



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title:	Zimmermann Daniel R Tr (formerly Watersun)
File No.:	PLN190100
Project Location:	46720 Pfeiffer Ridge Road, Big Sur
Name of Property Owner:	Daniel R. Zimmermann, Trustee of the Zimmermann Goldberg Revocable Family Trust dated March 9, 1999
Name of Applicant:	Peter Strauss, Piechota Architecture
Assessor's Parcel Number(s):	419-241-030-000
Acreage of Property:	872,942 square feet (20.04 acres)
General Plan Designation:	Watershed and Scenic Conservation
Zoning District:	Watershed and Scenic Conservation, 40 acres per unit, with a Design Control overlay (Coastal Zone) [WSC/40-D (CZ)]
Lead Agency:	County of Monterey Housing and Community Development
Prepared By:	Harris & Associates (Alec Barton, AICP, Joseph Sidor, and David J. R. Mack, AICP)
Date Prepared:	February 1, 2023
Contact Person:	Fionna Jensen, Senior Planner County of Monterey Housing and Community Development Department
Phone Number:	(831) 796-6407

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project: The project would involve the construction of a 2,710 square foot detached habitable structure with an attached 722 square foot carport and associated site improvements including a 524 square foot patio and spa on a parcel located at 46720 Pfeiffer Ridge Road in the Big Sur area of unincorporated Monterey County (see Vicinity Map at **Figure 1a**). The project also includes new landscaping with a fire pit and hot tub, approximately 210 linear feet of stacked stone retaining walls, and installation of two underground water tanks (approximately 500 gallons). Associated grading would involve approximately 1,770 cubic yards of cut and 95 cubic yards of fill. No trees are proposed for removal.

The subject property was previously developed with a single-family dwelling which was destroyed in the December 2013 Pfeiffer Fire. Through adoption of Resolution No. 14-002, Monterey County Board of Supervisors approved disaster rebuild guidelines for structures and residences affected by the Pfeiffer fires. Consistent with this adopted disaster rebuild guidelines, the HCD-Planning staff determined that removal of fire damaged or hazardous trees, demolition of a fire damaged residence, construction of a replacement 1,760 square foot residence, and installation of associated site improvements including a replacement driveway, auto court, septic system and underground water tanks were exempt from a Coastal Development Permit (HCD-Planning File No. REF140028). The demolition work and replacement single family dwelling and site improvements were issued under HCD-Building Services Permit No. 19CP02146. Demolition of the fire damaged residence and construction of the replacement single family dwelling commenced in approximately January 2023 and has yet to be completed as of June 2023. The proposed project is not covered under the worked authority with HCD-Planning File No. REF140028 and therefore requires the granting of a separate Coastal Development Permit. The proposed project and the analysis contained in this environmental document are limited to the construction of a 3,432 square foot detached habitable accessory structure and associated hardscape, as described in the preceding paragraph.

The required Combined Development Permit would consist of the following entitlements:

- 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,710 square foot detached habitable structure with an attached 722 square foot carport and associated site improvements including a 524 square foot patio and spa; and
- 2) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area (ESHA).

Typically detached habitable accessory structures which are not classified as an accessory dwelling unit (ADU), or guesthouse are not supported by County staff. However, in this case, the proposed design provides for unity in function and circulation between the two structures. Entrance to the proposed detached structure is via the main residence entrance, thus creating circulation unity. Although the proposed habitable structure will utilize the entrance of the main residence, the proposed scope of work would not alter the main residence. The main residence does not have a laundry room and therefore will be required to use the proposed laundry room in the detached structure. This provides for functional unity.

B. Surrounding Land Uses and Environmental Setting: The subject parcel is currently being developed with a 1,760 square foot single-story single-family dwelling, driveway, and auto court. The proposed project would involve construction of a 3,432 square detached habitable structure to be used in associated with the main residence, and associated site improvements (**Figure 1b**). The proposed project is illustrated and identified as “Phase 2” in **Figures 1b** and **1d**, while the

development approved under REF140028 and 19CP02146 is illustrated and identified as “Phase 1”. Phase 1 and Phase 2 are distinguished with a dashed lines in these figures.

The project site is located within the Big Sur Coast Land Use Plan area. Land uses in the immediate vicinity consist primarily of single-family residences with accessory structures and open space. The project site and the surrounding area are zoned and designated for Watershed and Scenic Conservation (east, south, and west) and Rural Density Residential (north).

The project site is in a documented area of high archaeological sensitivity; however, per the project specific Preliminary Cultural Resources Reconnaissance, there are no recorded cultural resources or sites within 0.5 mile of the project site. See Sections VI.5 and VI.18 (Cultural Resources and Tribal Cultural Resources, respectively) of this Initial Study for further discussion of archaeological and Tribal Cultural Resources.

Environmentally sensitive habitats observed on the subject parcel include its native grassland which contains Hutchinson’s larkspur (*Delphinium hutchinsoniae*), Purple needle grass (*Stipa pulchra*), Blue wild rye (*Elymus glaucus*), California melic grass (*Melica californica*), foothill needle grass (*Stipa lepida*), and California oat grass (*Danthonia californica*). Supported special status wildlife species include the Western bumble bee and various avian species.

The project area is located in a State Responsibility Area (SRA) and is designated as a Very 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.

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. After approval of the required discretionary permits (entitlements) identified above, the applicant would be required to obtain ministerial permits (e.g., grading and 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 the California Coastal Commission because the project site is located between the sea and the first public road (i.e., State Route/Highway 1) paralleling the sea and the project involves development permitted in the underlying zone as a conditional use (i.e., within 100 feet of ESHA).

Figure 1a – Vicinity Map

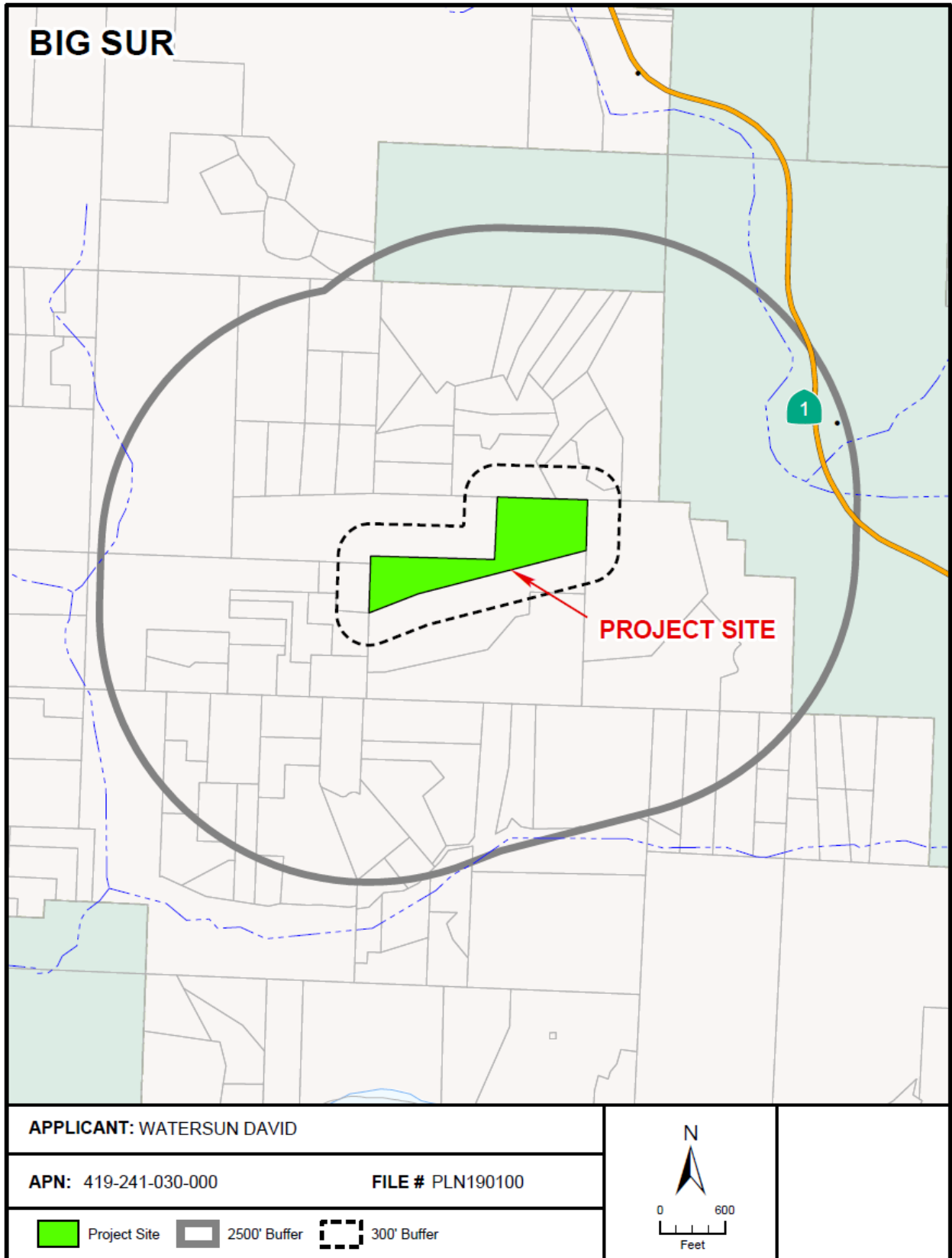


Figure 1b – Proposed Site Plan

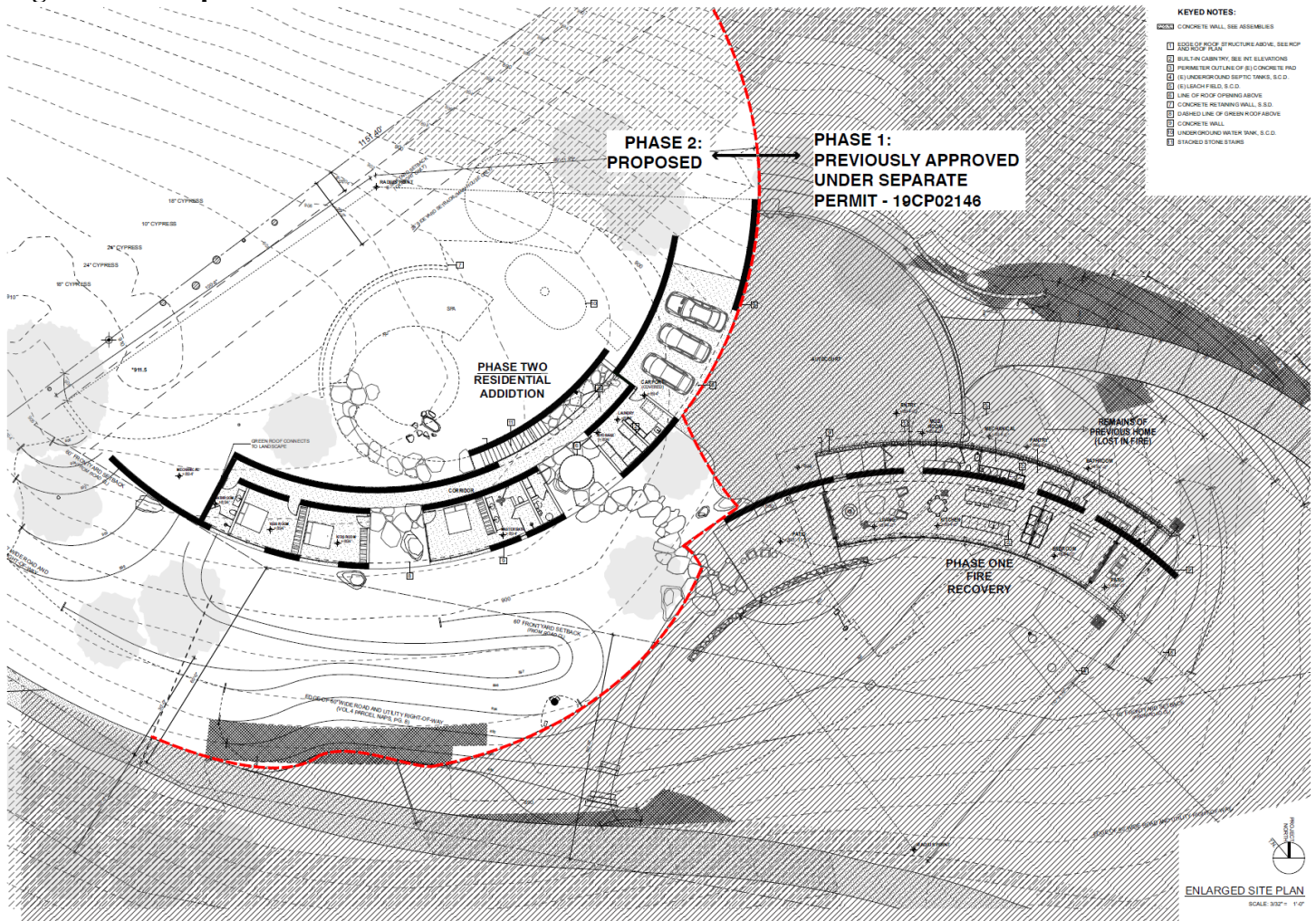


Figure 1c – Proposed Exterior Elevations

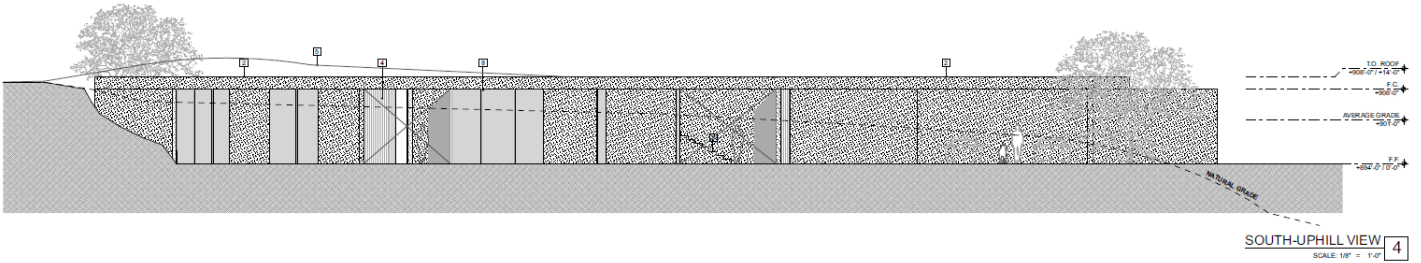
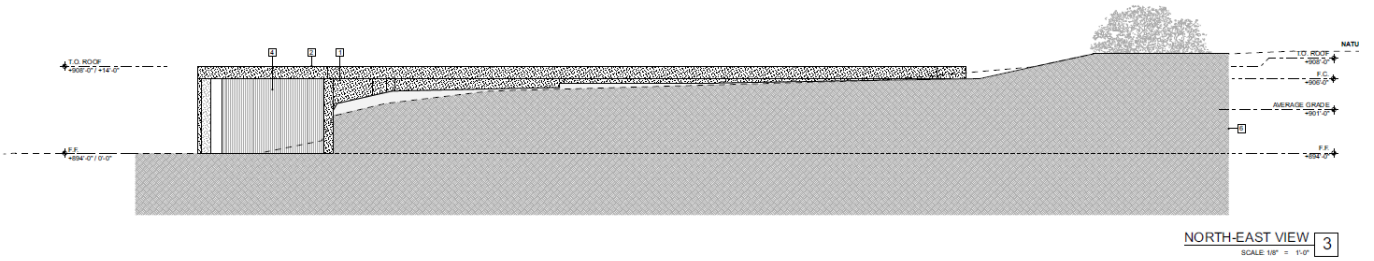
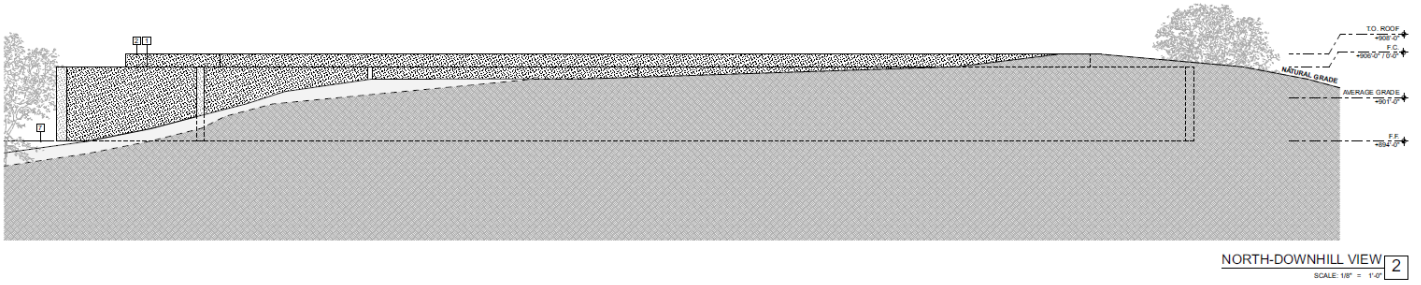
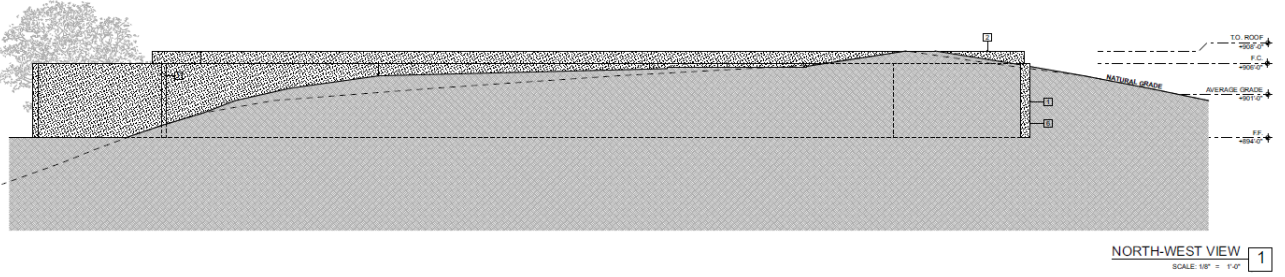
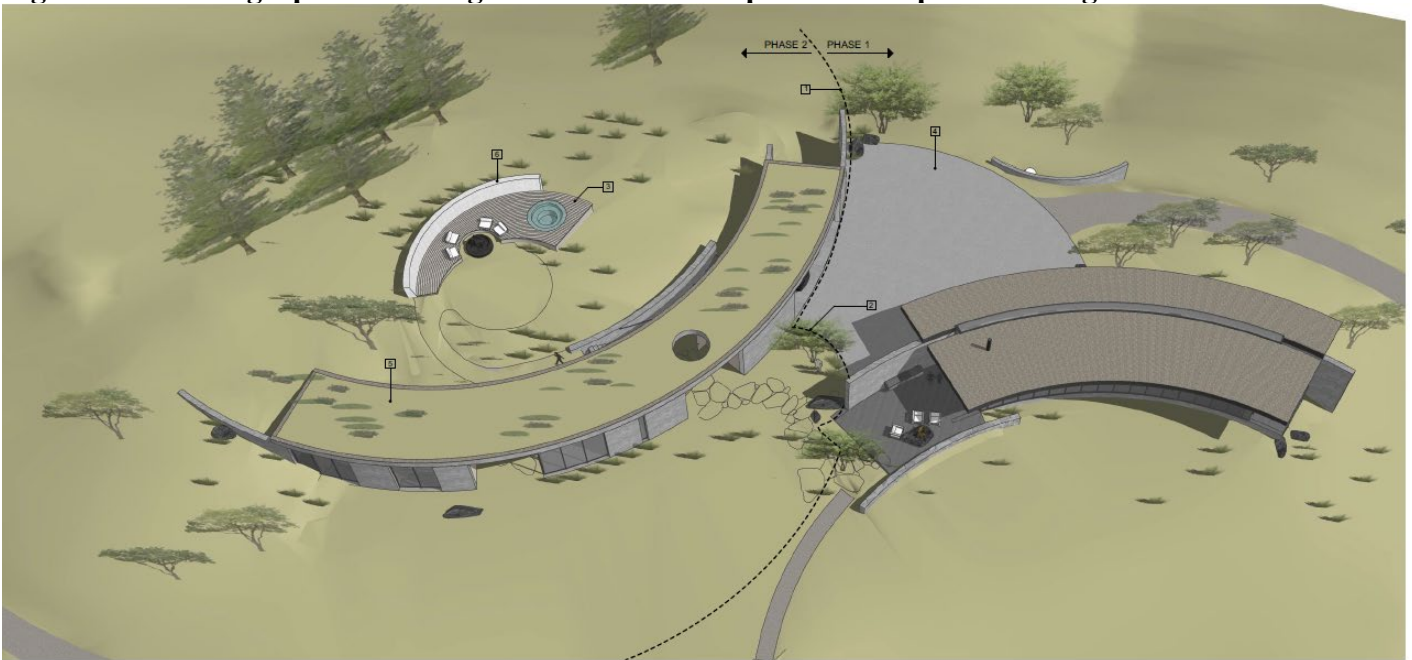


Figure 1d – Photograph of Existing Residence and Proposed Concept Rendering



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

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

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

General Plan/Area Plan: Within the coastal areas of unincorporated Monterey County, the 1982 General Plan policies apply where the 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 construction of a 2,710 square foot detached habitable structure with an attached 722 square foot carport and associated site improvements in the Big Sur 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 Big Sur. 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 habitable structure accessory to an existing single-family dwelling in the Big Sur area would cause significant impacts to air quality or greenhouse gas emissions (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, within 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, *Hydrology and Water Quality*, of this Initial Study. (Source: IX. 1, 24) **CONSISTENT**

Local Coastal Program: The project is subject to the Big Sur Coast Land Use Plan (BSC LUP), which is part of the Certified LCP 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 BSC LUP and the regulations of the associated Coastal Implementation Plan (CIP, Part 3). 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 would involve the addition of a 2,710 square foot detached habitable structure with an attached 722 square foot carport and associated site improvements. The project also involves development within 100 feet of an ESHA. The parcel is zoned Watershed and Scenic Conservation, 40 acres per unit, with a Design Control overlay (Coastal Zone) [WSC/40-D (CZ)]. As proposed, conditioned, and mitigated, the project is consistent with the BSC 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 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 type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input 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 California Environmental Quality Act (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 on a previously developed site in the Watershed and Scenic Conservation Zone, 40 acres per unit, with a Design Control overlay (Coastal Zone) [WSC/40-D (CZ)] and is designated as "Other Land" under the Department of Conservation Farmland Mapping and Monitoring Program. Project

construction would not result in conversion of Prime, Unique, or Important Farmland to non-agricultural uses. The project area is not under a Williamson Act contract and is not located in or adjacent to agriculturally designated lands. Also, the project would not conflict with existing zoning for, or cause rezoning of, forest or timber land. The project site is within the burn scar of the Pfeiffer wildfire (December 2013), and many trees on the site were damaged as a result of the fire. In November 2018, a Tree Resource Assessment was prepared by Ono Consulting (County of Monterey Document No. LIB190115) to evaluate tree damage and health on the project site. This report identified 24 fire-damaged trees, consisting of 4 landmark-sized Monterey pine and 20 planted non-native Monterey cypress. These 24 trees were in poor health, contained scorched bark and had varying levels of bark beetle infestation. The County of Monterey authorized removal of the hazardous trees through HCD-Permit File No. REF140028. The Tree Resource Assessment recommended replanting the site with Coast live oaks and Coast redwood trees (both native to the area). As designed, the project would involve planting 23 Coast live oaks and various native shrubs and grassland species. The proposed project does not require the removal of any trees and none of the previously damaged/removed trees are located in the current development area. Therefore, the project will not result in the loss of forest land or conversion of forest land to non-forest use. The project does not 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. As discussed above, the project area is not under a Williamson Act contract; is not located in or adjacent to agriculturally designated lands; would not conflict with existing zoning for, or cause rezoning of, forest or timber land; and does not require the removal of any trees for implementation. Therefore, the proposed project would not result in impacts to agriculture or forest resources. (Source: IX. 1, 8, 13, 18, 25)

- 3) Air Quality. The project site is located within the NCCAB, which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). Impacts to air quality from construction-related activities would be minor and temporary in nature. Construction would involve equipment typically involved in residential construction projects, such as excavators and trucks. As proposed, the project would not result in the emission of substantial amounts of criteria pollutants. Temporary construction-related impacts would not violate any air quality standards or obstruct implementation of the MBARD AQMP. Operational emissions would be minimal and consistent with the previously developed site use and single-family residence. No sensitive receptors are located near the project site, and the nearest residence is over 300 feet to the northwest. Therefore, the proposed project would not result in impacts to air quality. (Source: IX. 1, 6, 8, 9)
- 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 addition of a 3,432-square foot detached structure inclusive of an attached carport and associated site improvements including hardscape and an outdoor spa. 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 residential uses allowed in this zoning district. 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, and there would be no impact relative to energy. (Source: IX. 1, 5, 7)

- 7) Geology and Soils. See Section VI.7.
- 8) Greenhouse Gas Emissions. 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; however, the 2010 General Plan policies contain direction for the preparation of such a plan with guidance on what goals or measures should be accomplished in development of a plan (the project is in the coastal area which is guided by the 1982 General Plan). The 2030 Monterey County Community Climate Action and Adaptation 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 addition of a 3,432-square foot detached habitable structure and associated site improvements. Therefore, the proposed project would not result in significant increases in greenhouse gas emissions or conflict with an applicable plan, policy, or regulation, and there would be no impact relative to greenhouse gas emissions. (Source: IX. 1, 2, 3, 6, 7, 14)
- 9) Hazards/Hazardous Materials. 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, including fuel, engine oil, and lubricant. However, the use and transport of any hazardous materials would be subject to federal, state, and local regulations, which would minimize risk associated with the transport of hazardous materials. Operationally, the project would not involve the use or storage of hazardous materials beyond those typically associated with residential uses. 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. Given that the project would involve no modification to the site's zoning or currently permitted use (single-family residence), it would not impair or interfere with an adopted emergency response or evacuation plan. The project site is located in a CAL FIRE-designated Fire Hazard Severity Zone. See Section VI.20, *Wildfire*, for information regarding wildfires. Therefore, the proposed project would not result in impacts related to hazards/hazardous materials. (Source: IX. 1, 3, 8, 9, 15, 19)
- 10) Hydrology/Water Quality. The proposed project would not violate any water quality standards or waste discharge requirements, as it would only involve the addition of a 3,432-

square foot detached structure and associated site improvements on a site that is zoned to allow construction of a single family dwelling. As designed, the project would also not substantially alter the drainage pattern of the site or area because the proposed structures would be sited near the existing dwelling and would require a relatively small amount of grading, resulting in approximately 1,770 cubic yards of cut and 95 cubic yards of fill. 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 MCC that pertain to grading, erosion control, and urban stormwater management (MCC 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, as the proposed project involves the addition of a 3,432-square foot detached structure in an established residential neighborhood, the project's water demand would be similar to the existing 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. 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.

The project is not vulnerable to flooding associated with tsunamis, as the elevation of the proposed building site is approximately 970 to 1,020 feet above mean sea level. The project involves the addition of a 2,710-square foot detached habitable structure with an attached 722 square foot garage and associated site improvements. The overall water use is not expected to change significantly. Therefore, the project is not anticipated to interfere with a groundwater management plan. Additionally, as discussed in Section II, *Description of Project and Environmental Setting*, of this Initial Study, the project is consistent with the BSC LUP. Therefore, the proposed development would not result in impacts related to hydrology/water quality. (Source: IX. 1, 3, 8, 9, 12, 24)

- 11) Land Use and Planning. See Section VI.11.
- 12) Mineral Resources. No mineral resources have been identified on 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, 3, 8, 9, 16)
- 13) Noise. 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 Monterey County Code Chapter 10.60. The ordinance applies to "any machine, mechanism, device, or contrivance" within 2,500 feet of any occupied dwelling unit and limits the noise generated to 85 dBA at a distance of 50 feet from the noise source. Noise-generating construction activities are limited to the hours between 7 a.m. and 7 p.m., Monday through Saturday; no construction noise is

allowed on Sundays or national holidays. Project construction could also generate a temporary increase in ground borne vibration levels during the excavation and grading phases of project construction. Operationally, the project would not result in a substantial permanent increase in ambient noise given that the use (accessory to the existing residential use) is consistent with existing surrounding uses in the area. The nearest off-site residence is over 250 feet to the northwest. 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 Monterey County Code section 10.60.040, which limits “loud and unreasonable” sound during the hours of 9 p.m. to 7 a.m. The project is not located in the vicinity of a public airport or private airstrip. 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, the proposed project would not result in impacts related to noise. (Source: IX. 1, 2, 3, 4, 8, 22)

- 14) Population/Housing. The proposed project would involve the addition of a 2,710-square foot detached habitable structure with an attached 722 square foot carport. 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, 9, 17)
- 15) Public Services. The proposed project would involve the addition of a 2,710-square foot detached habitable structure with an attached 722 square foot carport. The project site is located in the established Pfeiffer Ridge residential neighborhood served by the Big Sur Volunteer Fire Brigade (structural) and CAL FIRE (wildfire), 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 the addition of a 2,710-square foot detached habitable structure with an attached 722 square foot carport . The project would not result in an increase in the use of existing neighborhood and regional parks and other recreational facilities and would 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 2 (Shoreline Access Plan – North Section) and Figure 3 (Trails Plan – North Section) of the BSC LUP. Therefore, the project would not create new or additional recreational demands and would not result in impacts to recreation resources. (Source: IX. 1, 3, 8, 9, 17)
- 17) Transportation. The project would involve the addition of a 2,710-square foot detached accessory habitable structure with an attached 722 square foot carport. Construction 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 project would not result in impacts related to transportation. (Source: IX. 1, 2, 3, 8, 9, 14)

- 18) Tribal Cultural Resources. See Section VI.18.
- 19) Utilities/Service Systems. The project would involve the addition of a 2,710-square foot detached habitable structure with an attached 722 square foot carport. 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 a private well permitted by Pfeiffer Ridge Mutual Road and Water Company, and the project site is served by an existing on-site wastewater treatment system (OWTS). An OWTS Permit (ON0120289) was issued for the rebuild of the main residence under Building Services Permit No. 19CP02146. The system was designed by Biosphere Consulting, utilizes the existing septic tank, and is sized for up to 4 bedrooms. The main residence only includes one bedroom while the proposed project would include 3 additional bedrooms. Therefore, as proposed, the project would be within the design capacity of the previously approved OWTS. Electricity would be provided by PG&E. Solid waste disposal would be provided by Waste Management, 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 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

July 6, 2023

Date

Fionna Jensen, Senior Planner
County of Monterey 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.
- 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)	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality. (Source: IX. 1, 3, 8 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: IX. 1, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The proposed project involves the construction of a 2,710-square foot detached habitable structure with an attached 722 square foot carport and associated site improvements at 46720 Pfeiffer Ridge Road, which is accessed via State Route (Highway) 1 in the unincorporated Big Sur area of Monterey County (see **Figure 1a**, Vicinity Map). The parcel is bordered by low-density residential uses on the north, east, and west and by watershed and scenic conservation on the south. The project site is located within the Big Sur Coast Land Use Plan (BSC LUP) area. It is not located within a designated scenic viewshed or visible from any public viewing area. The project proposes to locate development behind a ridgeline, limiting visibility from any public road. In addition, the project is designed to blend in with the surrounding environment, using a low-profile, green roof, and formed concrete walls in a natural gray color with cedar vertical wood siding.

Aesthetics 1(a, b and c) – No Impact

The project site is in a developed residential neighborhood, and the proposed development would be consistent with other residential development on developed sites in the immediate vicinity. The existing visual character of the site is that of a brush-covered ridge with views of the ocean and sky. Although the property is not located within a designated scenic viewshed or near a prominent vista point, it is located 0.46 miles west of Highway 1. BSC LUP Chapter 3.2 prohibits all future public or private development which is visible from Highway 1 and major public viewing areas (the Critical Viewshed). The proposed development would not be visible from Highway 1 or the Critical Viewshed because the project site is located westward and downslope of a ridgeline which separates it from Highway 1 and all turnouts. The BSC LUP identifies policies designed to protect views in areas not located in critical viewsheds. The project complies with these policies, specifically BSC LUP Policies 3.2.4.A 1–3 and 5, which require development to not detract from the natural beauty of the undeveloped skylines, ridgelines, and shoreline, consideration of the

visual effects upon public views and well as private views, and development to be subordinate to the land. The proposed development would be consistent with applicable scenic and visual resource policies of the BSC LUP and would not result in impacts to the existing visual character or quality of public views. Additionally, Pfeiffer Ridge Road is private and not accessible by the general public. Therefore, due to topography, siting, distance, and existing vegetation, the proposed project would not views from Highway 1 or other publicly accessible vantage points.

In addition to the proposed green roof, a majority of the proposed structure would be built into the side of a hill to create a low-profile design (top ridge height of 7 feet above average natural grade). As shown on **Figure 1c**, the project proposes would utilize natural exterior colors and materials, including light grey concrete walls, vertical cedar siding, black aluminum windows and doors, and a green roof, to blend with the surrounding natural environment. Therefore, 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, *Cultural Resources*, regarding historic resources).

Aesthetics 1(d) – Less than Significant Impact

Existing nighttime lighting on the site and in the vicinity is limited to exterior lighting associated with the existing residential structure and other residences in the area, which are dispersed over a wide area. Any exterior lighting incorporated into the proposed project would be required to comply with applicable policies of the 1982 General Plan, Big Sur Coast Land Use Plan, and Coastal Implementation Plan Part 3, which requires the exterior lighting source to be shielded and not visible from the Critical Viewshed. Pursuant to compliance with these requirements, the project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. Additionally, the project would be required to comply with County standard condition PD014(A), *Lighting – Exterior Lighting Plan*, which directs installation of exterior lighting that does not result in excessive illumination or off-site glare. Moreover, the distance between the project site and surrounding residences would further minimize any potential light and glare impacts resulting from exterior lighting. 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.

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, 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, 9, 13)	<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, 8, 9, 13)	<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, 8, 9, 13, 18)	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (Source: IX. 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in significant construction-related air quality impacts? (Source: IX. 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations? (Source: IX. 1, 6, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Source: IX. 1, 6, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: IX. 1, 2, 3, 4, 8, 9, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: IX. 1, 2, 3, 4, 8, 9, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: IX. 1, 8, 9, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 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)	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>

Discussion/Conclusion:

The following discussion and analysis are based on the results of the Biological Assessment prepared by Fred Ballerini Horticultural Services in January 2019, as supplemented on July 18, 2022 (Monterey County Document No. LIB190112; Source IX: 11). The proposed development lies within a perennial grassland dominated by the California state grass, purple needle grass (*Stipa pulchra*). Other native perennial grasses within this community are Hutchinson’s larkspur (*Delphinium hutchinsoniae*), blue wild rye (*Elymus glaucus*), California melic grass (*Melica californica*), foothill needle grass (*Stipa lepida*), and less dominant California oat grass (*Danthonia californica*). Spring flowering forb species with the development area are somewhat limited in quantity and diversity, though did include sky lupine (*Lupinus nanus*), soap plant (*Chloragalum pomeridianum*), large flowered agoseris (*Agoseris grandiflora*), California poppy (*Eschscholzia californica*), California fuchsia (*Epilobium canum*), and others.

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

Although the development has been sited to avoid and minimize sensitive elements within the property’s grassland, mitigation measures have been recommended for the project, to ensure a less than significant impact on special natural communities, plants, and/or animals protected by local, state, or federal regulations.

Sensitive Plant Species

Within the development area along the northern perimeter, the Project Biologist observed a shallow-soiled, rocky outcrop containing a population of a small perennial shrub preliminary identified as nude buckwheat (*Eriogonum nudum*). Though not listed in the California Department of Fish and Wildlife database as a sensitive element in the region, the California Native Plant Society (CNPS) lists this species as a rare variety of buckwheat, with a Rare Plant Rank of 4.2, indicating the plant is on a watch list and has a limited distribution. In addition to the buckwheat element, the adjacent eastern slope of the development area contains a rich ecotone of grassland and shrub habitat consisting of many spring flowering plants including the Hutchinson’s larkspur (*Delphinium hutchinsoniae*) and others that make up a diverse floristic community in which native wildflower species far outnumber the native perennial grass species. Within this community, the

Hutchinson's larkspur is noted as a listed sensitive species. The endemic, rare Hutchinson's larkspur plant is included in the California Natural Diversity Data Base, listed by the CNPS with a Rare Plant Rank of 1B.2, and is a federally listed species of concern. Plants with this ranking are considered moderately threatened and are eligible for state listing. The proposed garage, spa, decking, retaining walls, and hardscape would be located within a perennial grassland dominated by the California State grass, purple needle grass (*Stipa pulchra*). Other native perennial grasses within this community are blue wild rye (*Elymus glaucus*), California melic grass (*Melica californica*), foothill needle grass (*Stipa lepida*), and less dominant California oat grass (*Danthonia californica*). Spring flowering forb species within project area were somewhat limited in quantity and diversity, though did include sky lupine (*Lupinus nanus*), soap plant (*Chloragalum pomeridianum*), large flowered agoseris (*Agoseris grandiflora*), California poppy (*Eschscholzia californica*), California fuchsia (*Epilobium canum*), and others. The property's native grasslands are considered environmentally sensitive habitat within the Big Sur Coast Land Use Plan, pursuant to Policy 3.3.3.A.7. Although a majority of the proposed development would be located within the area of the previously destroyed/burned down residence, the proposed grading would disturb approximately 11,000 square feet of native grasslands. Implementation of **Mitigation Measure Nos. 1 and 2** would result in less than significant impacts on special status plant species by requiring restoration on a 3:1 ratio and installation of protective habitat fencing.

Invasive Plant Species

Invasive French broom (*Genista monspessulana*) is found within the proposed project site. This species is considered highly invasive by the California Invasive Plant Council (CalIPC) with a High Cal-IPC Rating, classified as having severe adverse impacts to native habitat communities and vegetation structure. Additionally, a large stand of French broom and a small stand of highly invasive gum trees (*Eucalyptus globosa*) are located along the northwest section of the subject parcel, an area that will be utilized as a receiver site for the proposed restoration (**Mitigation Measure No. 1**). Monterey pines are listed by the California Native Plant Society as a List 1B.1 species (rare or endangered in CA and elsewhere, and seriously endangered in CA) and Monterey cypress are listed with a rare plant ranking of 1B.2 (rare or endangered in CA and elsewhere, and fairly endangered in CA), however on the subject parcel these tree species are out of the natural range and have been introduced as landscape plantings which have since naturalized. Both species are also listed by Cal-IPC and classified as having potential moderate impacts on native ecosystems and are considered moderately invasive. Observations by the Project Biologist indicate that these two tree species have adversely impacted the property's grassland habitat through pioneering seedlings that are encroaching and shading the surrounding grassland habitat. To ensure management of these invasive species and the longevity of the property's native grasslands, **Mitigation Measure No. 1** has been incorporated.

Sensitive Wildlife Species

As of September 30, 2022, the Western Bumble Bee (WBB) is a candidate species under CESA and as such, receives the same legal protection afforded to an endangered or threatened species. The WBB feeds upon nectar and pollen from a variety of plants species, but is most adapted to native plant species. The flight period in California is from early February to October, peaking in late June and late September. The flight period for workers and males is from early April to early November. The species is currently restricted to high elevation sites in the Sierra Nevada and scattered coastal areas. The WBB primarily nests underground in abandoned small mammal burrows but may also nest under perennial bunch grasses or thatched annual grasses, under brush piles, in old bird nests, and in dead trees or hollow logs. Overwintering sites utilized by WBB

mated queens include soft, disturbed soil, or under leaf litter or other debris. The Project Biologist confirmed via phone on May 26, 2023, that the WBB has the potential to occupy the site given the project site's vegetation and litter debris. Should WBB colonies or overwintering queens be present in underground nests in work areas, work activities related to the Proposed Project could adversely affect this species and its habitat. Implementation of **Mitigation Measure No. 3** would reduce the project's potential impacts to WBB to a level of less than significant.

Temporary construction-related impacts to sensitive plant and wildlife species generally include staging activities, 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, native terrestrial and avian predators (i.e., corvids, canids, raccoons and striped skunks). In addition, there is the potential for impacts to sensitive plant species (native grasslands and Hutchinson's larkspur) and sensitive wildlife species (Western bumble bee) occurring around the project site (development and grading footprint) during nearby construction activities. These temporary construction-related impacts in the form of habitat disturbance, dust generation, and increased predation could have a significant impact on the sensitive plant and wildlife species that occur on the project site. Heavy equipment will likely be required for deconstruction and construction efforts, though less than significant disruptive impacts are anticipated to occur to marine life or pupping activity due to the distance from the habitat. Further, pollutant discharges, soil erosion and runoff that could occur during construction on the project site has the potential to result in indirect impacts to the sensitive wildlife species that occur in the aquatic marine habitat south and west and downslope of the project site. These temporary construction-related impacts in the form of habitat disturbance and potential predation could have a significant impact on the sensitive plant and wildlife species that occur on the project site, and mitigation is required. Therefore, mitigation is required to reduce the potentially significant indirect impacts to a level of less than significant (**Mitigation Measure Nos. 1 through 3**).

The proposed project would require approximately 1,770 cubic yards cut. In an effort to minimize on-site disturbance resulting from staging/stockpiling and spread fugitive soils resulting from off-site hauling, the County's standard Construction Management Plan condition of approval would be applied. This condition requires the Applicant/Owner prepare a Construction Management Plan detailing the on-site retention/balancing of cut soils, duration of construction, day and hours of operation, truck routes, estimated number of truck trips, estimated number of on-site employees, on-site staging, stockpiling, and parking areas. The Construction Management Plan shall be reviewed by HCD-Planning and Engineering Services for review and approval.

The Project Biologist confirmed via a phone call on May 26, 2023, that the potential for avian species to occupy nearby trees is low due to many of the project site's trees been removed because of the 2013 Pfeiffer fire. However, the County's standard Raptor/Migratory Bird Nesting condition of approval would be applied to reduce the potential impact to a level of less than significant. This condition of approval would require the Applicant/Owner to obtain a nesting bird survey prior initiation of construction, if construction was to commence between February 1 and August 31. If special status avian species are identified during pre-construction surveys, the California Department of Fish & Wildlife and HCD-Planning would be contacted, and an appropriate no-disturbance buffer imposed within which no construction activities would take place (300 feet in all directions for raptors).

Mitigation Measures

Sensitive elements that are within staging or work zones required for infrastructure elements, could experience adverse impacts from trenching, grading or mobilization activities. Potentially significant impacts to sensitive plant species and sensitive wildlife species, as well as these species' habitats surrounding the project site, could occur during project construction. Implementation of Monterey County regulations for erosion control (Monterey County Code, Chapters 16.08 and 16.12) and **Mitigation Measure Nos. 1 through 3** (described in detail below) would reduce direct and indirect impacts to sensitive plant and wildlife species to below a level of significance.

Mitigation Measure No. 1: Grassland Restoration Plan

As proposed, the project will result in approximately 11,000 square feet of native grassland disturbance. To comply with the Big Sur Coast LUP Policy 3.3.2.1 and 3.3.3.A.7, a Grassland Restoration Plan (both narrative and illustrative) shall be prepared with the primary goal of restoring all impacted grassland habitat on a 3:1 ratio (approximately 33,000 square feet) with site-identified native grassland species and eliminating all aggressive exotic, invasive species that could adversely impact the establishment and long-term health of the grassland. No ornamental landscaping shall be allowed outside of the residential development areas. The Restoration Plan shall include the grassland and exotic species removal recommendations of Biological Assessment LIB190112, which include but are not limited to the following actions:

- Project Biologist to survey and map all grassland and identify restoration areas and fire clearance boundaries.
- Remove all aggressive invasive species within the restoration and development areas prior to grading.
- Salvage of native plants and native topsoils.
- Stabilize all disturbed and stockpiled soils with erosion and sediment control measures.
- Establish exotic species control protocols and management tools, including on-going the removal of <6" DBH Monterey Pine and Monterey Cypress tree offspring.
- Establishing on-going fuel management protocols and recommendations.
- Power wash earthmoving equipment prior to mobilization.
- Establish a monitoring and long-term maintenance program to track success of exotic species control and establishment of native grassland species (success criteria and percent cover requirements). Quarterly monitoring will be conducted for the first year followed by biannual monitoring for years two and three.
- Avoid impacts to outlining habitats and improve area as habitat for wildlife by maintaining good land stewardship practices.
- Restoration of all disturbed soils at a 3:1 ratio with native grassland species. The proposed green roof(s) shall also be planted with grassland species.
- Preparation of a final report summarizing the implemented protective measures, observed and/or impacted species, total square footage of restored/enhanced grassland, three-year monitoring compliance with success criteria, and the need for additional remediation.

Compliance Actions for Mitigation Measure No. 1:

- 1a: Prior to the issuance of grading or construction permits, a *Grassland Restoration Plan* detailing the requirements of this mitigation measure, shall be submitted to HCD-Planning for review and approval.
- 1b: Prior to the issuance of grading or construction permits, the Applicant/Owner shall enter into an agreement/contract with the Project Biologist. The contract shall detail the requirements of Mitigation Measure 1, 2 and 3 and be provided to HCD-Planning for review and approval.
- 1b: Prior to final inspection of construction permit from Building Services, the Project Biologist shall submit written evidence to HCD-Planning confirming that the restoration efforts have commenced.
- 1c: On a quarterly/biannual basis for 3 years following completion of the restoration, the Project Biologist shall submit a status report to HCD-Planning for review and approval.
- 1d: At the conclusion of the 3-year monitoring period, the Project Biologist shall submit a final report to HCD-Planning for review and approval documenting the implementation and success of the *Grassland Restoration Plan* and determine whether additional monitoring or remediation measures are required. All recommendations shall be adhered to by the Applicant/Owner on an on-going basis.

Mitigation Measure No. 2: Habitat Protective Fencing

Prior to mobilization or land disturbance activities, temporary habitat protective fencing must be installed at the perimeter of the development footprint or grading limits, whichever is greater, to prevent unnecessary impacts to grassland and outlining habitats that contain sensitive elements. Sensitive areas of concern include the rocky outcrop to the north containing nude buckwheat, the adjacent eastern slope grassland and shrub habitat, Hutchinson's larkspur, and Western bumble bee habitat. The project applicant or the construction contractor on their behalf shall ensure the following measures are included in the construction specifications and implemented throughout construction:

- Erosion control techniques shall be applied during each phase of construction (preconstruction, construction, and post-construction).
- Erosion control devices and protective fencing shall be installed on the downhill perimeter of the construction envelope and exposed soil areas.
- Disturbed soils shall be stabilized at all times, either through tarping, biodegradable netting, mulching, or hydroseeding.
- All construction materials shall always be secured and stored properly on the site to prevent blowing or falling into the ocean, even when they are in use.
- The job site must remain free of all forms of trash at all times of the day and night. All trash and/or construction debris shall be bagged and hauled away daily, or completely secured.
- Material staging and construction related parking shall not be allowed in the undisturbed native areas to maintain the long-term health of the grassland resource.

Compliance Actions for Mitigation Measure No. 2:

- 2a: Prior to issuance of grading or construction permits, a habitat protection fencing plan shall be developed in coordination with the Project Biologist, architect, and civil engineer to determine the construction and grading envelope

(including infrastructure elements, construction, staging, and parking). The habitat protection fencing plan shall be submitted to HCD-Planning for review and approval.

- 2b: Prior to issuance of grading or construction permits, the protective fencing shall be installed around the perimeter of the identified development envelope. The Project Biologist shall oversee the mapping and installation of fencing to avoid sensitive elements. Photographic evidence of confirming installation of the protective fencing shall be submitted to HCD-Planning. Throughout all phases of demolition and construction, the contractor shall maintain, and improve as necessary, the barrier and erosion control measures.
- 2c: Prior to final inspection of grading and/or construction permits from HCD-Building Services, the Project Biologist submit a final report to HCD-Planning certifying that the required monitoring occurred throughout all construction phases and that the protective fencing and erosion control measures remained intact, and removal of fencing has occurred.

Mitigation Measure No. 3 - Western Bumble Bee Protection

A pre-construction survey shall be prepared by the Project Biologist during typical flying season (March 1 through September 1) to determine the presence of Western bumble bee (WBB) or their potential habitat. If no WBB and/or potential WBB habitat is identified, no further mitigation is required. If WBB and/or potential habitat are identified the following actions shall be adhered to:

- If project-related ground disturbance occurs during this species' nesting period, a minimum of a 50-foot buffer shall be established around mammal burrows and thatched/bunch grasses. If mammal burrows and thatched/bunch grasses are within project grading limits, the Project Biologist shall consult with California Department of Fish and Wildlife to prepare a plan to protect WBB nests and individuals to ensure no take of WBB occurs.
- If project-related ground disturbance occurs during this species' overwintering period of October through February, the Project Biologist shall consult with California Department of Fish and Wildlife to prepare a plan to protect bumble bee nests and individuals to ensure no take of WBB occurs.

Compliance Actions for Mitigation Measure No. 3:

- 3a: Prior to issuance of grading or construction permits, the applicant/owner shall submit to HCD-Planning for review and approval the results of the WBB survey. If WBB and/or potential habitat are identified, the Project Biologist shall adhere to the language of this condition.

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

The project site consists of native grassland species, including Nude buckwheat, Hutchinson's larkspur, and purple needle grass, and has the potential to contain Western bumble bee habitat. Potentially significant indirect and direct impacts to these sensitive vegetation communities on and surrounding the project site could occur during project construction. As previously discussed under Section 4(a), the project has been designed to avoid and minimize direct impacts to sensitive vegetation communities. Adherence to Monterey County regulations for erosion control (MCC Chapters 16.08 and 16.12) and implementation of **Mitigation Measures BIO-1 through BIO-3**

(described in detail in Section 4(a)) would reduce indirect and direct impacts to sensitive vegetation communities to below a level of significance. Additionally, the project site does not contain riparian habitat and therefore project implementation would not impact such habitats.

Biological Resources 4(c) – No Impact

Based on a review of Monterey County Geographic Information Services and the results of the Biological Assessment, there are no state or federally protected wetlands or other aquatic resources on the project site (Source IX: 8, 11). Therefore, implementation of the project would not result in impacts to state or federally protected wetlands and no mitigation is required.

Biological Resources 4(d) – No Impact

Based on the results of the Biological Assessment (Source IX: 11) prepared for the project, 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.

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

The proposed project would not involve the removal of any protected tree and therefore would not conflict with any tree preservation ordinances of Monterey County Code or applicable policies of Chapter 2, Resource Management Element, in the BSC LUP. Implementation of Mitigation Measures **BIO-1** through **BIO-3** (described in detail in Section 4(a)) would reduce impacts to biological resources to below a level of significance. See also the subsequent BSC LUP Policy 3.3.3.A.4 discussion in Section VI.11, *Land Use and Planning*.

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.

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, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Source: IX. 1, 8, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Disturb any human remains, including those interred outside of formal cemeteries? (Source: IX. 1, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Cultural Resources 5(a) – No Impact

The project site does not contain any structures or features that may be considered historical resources eligible for listing. All former structures on the project site were destroyed during the Pfeiffer wildfire in December 2013. 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, 10)

Cultural Resources 5(b & c) – Less than Significant Impact

The project site is in an area of high archaeological sensitivity; however, per a site record search, the project Archaeologist determined that there are no recorded cultural resources or sites within 0.50-mile of the project site. The Preliminary Cultural Resources Reconnaissance report (Monterey County Document No. LIB190113) prepared for the project determined that no culturally modified soils are present and there is no evidence of historic or prehistoric cultural activity on the site. The report concluded that the potential for impacts to archaeological resources on the project site is low and did not recommend additional archaeological review, monitoring, or mitigation. Therefore, the potential for inadvertent impacts to archaeological resources is limited and would be controlled by application of the County’s standard condition which requires the contractor to stop work if previously unidentified resources are discovered during construction.

No Native American human remains, or significant cultural resources are known to exist on 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. Adherence to the County’s standard cultural resource condition of approval would result in less than significant impacts on cultural resources.

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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking? (Source: 8, 12, 13)	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides? (Source: IX. 8, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: IX. 8, 12, 13)	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: NA)	<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/Conclusion/Mitigation:

The project site lies on a knoll within an approximately 20-acre parcel on the ocean side of Highway One, near Pfeiffer Point, in Big Sur, in Monterey County near the southerly end of the Santa Lucia Mountain Range. The building site is located at the top of a knoll with steep slopes to the south and north. The parcel is heavily vegetated with trees, shrubs and grasses. The geologic formations in the general vicinity of the project site have been mapped as the Franciscan Assemblage, sandstone with micaceous shale, overlain by younger Cretaceous aged marine sedimentary rock and Quaternary aged marine terrace deposits. Exploratory borings with depths of 21.5 feet, 15.88 feet and 15.5 feet were excavated on May 25, 2018, and encountered medium dense to very dense, slightly clayey, silty sands and sandy clays. According to Monterey County

GIS, small portions of the property are located within 660 feet of a fault (Pfeiffer fault and an unnamed fault), however the project site is not within these areas. Additionally, Monterey County GIS indicates that the project site has moderate to high landslide risk, high erosion risk, and low liquefaction risk. The following discussion and analysis are based on the results of the Geologic and Geotechnical Investigation prepared by Soil Surveys Group Inc. in August 2018 (Monterey County Document No. PLN190114, Source IX:13).

Geology and Soils 7(ai-iv) – Less than Significant Impact

Monterey County GIS does not provide seismic hazard data for the subject property but does indicate that the nearest fault (Pfeiffer) is within 660 feet way of the subject parcel property line but more than 900 feet from the proposed development site. Per the Geotechnical Investigation (Source IX: 13), no faults have been mapped in the project site and no evidence of faulting was found on the aerial photographs. Results from the Geotechnical Investigation state that the risk of fault rupture is low. Therefore, impacts resulting from faults would be less than significant.

Ground shaking due to a seismic event is the primary hazard that will effect the proposed structures within its design lifespan. Severity of ground shaking depends on a number of factors including earthquake magnitude, distance to the epicenter, site geologic conditions, groundwater conditions and topography. The proposed project is located in an area with no data regarding the seismic hazard. However, the proposed development would be required to be built in compliance with current California Building Codes and Monterey County Code which requires development to withstand severe shaking and lateral accelerations, and therefore would result in less than significant impacts relative to ground shaking.

The liquefaction potential at this site is considered to be low due the lack of shallow groundwater, the semi-consolidated characteristic of the existing soil materials and the shallow bedrock within the proposed development footprint. Therefore, impacts relative to liquefaction would be less than significant.

The Big Sur area is prone to landslides. Concurrent with Monterey County GIS information, the Geotechnical Investigation found that the property and the steep slopes surrounding the project site have a moderate to high landslide potential. However, based on the report's reconnaissance, there is no evidence suggesting landslides or creep at or immediately adjacent to the site have occurred. The shallow on-site soil was found to consist of medium dense clayey sands and stiff to very stiff sandy clays. These soils have a low to moderate expansion potential. No surface nor subsurface water was encountered during boring investigations that could cause soil movement. Adherence to standard best management practices and Monterey County regulations for erosion control (MCC Chapters 16.08 and 16.12) would result in less than significant impacts relative to landslide risk. Therefore, the landslide potential can be reduced if care is taken during construction and appropriate drainage and erosion control measures are installed.

Geology and Soils 7(b) – Less than Significant Impact

The surface soil at the project site has the potential to erode, especially if projective vegetation is removed from the site. The Geotechnical Investigation recommends new cut and fill slopes, as well as disturbed soil areas, must be seeded with grass or landscape plants for erosion control and to prevent sloughing soil from blocking drainage patterns at the project site. During the construction permit phase, the project would be required to comply with MCC 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 HCD-Environmental Services staff, and geotechnical plan review and certification. The Geotechnical Investigation also recommends that concentrated stormwater runoff from the project site not be allowed to discharge uncontrolled onto sloping ground and energy dissipation systems shall be designed where runoff is concentrated. 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.

Geology and Soils 7(c & d) – Less than Significant Impact

Based off boring data from the Geotechnical Investigation, it was determined that the site contains loose soil up to 2.5 feet, and moderately to highly expansive soils at the footing depths. These soils are suitable for the project with the implementation of the recommendations listed in the geotechnical report. These recommendations include the following:

- a) Existing loose soil within the proposed building envelope and extending a minimum of 5 feet in all directions outside the proposed building foundations shall be recompacted as necessary to 90 percent relative compaction at the direction of Soil Surveys Group, Inc. prior to placing additional building pad fill or finishing the building pad subgrade. Soil Surveys Group, Inc. shall determine the depth of recompaction, if any, within the building perimeter.
- b) Spread footings shall be constructed a minimum of 18 inches for both one- and two-story portions of the proposed buildings as measured from the lowest adjacent grade and continuous non-retaining footings shall be reinforced with four #4 steel reinforcement bars, two placed near the bottom of footing and two at the top of the footing.
- c) All concrete floor slabs-on-grade shall be a minimum of 5 inches thick and shall be reinforced with a minimum of #3 steel reinforcement bars at 12 inches on center or #4 steel reinforcement bars at 24 inches on center, each way.
- d) The foundation excavations shall be flooded with 3 to 4 inches of water at least 24 hours prior to pouring concrete, and the subgrade for concrete slabs and foundations should be brought to at least 3 percent over optimum moisture for a depth of at least 8 inches prior to pouring concrete. No free water shall remain in the footing excavations during the concrete pour. To achieve the proper moisture conditioning in the subgrade beneath concrete slabs, water should be applied each evening for several days prior to placement of reinforcing steel and concrete.
- e) Roof and site rainwater should be directed away from the proposed building foundations. Rainfall runoff must not be allowed to collect or flow in a downslope direction against any building foundation.
- f) Soil Surveys Group, Inc. shall be retained to inspect and test the recompaction of all loose soil and engineered fill within the building pad perimeter and shall inspect and approve foundation footing excavations for soil bearing conditions. Soil Surveys Group, Inc. shall also inspect and approve the subgrade below concrete floor and garage

slabs-on-grade prior to placement of reinforcing steel and shall inspect and approve the installation of all roof and site drainage facilities.

Monterey County Code section 16.08.410 requires that all recommendations contained in a geotechnical or geological report be incorporated into the approved grading plan. The associated construction permit would not be issued by HCD-Building Services until all soil and geological report recommendations are incorporated. Adherence to Monterey County Code would lessen impacts relative to expansive and unsuitable soils to a level of less than significant.

Geology and Soils 7(e) – No Impact

The site contains an existing septic system, therefore soils on site are able to support septic systems. No additional residents or need for expanded septic systems are associated with the project, therefore no impact would occur. The Environmental Health Bureau determined that the existing septic system would be capable of supporting the three-bedroom proposed development, as well as one-bedroom main residence (currently under construction).

Geology and Soils 7(f) – No Impact

The project site is not listed as a site as an area with significant paleontological resources, there is potential for the site to contain paleontological resources therefore no impact would occur.

8. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: IX. 1, 2, 3, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

9. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: IX. 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: IX. 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within	<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:					
one-quarter mile of an existing or proposed school? (Source: IX. 1, 8, 9)					
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. 19)	<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, 9)	<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, 3, 8, 9)	<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, 9, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (Source: IX. 1, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i)	result in substantial erosion or siltation on- or off-site? (Source: IX. 1, 3, 8, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Source: IX. 1, 3, 8, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Source: IX. 1, 3, 8, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

11. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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, 20, 22, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The subject project site is a previously developed residential lot located within a rural part of Monterey County where rural density residential uses predominate. The project site is currently being developed with a 1,760 square foot single-story single-family dwelling and autocourt. The proposed project would include the addition of a 2,710-square foot detached habitable structure, including three bedrooms, two bathrooms, a laundry and storage area, and an attached 722 square foot carport.

The project would also include new landscaping with a fire pit and hot tub and approximately 210 linear feet of stacked stone retaining walls. Exterior color and material finishes would include board formed concrete walls and roof structure in a natural white/light gray color, concrete floors, aluminum exterior doors and window frames, western red cedar siding, and a green roof. Associated grading would involve approximately 1,770 cubic yards of cut and 95 cubic yards of

fill (net export of approximately 1,675 cubic yards). No trees would be removed with project implementation.

The subject parcel is zoned Watershed and Scenic Conservation, 40 acres per unit, with a Design Control overlay (Coastal Zone) [WSC/40-D (CZ)], and the surrounding neighborhood has this same zoning and land use designations, with the exception of parcels to the north which are zoned Rural Density Residential. The properties in the surrounding vicinity have been developed with single-family homes and accessory structures. Development standards for the WSC zoning district are identified in MCC Section 20.17.060.

As proposed, the residential addition would have a front setback of 60 feet from the property line, a rear setback exceeding 20 feet, and a side setback of 20 feet to the nearest side setback for the main dwelling. The proposed project would not be located within 150 feet of any streams. Required setbacks for habitable accessory structures in the WSC district are 50 feet (front), 6 feet (rear), and 6 feet on the sides. As proposed, the accessory structure (i.e., the outdoor sitting area and concrete landscape bench and wall) would have a front setback exceeding 50 feet from the property line, a rear setback exceeding 20 feet, and a side setback exceeding 20 feet to the nearest side setback. The distance between the proposed structures is more than 10 feet, as required by MCC.

The maximum allowed height for main structures in the WSC zoning district is 24 feet above average natural grade. Due to siting the proposed structure partially into the side of a small hill and below grade, the proposed ridge height would be 7 feet above average natural grade.

The site (i.e., building or structural) coverage maximum in this WSC district is 10 percent. The property is 20.40 acres (872,942 square feet) which would allow site coverage of 87,294 square feet. As proposed, the development would increase in site coverage of by 3,432 square feet. With project implementation, the total site coverage would be 6,663, or 0.76 percent. The proposed patio and spa are less than 24 inches above grade and therefore would not contribute towards site coverage. The WSC district does not regulate floor area ratio.

Land Use and Planning 11(a) – No Impact

As proposed and described above, 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. The proposed project was reviewed for consistency with the Big Sur Coast LUP and the Big Sur Coast CIP. As designed and conditioned/mitigated, the project is consistent with applicable Big Sur Coast LUP policies and CIP regulations as discussed throughout this Initial Study. Construction of a new addition to an existing 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. As proposed, the project would not physically divide an established community, and no impacts would occur.

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

The proposed project would be subject to the policies of the BSC LUP. Chapter 5 of the LUP contains policies that pertain to Land Use and Development in unincorporated areas of Big Sur. Given that the project would involve the addition of a detached habitable structure associated with an existing single-family residence, on a site that is zoned for such uses, the project would not conflict with land use policies specified in the LUP. Also, the project would not conflict with any

habitat conservation plan or natural community conservation plan, as none are applicable to the project site. Prior to implementation, the project would require issuance of construction permits and coastal development permits from the County of Monterey.

Chapter 3.3 of the LUP also contains policies related to the protection of biological resources. With implementation of **Mitigation Measure Nos. 1 through 3** as described in Section VI.4, Biological Resources, the project would not conflict with applicable LUP policies. Therefore, impacts related to conflicts with a LUP would be less than significant with mitigation incorporated.

Chapter 3.11 of the LUP also contains policies related to the protection of archaeological resources. Adherence to the County’s standard condition of approval for cultural and tribal resources (PD003A) would reduce the potential impact to Cultural and Tribal Cultural Resources to a level of less than significant. Therefore, as conditioned, impacts related to conflicts with a LUP would be less than significant.

As designed, the project has the potential to impact biological and/or unknown or previously undiscovered archaeological or tribal cultural resources. Implementation of the conditions of approval and mitigation measures identified above would reduce potential impacts related to land use and planning to a less than significant level.

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

13. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
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/Mitigation: See Sections II and IV.

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, 9, 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, 9, 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

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services (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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (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, 9, 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, 9, 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, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access? (Source: IX. 1, 3, 8, 9)	<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)	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Mitigation/Conclusion:

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

Previous structures on site were destroyed during the Pfeiffer wildfire in 2013. The property 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 for additional detail.

Tribal Cultural Resources 18(a.ii) – Less than Significant Impact

Pursuant to Public Resources Code section 21080.3.1 et seq., County of Monterey HCD-Planning initiated consultation with local Native American tribes on April 13, 2020. County of Monterey HCD Planning staff initiated consultation with local Native American tribes on April 13, 2020. On April 14, 2020, the County received a request for consultation and consulted with a representative of the Ohlone/Costanoan-Esselen Nation (OCEN). Following the consultation, the OCEN representative submitted a letter to HCD Planning staff requesting the following: 1) copies of archaeological reports and surveys; 2) inclusion of OCEN in any data recovery; 3) reburial of remains; 4) return of any artifacts or cultural items to OCEN; and 5) the on-site presence of a Native American monitor to observe all excavation activities associated with development of the site.

Per the County’s condition of approval for cultural resources (PD003A), any inadvertent discovery of artifacts or remains shall be treated in accordance with state law and with dignity and respect. Based on the results of the archaeological survey prepared for the project (County of Monterey Document No. LIB190113), it is determined that there is no specific evidence presented alongside the negative archaeological report to show that this site contains significant cultural resources that would warrant the requirement for an on-site tribal monitor or other mitigation during construction. Additionally, the archaeological consultant conducted a site record search through the Northwest Information Center which resulted in a finding of no cultural resources/sites within a 0.50-mile radius of the project parcel.

Therefore, the possibility of inadvertent discovery of Tribal Cultural Resources, human remains, or other subsurface resources is low, and with implementation of the County’s condition of approval for cultural resources (PD003A), the potential impact to Tribal Cultural Resources would be less than significant.

19. UTILITIES AND SERVICE SYSTEMS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (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. NA)				

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

20. WILDFIRE			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:	Potentially Significant Impact				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (Source: IX. 1, 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (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 an SRA and is designated as a Very High Fire Hazard Severity Zone (VHFHSZ). 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 VHFHSZ must comply with specific building and vegetation management requirements intended to reduce property damage and loss of life within these areas.

In California, responsibility for wildfire prevention and suppression is shared by federal, state and local agencies. Federal agencies have legal responsibility to prevent and suppress wildfires in Federal Responsibility Areas (FRAs). CAL FIRE prevents and suppresses wildfires in 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) – No Impact

The proposed project would not impair an adopted emergency response plan or emergency evacuation plan as the proposed project would involve the addition to an existing residential unit within an established residential neighborhood. The local roadway (i.e., Pfeiffer Road Ridge) that

serves as primary access to the site is not an identified evacuation route. The closest evacuation route to the proposed project site is Highway 1, and the proposed project would not impair evacuation procedures along this road due to the low traffic volumes and low-density land uses within the area. The closest fire station is the Big Sur Volunteer Fire Brigade located on Highway 1, approximately 12.5 miles southeast 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 not result in impacts.

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 not result in impacts. (Source: IX. 1, 3, 8, 9, 15)

Wildfire 20(b & d) – Less than Significant Impact

The project area is located in an SRA and is designated as a VHFHSZ (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 CBC standards, and any additional restrictions or requirements adopted locally by the Big Sur Volunteer Fire Brigade 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 a 12-foot-wide (minimum) on-site access road and fire truck turnaround (60-foot hammerhead).

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 aboveground 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 is located in an area that has a high/moderate potential for landslides and a high potential for erosion. 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 and geological 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 MCC that pertain to grading and erosion control (MCC 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.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Mandatory Findings of Significance (a) – Less than Significant Impact

As discussed in this Initial Study, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. Regarding biological resources, potential impacts to sensitive grassland habitat, Hutchinson's larkspur, Naked buckwheat species, and the Western bumble bee could occur because of the proposed project. However, potential biological impacts would be reduced to a less than significant level by implementing the three 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 on the project site would be reduced to a less than significant level by implementing the County's Conditions of Approval for cultural resources PD003(A), Discovery of Cultural Resources.

Mandatory Findings of Significance (b) – Less than Significant Impact

As discussed in this Initial Study, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. While the proposed development could result in minor impacts which inherently contribute to cumulative impacts in some instances, 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.

Mandatory Findings of Significance (c) – Less than Significant Impact

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 air quality, energy, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, population and housing, public services, recreation, traffic and transportation, and utilities and service systems. As discussed in Section VI, Environmental Checklist, of this Initial Study, the project would have less than significant impacts related to aesthetics, agriculture and forest resources, cultural resources, geology and soils, land use and planning 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.

***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 PLN190100 and the attached Initial Study/Proposed Mitigated Negative Declaration.

IX. SOURCES

1. Project Application Materials and Plans (Planning File No. 190100; Plan Set dated August 1, 2022)
2. Monterey County General Plan (1982)
3. Big Sur Coast Land Use Plan
4. Title 20, Parts 1 and 3 of the Monterey County Code (Coastal Zoning Ordinance and Implementation Plan)
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 January 5, 2023)
8. Monterey County GIS Information Database
9. Site visit conducted by the project planner on June 5, 2019
10. Preliminary Cultural Resources Reconnaissance, dated June 2018 (Monterey County Document No. LIB190113), prepared by Susan Morley, M.A., Register of Professional Archaeologists, Marina, California
11. Biological Assessment dated January 19, 2019, and Phase 2 Addendum dated July 18, 2022 (Monterey County Document No. LIB190112), prepared by Fred Ballerini Horticultural Services, Pacific Grove, California
12. Geotechnical and Geologic Investigation, dated August 8, 2018 (Monterey County Document No. LIB190114), prepared by Soil Surveys Group, Inc., Salinas, California
13. Tree Resource Assessment, dated November 29, 2018 (Monterey County Document No. LIB190115), prepared by Ono Consulting, Pacific Grove, 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, CAL FIRE
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. California Department of Toxic Substances Control – Cortese List (accessed at <https://dtsc.ca.gov/dtscs-cortese-list/> on November 9, 2022)
20. The Central Coast Basin Plan, Central Coast Regional Water Quality Control Board
21. Monterey County Code, Title 16 – Environment
22. Monterey County Code, Chapter 10.60 (The Monterey County Noise Ordinance)

23. Monterey County Project Vicinity Map
24. Monterey County Local Agency Management Program for Onsite Wastewater Treatment Systems (April 3, 2018) (accessed at: <https://www.co.monterey.ca.us/home/showpublisheddocument/64073/636616351990230000>)
25. HCD-Planning File No. REF140028