mitigated, the project is consistent with applicable DMF LUP policies and CIP regulations. (Source IX.1, 3, 4, 8, 23)

Land Use and Planning 11(a) – No Impact

The project is consistent with and would have no impact on the land use designation and/or zoning and would not physically divide an established community. Construction of a single-family residence on the site would be consistent with and continue the existing low-density residential development pattern in the area and would not cut off connected neighborhoods or land uses from each other. No new roads, linear infrastructure, or other development features are proposed that would divide an established community or limit movement, travel or social interaction between established land uses. No impacts would occur. (Source: IX. 1, 2, 3, 8, 9)

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

The proposed project would be subject to the policies of the Del Monte Forest Land Use Plan (DMF LUP) and regulations for development within the Monterey County Coastal Implementation Plan (CIP), Part 1 the Coastal Zoning Ordinance (Title 20), and Part 5 Regulations for Development in the Del Monte Forest Land Use Plan Area, adopted for the purpose of protecting environmental resources. The project was reviewed by County staff for consistency with these policies and regulations, and potential inconsistencies were identified for Visual, Biological, and Cultural Resources, which are summarized below.

Visual Resources: Pursuant to DMF LUP Policy 84, new development requires a 100-foot setback from the centerline of 17-Mile Drive in order maintain public views along this corridor, unless such development is, “otherwise screened by vegetation and/or terrain in which case the setback may be reduced if the terrain/vegetation is required to be maintained and/or enhanced in perpetuity for screening and public viewshed enhancement purposes.”

The existing main house and gym are 38 feet and 62 feet, respectively, from the centerline of 17-Mile Drive. The proposed locations of the main house and the pool house would increase these setbacks to 55 feet and 80 feet from the centerline of 17-Mile Drive, respectively. While these setbacks would still be within the 100-foot setback, the increase in distance would bring the new home into greater conformity with this policy. The project would enhance the public viewshed from 17-Mile Drive, as the proposed main house would be 17 feet further from 17-Mile Drive and 16.6 feet lower than the existing main house; the pool house would be 18 feet further from 17-Mile Drive and 1.4 feet lower than the existing gym; and the proposed viewshed fencing will open additional public views of the ocean and forest. Consistent with Policy 84, a County standard condition requiring a landscaping plan shall be applied, and the landscaping shall be required to be maintained in perpetuity for screening and public viewshed enhancement purposes. In accordance with DMF LUP Policy 15, this landscaping shall consist of native plant species compatible with the onsite environmentally sensitive Monterey cypress forest and bluff scrub habitat areas.

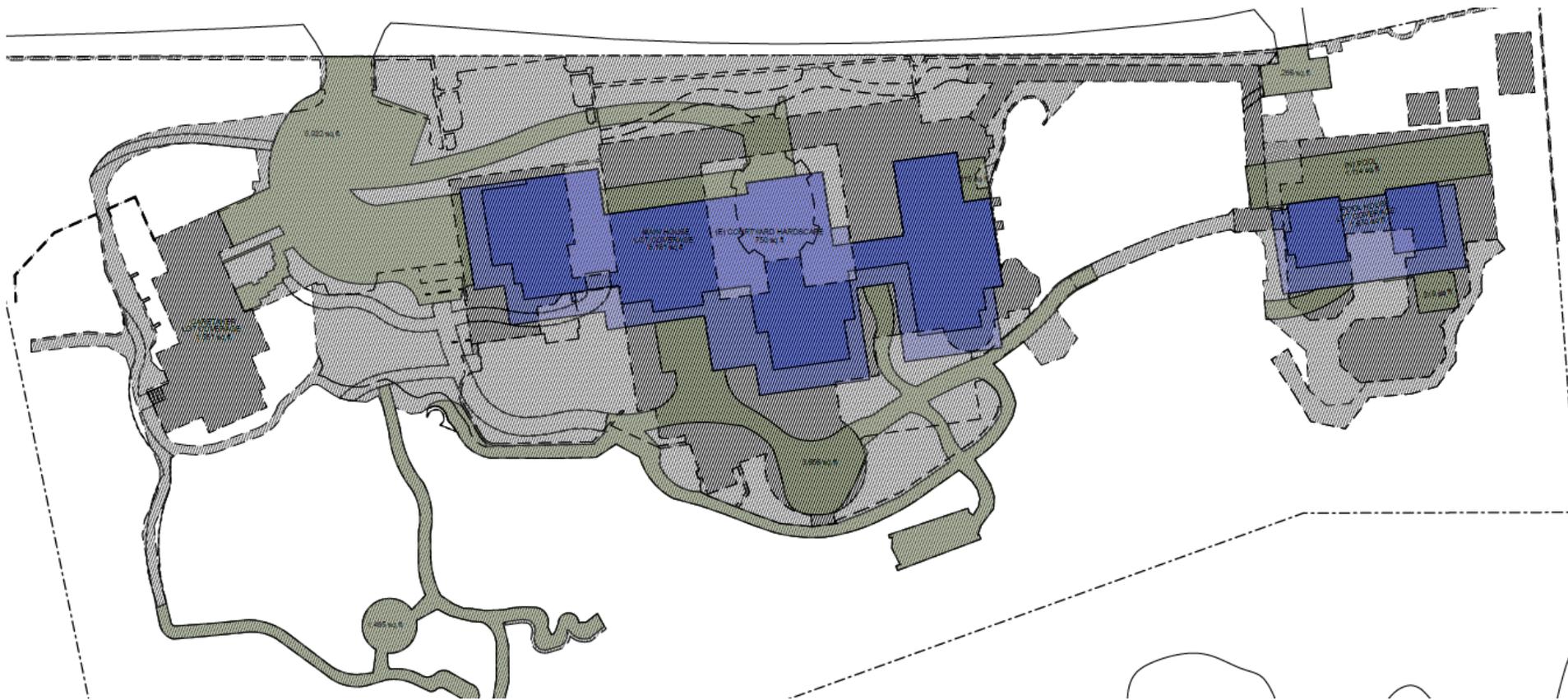
Biological Resources: Due to the site's location within the Indigenous Monterey Cypress Habitat Area (per DMF LUP Figure 2a) and along a coastal bluff area, the project has the potential to impact marine and/or environmentally sensitive habitat area (i.e., biological) resources. Potential inconsistencies were identified with DMF LUP Policies 1, 3, 4, 5, 6, 8, 11, 14, 15, 20, and 25. However, the incorporation and implementation of Mitigation Measures Nos. **1, 2, 3,** and **4** would reduce impacts to a less than significant level. See also the DMF LUP Policy 20 discussion below.

DMF LUP Policy 20 identifies indigenous Monterey cypress habitat as environmentally sensitive habitat area and regulates use and development in or adjacent to indigenous Monterey cypress habitat area. The policy requires development to be compatible with the objective of protecting this environmentally sensitive coastal resource. Pursuant to DMF LUP Policy 20 and CIP section 20.147.040.D.2(c)(2), on developed lots, new and/or modified development shall be located within the existing legally established structural and/or hardscape area (i.e., all areas of the site covered with a structure, or covered by pervious or impervious hardscape (such as decks, patios, driveways, and paths, but not including landscaped areas, fence areas, or underground or over ground utility areas)) and outside the critical habitat area.

As designed, the proposed development is consistent with the requirements of Policy 20. Also, as proposed and described above, the project would result in a net reduction of 14,776 square feet of floor area, a net reduction of approximately 4,650 square feet of hardscape, a net reduction of 8,610 square feet of building coverage, and the removal of non-native landscaping and invasive plant species and the restoration of over 33,600 square feet (0.77 acre) of native habitat.

Cultural Resources: Due to the site's location in an area of known archaeological resources, the project has the potential to impact unknown or previously undiscovered archaeological or tribal cultural resources. Potential inconsistencies were identified with DMF LUP Policies 59, 60, and 61. However, as discussed in sections VI.5 (Cultural Resources) and VI.18 (Tribal Cultural Resources) of this Initial Study, the incorporation and implementation of Mitigation Measures Nos. **5** and **6** would reduce impacts to a less than significant level.

Therefore, as proposed, conditioned, and mitigated, the project is consistent with the DMF LUP and the CIP (Part 5) and impacts resulting from potential conflicts with land use policies or regulations are less than significant. (Source IX.1, 3, 4, 8, 9, 10, 11, 19)



-  EXISTING BUILDING COVERAGE
-  EXISTING HARDSCAPE/DEVELOPED AREA
-  PROPOSED BUILDING COVERAGE
-  PROPOSED BUILDING COVERAGE - ROOF OVERHANGS
-  PROPOSED HARDSCAPE
-  PROPOSED NATIVE SOIL PATHWAY

Figure 11 – Existing and Proposed Coverage and Hardscape (Source IX.1)

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, 8, 9, 16)	<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, 8, 9, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections 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, 2, 3, 4, 8, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Generation of excessive ground borne vibration or ground borne noise levels? (Source: IX. 1, 12)	<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, 2, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

Noise 13 (a-b) – Less than Significant

Construction of the proposed project would generate a temporary noise increase in the vicinity of the project due to the use of heavy equipment and machinery typically used during residential construction projects. Construction activities would be required to comply with the Monterey County Noise Ordinance, as described in Chapter 10.60 of the County’s Code of Ordinances. The ordinance applies to “any machine, mechanism, device, or contrivance” within 2,500 feet of any occupied dwelling unit and limits the noise generated to 85 dBA at a distance of 50 feet from the noise source. Noise-generating construction activities are limited to the hours between 7 a.m. and 7 p.m., Monday through Saturday; no construction noise is allowed on Sundays or national holidays. Project construction could also generate a temporary increase in ground borne vibration

levels during the excavation and grading phases of project construction. However, per the project scope and design, pile driving would not be required, and construction activities would not generate excessive vibration levels. Operationally, the project would not result in a substantial permanent increase in ambient noise given that the use (single-family residential) is consistent with existing surrounding uses in the Pebble Beach area, and the nearest residence would be over 50 feet to the northeast (i.e., the on-site ADU). The nearest off-site residences are over 125 feet to the northwest and southwest. The private residential use of outdoor spaces such as decks may result in a short-term increase in ambient noise levels when in use; however, property owners are required to comply with Chapter 10.60.040 of the County’s Code of Ordinances, which limits “loud and unreasonable” sound during the hours of 9 p.m. to 7 a.m. As indicated in the geotechnical report prepared for the project, the foundation system is recommended to be conventional spread footings. This foundation method would not be expected to cause excessive groundborne vibration or noise levels. Therefore, temporary or permanent ambient noise or groundbourne vibration impacts would be less than significant. (Source: IX. 1, 2, 3, 4, 8, 12, 28)

Noise 13 (c) – No Impact

The project is not located in the vicinity of a public airport or private airstrip. Therefore, there would be no impacts. (Source IX.1, 2, 3, 8)

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, 2, 3, 17)	<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, 2, 3, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections 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 (Source: IX. 1, 8, 17)				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Sections II 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, 3, 8, 9, 17)	<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, 3, 8, 9, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

17. TRANSPORTATION/TRAFFIC		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, 2, 3, 8, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (Source: IX. 1, 3, 8, 14)	<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, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in inadequate emergency access? (Source: IX. 1, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion/Conclusion/Mitigation: See Sections II and IV.					

18. TRIBAL CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or (Source: IX. 8, 10, 20, 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Source: IX. 1, 3, 8, 9, 10)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Discussion/Mitigation/Conclusion:					

Due to the project site's location near known and recorded archaeological/prehistoric resource sites (described in Section VI.5), and because the project includes excavation and grading (approximately 940 cubic yards of total cut and fill), there is a potential for human remains or tribal cultural artifacts to be accidentally discovered. To address the potential inadvertent discovery of tribal cultural resources, the project applicant would be required to implement the recommendations from the archaeological report that have been incorporated as **Mitigation Measure 5** in Section VI.5, Cultural Resources, and **Mitigation Measure 6** below. Monterey County HCD-Planning notified local Native American tribes regarding consultation for the project; however, no tribes requested consultation for the proposed development (see 18a.ii below).

Tribal Cultural Resources 18(a.i) – No Impact

The property is currently developed with a single-family dwelling and accessory structures. However, it does not contain any structures, structural improvements or features that may be considered historical resources eligible for listing, therefore resulting in no impact. See also Section VI.5. (Source: IX. 8, 10, 20, 22)

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

Pursuant to Public Resources Code Section 21080.3.1, Monterey County HCD-Planning initiated consultation with local Native American tribes on July 22, 2022; however, no tribes requested consultation as of August 25, 2022.

Although the County received no requests for consultation, the project area is known to be sensitive for subsurface resources, as discussed in Section VI.5, *Cultural Resources* of this Initial Study. Due to known resources in the project area, a standard County Condition of Approval for protection of cultural resources, PD003(B), would be applied to all projects with ground disturbance in this area. Additionally, mitigation measures are required to reduce potential impacts to unknown tribal cultural resources to a less than significant level. **Mitigation Measure 5** (described in Section VI.5) would require a cultural resources awareness training program provided by the project archaeologist for construction crew members prior to soil disturbance. **Mitigation Measure 6** (described below) would require that, if tribal cultural artifacts or human remains are discovered, these resources are treated with appropriate dignity and respect. With implementation of the County's condition of approval for cultural resources (PD003B) and **Mitigation Measures 5 and 6**, the potential impact to Tribal Cultural Resources would be less than significant. (Source: IX. 1, 3, 8, 9, 10)

Mitigation Measure 6 – On-Site Tribal Monitor:

To ensure that Tribal Cultural Resources incur a less than significant impact if encountered, a Tribal Monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, shall be on-site and observe all project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall refer to and comply with HCD-Planning Standard Condition PD003(B) as applicable. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

Compliance Actions for Mitigation Measure 6:

- 6a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure 6, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.
- 6b: Prior to issuance of a construction permit for grading and/or building, the Applicant/Owner shall submit evidence to the satisfaction of the Chief of HCD-Planning that a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of any project-related grading and excavation.
- 6c: Any artifacts found that are not associated with a finding of human remains shall be cataloged by both the Tribal Monitor and the qualified archaeological monitor. Once cataloged, the qualified archaeological monitor will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University. Artifacts associated with a finding of human remains shall be reburied in accordance with State Law and penalty for violation pursuant to PRC section 5097.994.
- 6d: Prior to final building inspection, the Tribal Monitor or other appropriately NAHC recognized representative shall submit a letter to HCD-Planning confirming participation in the monitoring and provide a summary of archaeological and /or cultural finds or no finds, as applicable.

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, 3, 8)	<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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

19. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project: demand in addition to the provider's existing commitments? (Source: IX. 1)				

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

20. WILDFIRE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (Source: IX. 1, 3, 8, 9, 15)	<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, 9)	<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, 8, 9, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The project area is located in a State Responsibility Area (SRA) and is designated as a High Fire Hazard Severity Zone (HFHSZ). While nearly all of California is subject to some degree of wildfire hazard, there are specific features that make certain areas more hazardous. CAL FIRE is required by law to map areas of significant fire hazards based on fuels, terrain, weather and other relevant factors (Source: IX.15). 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 HFHSZ 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 SRA lands, which are non-federal lands in unincorporated areas with watershed value, are of statewide interest, 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.

Wildfire 20(a & c) – Less Than Significant

The proposed project would not impair an adopted emergency response plan or emergency evacuation plan as the proposed project would re-develop a previously permitted and developed use within an established residential neighborhood. The local roadway (i.e., 17-Mile Drive) that serves as primary access to the site is not an identified evacuation route. The closest evacuation route to the proposed project site is State Route/Highway 1, and the proposed project is not expected to impair evacuation procedures along this road due to the low traffic volumes and low-density land uses within the Del Monte Forest. The closest fire station is the Pebble Beach Community Services District Station located at the intersection of Forest Lake and Lopez Roads, approximately 1.8 miles north of the project site. Based on this information, it is not anticipated that the proposed project would substantially impair an adopted emergency response plan or emergency evacuation plan and would result in a less than significant impact.

Defensible space would be required within 100 feet of the project's structures 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, 4429, 4431, and 4442, to minimize the potential for wildfire ignitions resulting from equipment use.

With implementation of existing local and state regulations, the proposed project would result in a less than significant impact. (Source: IX. 1, 3, 8, 9, 15)

Wildfire 20 (b & d) – Less Than Significant

The project area is located in a SRA and is designated as a HFHSZ (Source: IX.15). 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, 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:

- Construction according to the latest California Building Code standards, and any additional restrictions or requirements adopted locally by the Pebble Beach Community Services District and CAL FIRE (Fire Protection District);
- Installation and maintenance of defensible space areas within 100 feet of all project structures, consistent with Public Resources Code 4291; and
- Maintenance of an existing 12 foot-wide (minimum) 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.

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 described in Section VI.7, *Geology and Soils*, the project site has a low potential for landslides and a moderate potential for erosion. Nevertheless, it is expected that potential for erosion and landslides could be exacerbated post-wildfire where surface vegetation has been removed. The project would be required to be built to the standards outlined in the soils report prepared for the project to minimize potential runoff or slope instability. 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, 3, 8, 9, 12, 13, 15)

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source IX.1-36)	<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.1-36)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source IX.1-36)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

As discussed in this Initial Study, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. Regarding biological resources, potential impacts to marine habitat could occur as a result of this proposed project yet would be reduced to a less than significant level by implementing the mitigation measures as described in Section VI.4, *Biological Resources*). Regarding cultural resources, potential impacts to known prehistoric archaeological sites and any unknown or undiscovered resources within the project site would be reduced to a less than significant level by implementing the County's Conditions of Approval for cultural resources PD003(B), Discovery of Cultural Resources, and the mitigation measures as described in Section VI.5, *Cultural Resources*) and in Section VI.18, *Tribal Cultural Resources*). (Source IX.1-36)

Mandatory Findings of Significance (b) – Less Than Significant

As discussed in this Initial Study, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. Regarding biological resources specifically, one other application within indigenous Monterey cypress

habitat is currently under review with HCD-Planning, PLN210345 (CRANE JAMES R & WHITNEY), which involves a demolition of a single-family home and construction of a new single-family home at 3200 17-Mile Drive. This application has not been deemed complete, so potential impacts to biology are speculative at this time. However, Monterey cypress forest is an environmentally sensitive habitat area protected by Del Monte Forest Land Use Plan Policy 20. Multiple or successive projects within Monterey cypress forest could potentially contribute to incremental degradation of this fragile coastal ecosystem. However, Mitigation Measures 1, 3, and 4 would reduce any cumulative impact from this project to Monterey cypress forest to a less than significant level. Additionally, as proposed the project would result in an increase of approximately 14,776 square feet of Monterey cypress habitat area, a net improvement in Monterey cypress habitat value. 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 be less than significant and would not be cumulatively considerable. (Source IX.1-36)

Mandatory Findings of Significance (c) – Less Than Significant

Effects on human beings are generally associated with impacts related to issue areas such as aesthetics, air quality, geology and soils, noise, hazards and hazardous materials, traffic, and wildfire. As discussed in Section IV.A, *Factors*, of this Initial Study, the project would have no impact in the resource areas related to traffic. As discussed in Section VI., *Environmental Checklist*, of this Initial Study, the project would have less than significant impacts related to air quality, noise, aesthetics, geology and soils, hazards and hazardous materials, and wildfire. Therefore, as proposed and analyzed in this Initial Study, the project would not cause substantial adverse effects on human beings, either directly or indirectly. (Source IX.1-36)

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 the applicant can obtain a “no effect” determination 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 PLN210276 and the attached Initial Study / Proposed Mitigated Negative Declaration.

IX. SOURCES

1. Project Application Materials and Plans (Planning File No. 210276; Plan Set dated August 5, 2022)
2. Monterey County General Plan (1982)
3. Del Monte Forest Area Land Use Plan (2012, as amended in 2018)
4. Monterey County Coastal Implementation Plan Part 1, Title 20 of the Monterey County Code (Coastal Zoning Ordinance), and Part 5 Regulations for Development in the Del Monte Forest Land Use Plan Area (CIP)
5. California Building Code, Title 24
6. 2012 – 2015 Air Quality Management Plan, Monterey Bay Air Resources District
7. Monterey County Sustainability Program (accessed at <https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/intergovernmental-and-legislative-affairs/sustainability> on July 15, 2022)
8. Monterey County GIS Information Database
9. Site visit conducted by the project planner on October 13, 2021
10. Preliminary Cultural Resources Reconnaissance and Phase II Auger Testing for the Feather Cypress, LLC property, dated August 8, 2021 (Monterey County Document No. LIB220001), prepared by Susan Morley, M.A., Register of Professional Archaeologists, and Brenna Wheelis, Marina, California
11. Biological Assessment, dated October 28, 2021 (Monterey County Document No. LIB220002), prepared by Fred Ballerini Horticultural Services, Pacific Grove, California
12. Geotechnical Investigation, dated October 12, 2021 (Monterey County Document No. LIB220004), prepared by Haro, Kasunich and Associates, Inc., Watsonville, California
13. Geologic and Coastal Bluff Recession Assessment Report, dated October 12, 2021 (Monterey County Document No. LIB220003), prepared by Haro, Kasunich and Associates, Inc., Watsonville, California
14. 2040 Metropolitan Transportation Plan & the Sustainable Communities Strategy, Association of Monterey Bay Area Governments, June 2018
15. Fire Hazard Severity Zones in SRA: Monterey County, CalFire
16. Mineral Lands Classification Data Portal, California Department of Conservation
17. Population and Housing Estimates for Cities, Counties, and the State, California Department of Finance
18. Farmland Mapping and Monitoring Program, California Department of Conservation
19. Tree Resource Assessment and Forest Management and Cypress Restoration Plan, dated January 5, 2022 (Monterey County Document No. LIB220026), prepared by Ono Consulting, Pacific Grove, California
20. Phase 1 Historic Assessment, dated May 5, 2020 (Monterey County Document No. LIB220005), prepared by Past Consultants LLC, Petaluma, California

21. California Department of Toxic Substances Control - Cortese List (accessed at <https://dtsc.ca.gov/dtscs-cortese-list/> on July 20, 2022)
22. Monterey County Historic Resource Review Board Resolution No. 22-001
23. Monterey County Zoning Administrator Resolution No. 21-008
24. Ono Consulting Letter, dated July 25, 2022, (received by HCD-Planning on or about August 18, 2022)
25. The Central Coast Basin Plan, Central Coast Regional Water Quality Control Board
26. Vicinity Map prepared by Jackie Estrada dated July 21, 2022
27. Monterey County Code, Title 16 Environment
28. Monterey County Code, Chapter 10.60 (The Monterey County Noise Ordinance)
29. Site Visit to Point Lobos conducted by the Project Planner on September 29, 2022
30. Initial Study, Mitigated Negative Declaration and Addendum considered as part of PLN200068 (Zoning Administrator Resolution No. 21-008)
31. Pebble Beach Historic Context Statement
32. State CEQA Guidelines
33. Monterey Bay Air Resources District (MBARD) Rules 424 and 439
34. Monterey Bay Air Resources District (MBARD) CEQA Guidelines
35. 13 California Code of Regulations (CCR) Sections 2449 and 2485
36. October 31, 2022 letter from Daniel Baciaska describing design measures to address glare or night time light