

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: May 28, 2015 Time: A.M.	Agenda Item No.: 4
Project Description: Consider a Combined Development Permit to allow: 1) a Coastal Administrative Permit and Design Approval for the construction of a 3,208 square foot two-story single family dwelling, 738 square foot first floor deck, 321 square foot second story deck, a 674 square foot attached garage and 240 cubic yards of grading; and 2) a Coastal Development Permit for the removal of 24 trees (22 Monterey Pine trees and 2 Oak trees).	
Project Location: 4137 Sunridge Road, Pebble Beach	APN: 008-071-026-000
Planning File Number: PLN140229	Owner: Tobin, Thomas and Karen Riley Agent: Nastaran Mousavi, MBO Architecture
Planning Area: Del Monte Forest Land Use Plan	Flagged and staked: Yes
Zoning Designation: "MDR/4-D (CZ)" [Medium Density Residential/4 units per acre, Design Control District (Coastal Zone)]	
CEQA Action: Negative Declaration	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Adopt a Negative Declaration; and
- 2) Approve project PLN140229, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

The project involves the construction of a 3,882 square foot single family dwelling, resulting in the removal of 22 Monterey Pine trees and 2 Oak trees. An Initial Study was prepared and circulated from March 4, to April 3, 2015. No comments were received. This is a mature to over mature forest with significant presence of insects and pathogens. It is predominantly even aged with the older trees in the 70 to 85 year range. This is typically the age where Monterey Pines are declining. Additionally, Pine Pitch Canker followed by opportunistic engraver beetles have attacked many of the Pines on site. Although, no mitigation is proposed, the site appears to have ample space and ambient light to support 24 new trees, a 1:1 replacement basis as required by Monterey County Code. A Condition of Approval will require replanting once construction is complete.

The project complies with all Land Use Plan policies and zoning requirements and protection of natural resources. The project is not located within the Pescadero Watershed.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

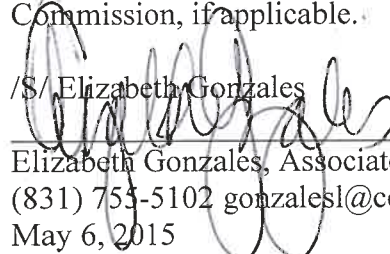
- √ RMA - Public Works Department
- √ RMA – Environmental Services
Environmental Health Bureau
- √ Water Resources Agency
Pebble Beach Community Services District
California Coastal Commission

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by Water Resources Agency, RMA – Public Works, RMA – Environmental Services and RMA – Planning have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

On October 2, 2014, the Del Monte Forest Land Use Advisory Committee unanimously recommended approval of the project, as presented (6-0 vote).

Note: The decision on this project is appealable to the Board of Supervisors and Coastal Commission, if applicable.

/s/ Elizabeth Gonzales


Elizabeth Gonzales, Associate Planner
(831) 755-5102 gonzalesl@co.monterey.ca.us
May 6, 2015

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District; RMA-Public Works Department; RMA- Environmental Services, Environmental Health Bureau; Water Resources Agency; California Coastal Commission; John Ford, Planning Services Manager; Elizabeth Gonzales, Project Planner; Thomas and Karen Tobin, Owner; Nastaran Mousavi, MBO Architecture, Agent; The Open Monterey Project; LandWatch; Planning File PLN140229

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
• Conditions of Approval
• Site Plan, Floor Plan and Elevations
Exhibit C Negative Declaration
Exhibit D Vicinity Map
Exhibit E Del Monte Forest LUAC Advisory Committee Minutes

This report was reviewed by John Ford, Planning Services Manager 

EXHIBIT A

Project Information for PLN140229

Application Name: Tobin Thomas P & Karen Riley Tobin
Location: 4137 Sunridge Rd, Pebble Beach
Applicable Plan: Del Monte Forest LUP
Advisory Committee: Del Monte Forest Advisory Committee
Permit Type: Combined Development Permit
Environmental Status: Negative Declaration
Zoning: MDR/4-D(CZ)

Primary APN: 008-071-026-000
Coastal Zone: Yes
Final Action Deadline (884): 4/12/2015
Land Use Designation: Residential - Density as indicated

Project Site Data:

Lot Size: .40
Existing Structures (sf): 0
Proposed Structures (sf): 3973
Total Sq. Ft.: 3973

Coverage Allowed: 35%
Coverage Proposed: 21.8%
Height Allowed: 27 FEET
Height Proposed: 27 FEET

Special Setbacks on Parcel: Y
FAR Allowed: 35%
FAR Proposed: 22%

Resource Zones and Reports:

Seismic Hazard Zone: III
Erosion Hazard Zone: Moderate
Fire Hazard Zone: Very High
Flood Hazard Zone: X (unshaded)
Archaeological Sensitivity: moderate
Visual Sensitivity: Highly Sensitive

Soils Report #: LIB140317
Biological Report #: LIB140316
Forest Management Rpt. #: LIB140315
Geologic Report #:
Archaeological Report #: LIB140314
Traffic Report #:

Other Information:

Water Source: PUBLIC
Water Purveyor: CAL AM
Fire District: Pebble Beach CSD
Tree Removal: 24 TREES

Grading (cubic yds.): 240
Sewage Disposal (method): PUBLIC
Sewer District Name: PBCSD

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

THOMAS AND KAREN RILEY TOBIN (PLN140229)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Adopting the Negative Declaration; and
- 2) Approving Combined Development Permit to allow: 1) a Coastal Administrative Permit and Design Approval for the construction of a 3,208 square foot two-story single family dwelling, 738 square foot first floor deck, 321 square foot second story deck, a 674 square foot attached garage and 240 cubic yards of grading; and 2) a Coastal Development Permit for the removal of 24 trees (22 Monterey Pine trees and 2 Oak trees).

[PLN140229, 4137 Sunridge Road, Pebble Beach
(Assessor's Parcel Number 008-071-026-000), Del
Monte Forest Land Use Plan, Coastal Zone.

The Combined Development Permit application (PLN140229) had a public hearing before the Monterey County Zoning Administrator on May 28, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit to allow: 1) a Coastal Administrative Permit and Design Approval for the construction of a 3,208 square foot two-story single family dwelling, 738 square foot first floor deck, 321 square foot second story deck, a 674 square foot attached garage and 240 cubic yards of grading; and 2) a Coastal Development Permit for the removal of 24 trees (22 Monterey Pine trees and 2 Oak trees).

 EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN140229.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan
 - Monterey County Coastal Implementation Plan Part 5;
 - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents
 - b) The property is located at 4137 Sunridge Road, Pebble Beach (Assessor's Parcel Number 008-071-026-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned "MDR/4-D (CZ)" [Medium Density Residential/4 units per acre, Design Control District (Coastal Zone)], which allows for residential development. The proposed project includes the construction of a two-story single family dwelling. Therefore, the project is an allowed land use for this site.
 - c) Design Approval Pursuant to Chapter 20.44, Design Control Zoning Districts, zoning for the project requires design review of structures to assure protection of the public viewshed, neighborhood character, and to assure visual integrity. Colors and materials consist of natural western red cedar siding, grey standing seam metal roof, flagstone chimney, and steel and cable guardrails, which will blend into the site and surroundings.
 - d) Tree Removal The proposal includes the removal of 22 Monterey Pine trees and 2 Oak trees. A Tree Resource Assessment/Management Plan was prepared by Frank Ono, Urban Forester (September 9, 2014) to determine the number of trees that need to be removed or treated for the project as well as recommending protection for retained trees. This forest is a mature to over mature forest with significant presence of insects and pathogens. It is predominantly even aged with the older trees in the 70 to 85 year range. This is typically the age where Monterey Pines are declining. Additionally, Pine Pitch Canker followed by opportunistic engraver beetles have attacked many of the Pines on site. Although, no mitigation is proposed, the site appears to have ample space and ambient light to support 24 new trees. Pursuant to 20.147.050C.6 (Monterey County Code), a 1:1 replanting is required either on or off-site, whichever is better overall for forest resources. A Biological Assessment concluded that there are no locally known or suspected special plant species found onsite. (*See Finding #8*)
 - e) The project planner conducted a site inspection on September 18, 2014 to verify that the project on the subject parcel conforms to the plans listed above.
 - f) The proposed project does not include any development on slopes exceeding 30%, there is no Environmentally Sensitive Habitat Areas (ESHA) located on the site and the parcel is not located within a viewshed. An archaeological report, prepared by Archaeological Consulting, concluded that the project area does not contain surface or subsurface evidence of potentially significant cultural resources, therefore, a standard condition for negative reports has been added as a condition of approval (Condition #3). The proposed project is consistent with site development standards of Section 20.14.060

- g) regarding parking, setbacks and building height requirements. On October 2, 2014, the Del Monte Forest Land Use Advisory Committee unanimously recommended approval of the project, as presented (6-0 vote).
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN140229.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the development of a single family residence.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Pebble Beach Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) The following reports have been prepared for the proposal:
 - “Preliminary Archaeological Assessment” (LIB140314) prepared by Archaeological Consulting, Salinas CA, dated July 29, 2014;
 - “Tree Resource Assessment Management Plan” (LIB140315) prepared by Frank Ono, Urban Forester, Pacific Grove, CA, dated September 9, 2014;
 - “Biological Assessment” (LIB140316) prepared by Jeffrey B. Froke, Ph.D., Consulting Ecologist, Pebble Beach, CA, August, 2014;
 - “Geotechnical Report” (LIB140317) prepared by Grice Engineering and Geology, Salinas, CA, dated August, 2014.

The above-mentioned technical reports state that there are no physical or environmental constraints that would not allow for the development proposed. The Biological Assessment concluded that there are no locally known or suspected special plant species found onsite. Similarly, the site does not provide habitat for locally occurring special animal species. County staff has independently reviewed these reports and concurs with their conclusions.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Pebble Beach Community Services District, RMA - Public Works, RMA – Environmental Services, Environmental Health Bureau, and Water Resources Agency. Conditions recommended by Water Resources Agency, RMA – Public Works, RMA – Environmental Services and RMA – Planning have been incorporated where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and

- welfare of persons either residing or working in the neighborhood.
- b) Necessary facilities will be provided by Cal Am for water service and the Pebble Beach Community Services District for sewer service.
- c) See Preceding Findings #1, #2, and #3 and supporting evidences regarding consistency and suitability of the project.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on September 18, 2014 and researched County records to assess if any violation exists on the subject property. No violations were discovered.
6. **FINDING:** **CEQA (Negative Declaration)** - On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed and conditioned, will have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County.
- EVIDENCE:**
- a) Public Resources Code Section 21080.c. and California Environmental Quality Act (CEQA) Guidelines Section 15063.b.2 require environmental review if there is the potential that the project may have a significant effect on the environment. It was determined that this project will not have a potentially significant effect.
 - b) Due to the number of trees proposed for removal, the Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN140229).
 - c) The Initial Study identified several environmental factors that could potentially be affected by the project; none, however, to a level of significance. Therefore, no mitigation measures were necessary for the project. A Tree Resource Assessment/Management Plan was prepared to determine the number of trees that need to be removed or treated for the project as well as recommending protection for retained trees. This is a mature to over mature forest with significant presence of insects and pathogens. It is predominantly even aged with the older trees in the 70 to 85 year range. This is typically the age where Monterey Pines are declining. Additionally, Pine Pitch Canker followed by opportunistic engraver beetles have attacked many of the Pines on site. A Biological Assessment was prepared by Jeffrey B. Froke, Ph.D., Consulting Ecologist. The Biological Assessment determined that there are no special-status plant or animal species found on the subject property. Further, no special-status species were likely to inhabit the site or within the tree canopies. It was, therefore, concluded that the property is a pine-covered site that lacks subordinate plant species and particular biological and physical conditions necessary to constitute a Monterey Pine Forest.

- d) All project changes necessary to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance Plan has been prepared in accordance with Monterey County regulations, it's designed to ensure compliance during project implementation, and is hereby incorporated by reference.
- e) The Draft Negative Declaration ("ND") for PLN140229 was prepared in accordance with CEQA and circulated for public review from March 4, 2015 to April 3, 2015 (State Clearinghouse #2015031012).
- f) Issues that were analyzed in the Negative Declaration include: air quality, biological resources, greenhouse gases and mandatory findings of significance.
- g) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in the RMA-Planning Department (PLN140229) and are hereby incorporated herein by reference.
- h) All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Wildlife determines that the project will have no effect on fish and wildlife resources. For purposes of the Fish and Wildlife Code, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD) (Condition #5).
- i) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Negative Declaration is based.
- j) Staff conducted a site inspection on December 13, 2014 to verify that the site is suitable for this use.
- k) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN140229.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 16 in the Del Monte Forest Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, plans and supporting materials submitted by the project

applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN140229.

- e) The project planner conducted a site inspection on September 18, 2014.

8. **FINDING:**

TREE REMOVAL --The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and the associated Coastal Implementation Plan.

EVIDENCE:

- a) Approximately, 55 Monterey Pines are located throughout the project site. A total of 24 Monterey pines will be removed to allow the proposed development of the project. The trees located on site do not meet the definition of ESHA, as defined in the Del Monte Forest Land Use Plan and Coastal Implementation Plan Section 20.147.040, as they do not provide ecosystem support for a rare species or community; therefore the removal will not result in a potential significant environmental impact. However, the DFLUP and CIP Section 20.147.050.C.6 (Forest Resources) requires native trees that are not considered to be ESHA and/or are not part of a forest area that are proposed for removal be replanted either on- or off-site, whichever is better for the overall forest. The site appears to have ample space and ambient light to support 24 new trees. A condition of approval has been added to the project to ensure that Monterey Pine is replaced and that potential impacts will be less than significant (Condition #8).
- b) Pursuant to 20.147.050.C.3.c of the Del Monte Forest Coastal Implementation Plan, "Native trees that are not ESHA and/or are not part of a forest area considered ESHA may be removed consistent with site and building plans that otherwise comply with LCP requirements if it is not feasible to retain them and removal is consistent with an approved Forest Management Plan. The project site is approximately 0.40 acres and therefore does not include a stand of 20 acres or more. Additionally, as discussed previously, the project site does not provide ecosystem support for a rare species. Based on these factors, the Monterey Pine present on the project site cannot be determined to meet the definition of ESHA. Therefore, the proposed removal is consistent with this policy.
- c) Pursuant to Section 20.147.050, Forest Resources, (CIP) a Forest Management Plan shall be required for all projects located in a forested area that require a discretionary permit. A Tree Resource Assessment/Management Plan was prepared by Frank Ono, Urban Forester (September 9, 2014) to determine the number of trees that need to be removed or treated for the project as well as recommending protection for retained trees.
- d) Measures for tree protection during construction have been incorporated as a condition of approval and include establishing tree protection zones, trunk protection, exclusionary fencing, and appropriate sedimentation control measures (Condition #6).
- e) The project has been designed to minimize the removal of protected trees to the greatest extent feasible. Tree removal will, however, be unavoidable and required for the construction of a 3,208 square foot two-story single family dwelling and a 674 square foot attached garage. This is a mature to over mature forest with significant presence of insects and pathogens. It is predominantly even aged with the older

trees in the 70 to 85 year range. This is typically the age where Monterey Pines are declining. Additionally, Pine Pitch Canker followed by opportunistic engraver beetles have attacked many of the Pines on site.

- f) Staff conducted a site inspection on September 18, 2014 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- g) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN140229.

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project includes conditional uses in the underlying zone (Coastal Development Permits), such as tree removal.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Adopt the Negative Declaration; and
2. Approve a Combined Development Permit to allow: 1) a Coastal Administrative Permit and Design Approval for the construction of a 3,208 square foot two-story single family dwelling, 738 square foot first floor deck, 321 square foot second story deck, a 674 square foot attached garage and 240 cubic yards of grading; and 2) a Coastal Development Permit for the removal of 24 trees (22 Monterey Pine trees and 2 Oak trees), in general conformance with the attached site plan and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 28th day of May, 2015 upon motion of:

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION

NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 5-14-2014

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN140229

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** This Combined Development Permit to allow: 1) a Coastal Administrative Permit and Design Approval for the construction of a 3,208 square foot two-story single family dwelling, 738 square foot first floor deck, 321 square foot second story deck, a 674 square foot attached garage and 240 cubic yards of grading; and 2) a Coastal Development Permit for the removal of 24 trees (22 Monterey Pine trees and 2 Oak trees). The property is located at 4137 Sunridge Road, Pebble Beach (Assessor's Parcel Number 008-071-026-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number ___) was approved by the Zoning Administrator for Assessor's Parcel Number 008-071-026-000 on May 28, 2015. The permit was granted subject to 20 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Prior to the issuance of grading and building permits or commencement of use, the
Monitoring Owner/Applicant shall provide proof of recordation of this notice to the RMA -
Action to be Performed: Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

Compliance or The Owner/Applicant shall adhere to this condition on an on-going basis.
Monitoring

Action to be Performed: Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

5. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

7. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

8. SPPD001 - REQUIRED TREE REPLACEMENT (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to Final Inspection, the property owner/applicant will be required to replant/replace the removal of Monterey Pine at a ratio of 1:1 for a total replacement/replanting of 24 Monterey Pine trees. Replanting/replacement areas will be identified by a qualified biologist or certified arborist. Replanting/replacement areas need to be of equal or greater value to ensure the success of replanted specimens. Reporting actions on the property should take place and comply with the following: once within two weeks of initial replanting of the specimens, once after the first three months of replanting, and one time per year, in the spring season, for the subsequent 3 years. At each reporting inspection timeframe, a qualified arborist will submit a report to the Director of RMA-Planning verifying the condition of the newly planted Monterey Pine specimens and will submit a replanting plan and schedule with success criteria to replace any plants that fail to survive the first year of the three year period. Subsequent replanting, will be subject to the same reporting criteria for the following 3 years. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to Final Inspection, the property owner/applicant will be required to replant/replace the removal of Monterey Pine at a ratio of 1:1, for a total replacement/replanting of 24 Monterey Pine Trees. On an ongoing basis, for a period of three years from initial replanting, the property owner/applicant will submit "tree health" reports and comply with the following schedule: once within two weeks of initial replanting of the specimens, once after the first three months of replanting, and one time per year, in the spring season, for the subsequent 3 years. At each reporting inspection timeframe, a qualified arborist will submit a report to the Director of RMA-Planning verifying the condition of newly planted Monterey Pines

9. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

10. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

11. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan identifying the proposed methods to control runoff and erosion. The plan shall include the location and details for all selected erosion control measures. The Erosion Control Plan may be incorporated into other required plans provided it is clearly identified. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

12. INSPECTION-PRIOR TO LAND DISTURBANCE (DURING THE RAINY SEASON)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. (RMA - Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance during the rainy season (October 15 - April 15), the owner/applicant shall schedule an inspection with RMA-Environmental Services.

13. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed Geotechnical Engineer that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed Geotechnical Engineer.

14. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations from the Geotechnical Report prepared by Grice Engineering. The Grading Plan shall be stamped by a licensed Geotechnical Engineer. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

15. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services, during active construction, to review the maintenance and effectiveness of BMPs installed, as well as, to verify that pollutants of concern are not discharged into receiving water bodies. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, The applicant shall schedule an inspection with RMA-Environmental Services.

16. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

17. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

18. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:
Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

19. WR003 - DRAINAGE PLAN - RETENTION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. The plan shall include stormwater retention/percolation facilities. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

20. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at: www.mcwra.co.monterey.ca.us.

GENERAL NOTES
 1. REFER TO SHEET 1.0 FOR A
 2. ALL DIMENSIONS SHOWN IS FOR
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GENERAL LEGEND

- PROPERTY LINE
- STORMWATER
- SERVICE LINE
- FRENCH DRAIN
- LANDSCAPING
- ASPHALT
- CONCRETE
- GRAVING
- (N) PINE TREE
- ⊗ TREE TO BE RE
- 6" HOUSING

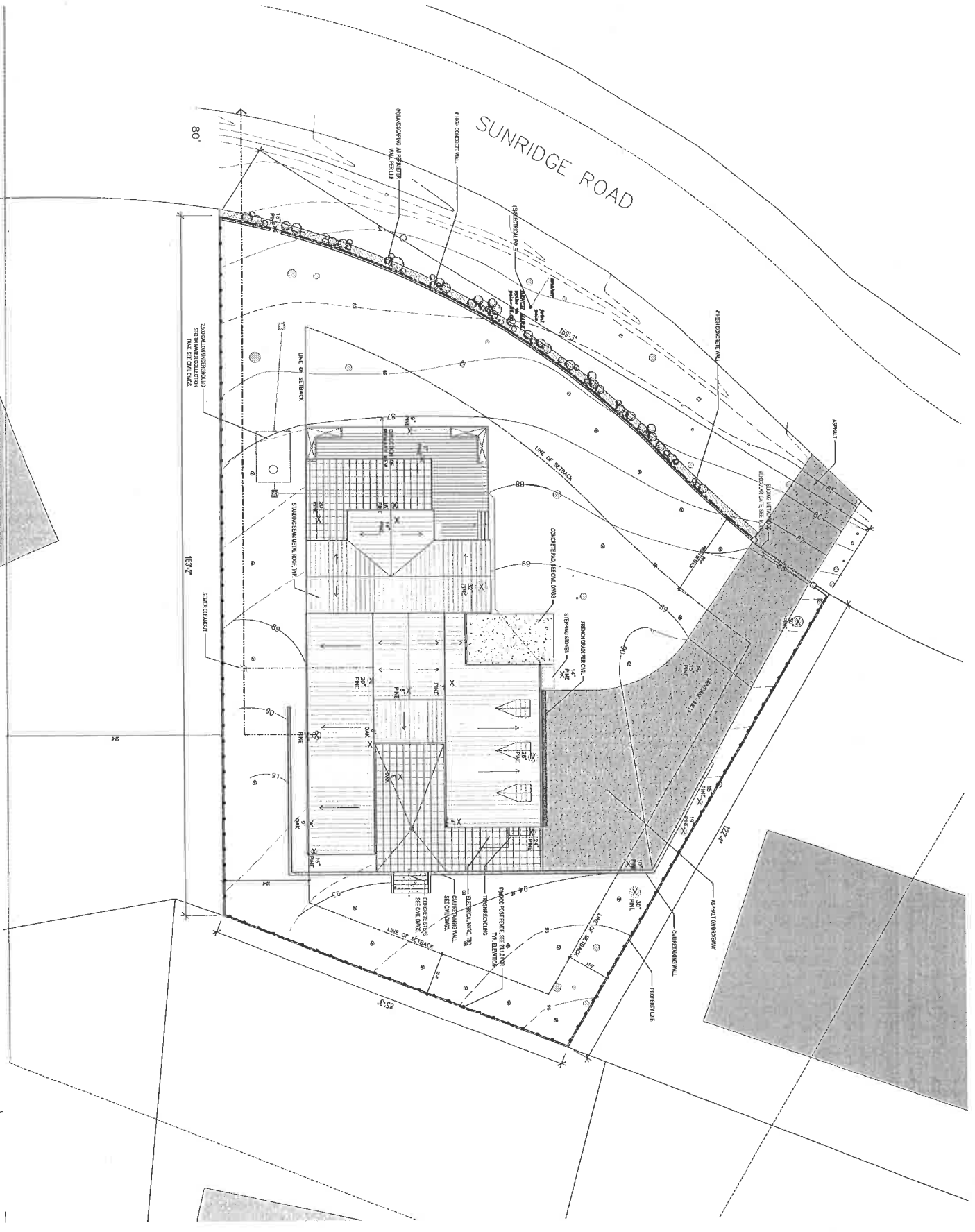
PROJECT INFORMATION
 Lot Size:
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 Lot Coverage:
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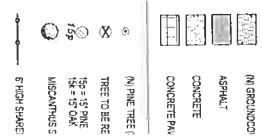


1 SITE PLAN

GENERAL NOTES

1. ALL LANDSCAPING TO BE IN ACCORDANCE WITH THE CITY OF ASPEN
2. REFER TO ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES
3. CONSULT ALL APPLICABLE MUNICIPAL ORDINANCES

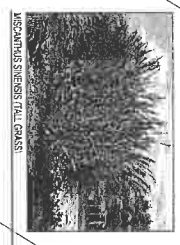
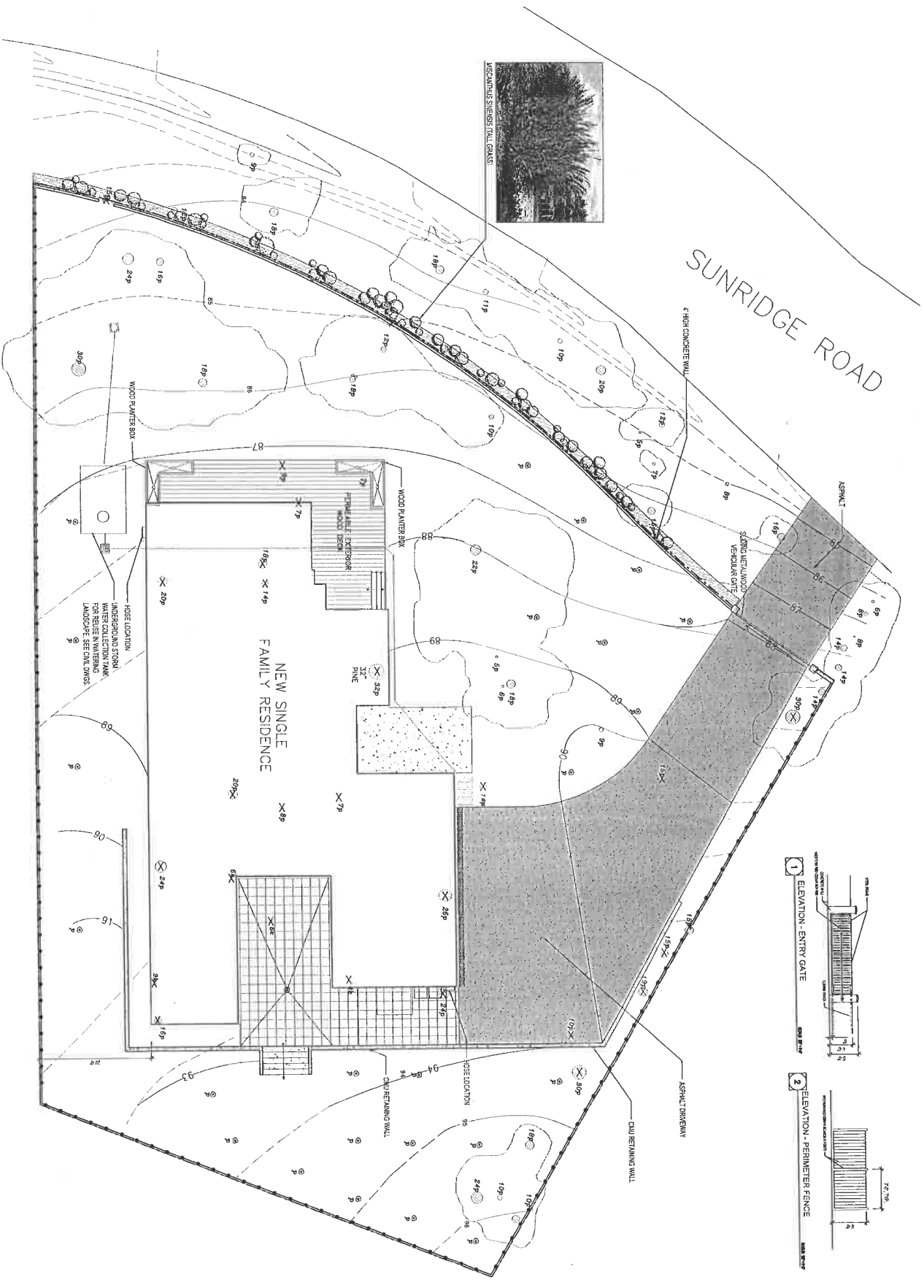
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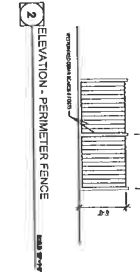
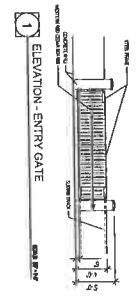
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1 CONCEPT LANDSCAPE PLAN



PROJECT LOCATION



GENERAL LEGEND

- CONSTRUCTION VEH
- PROJECT TREE

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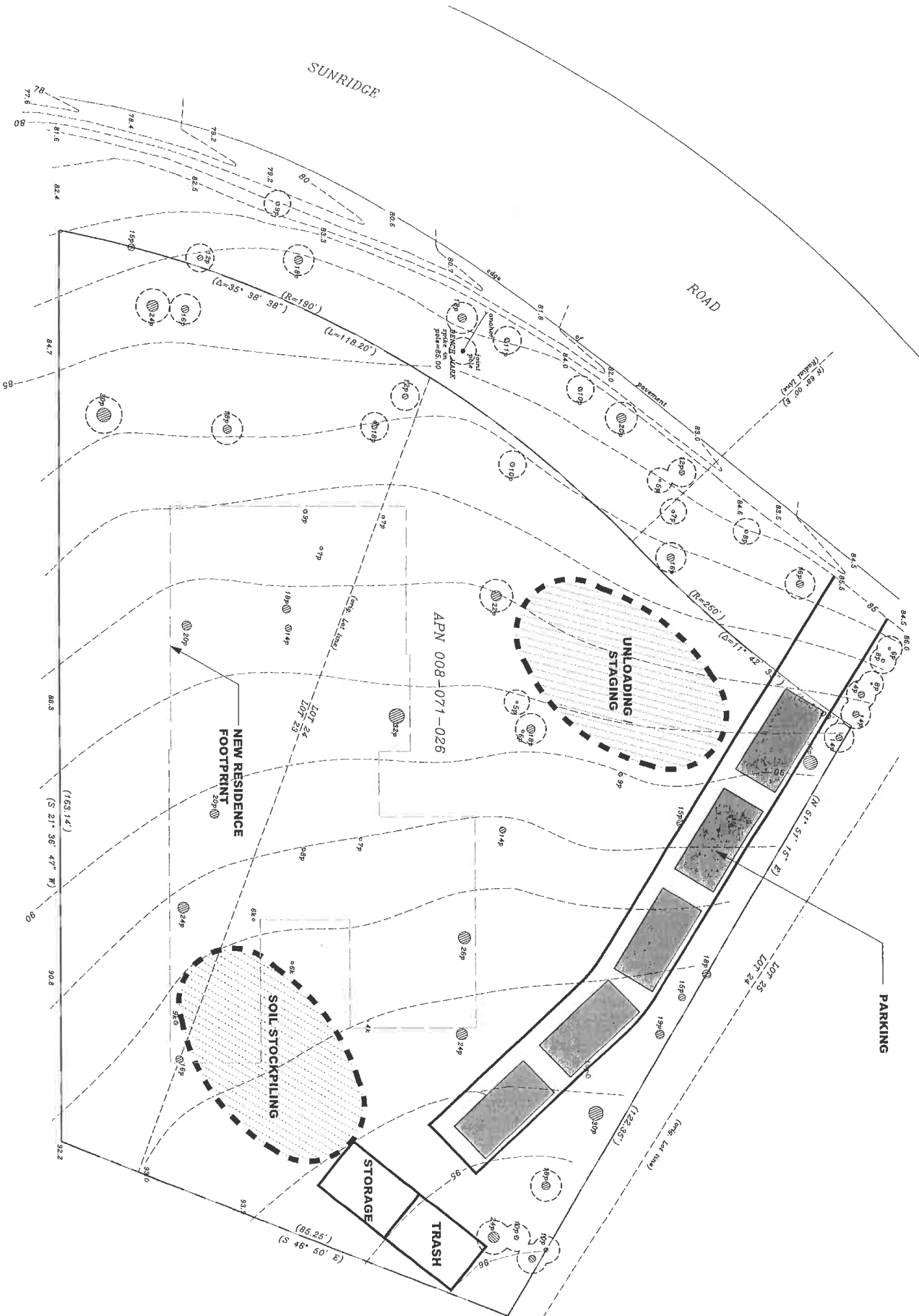
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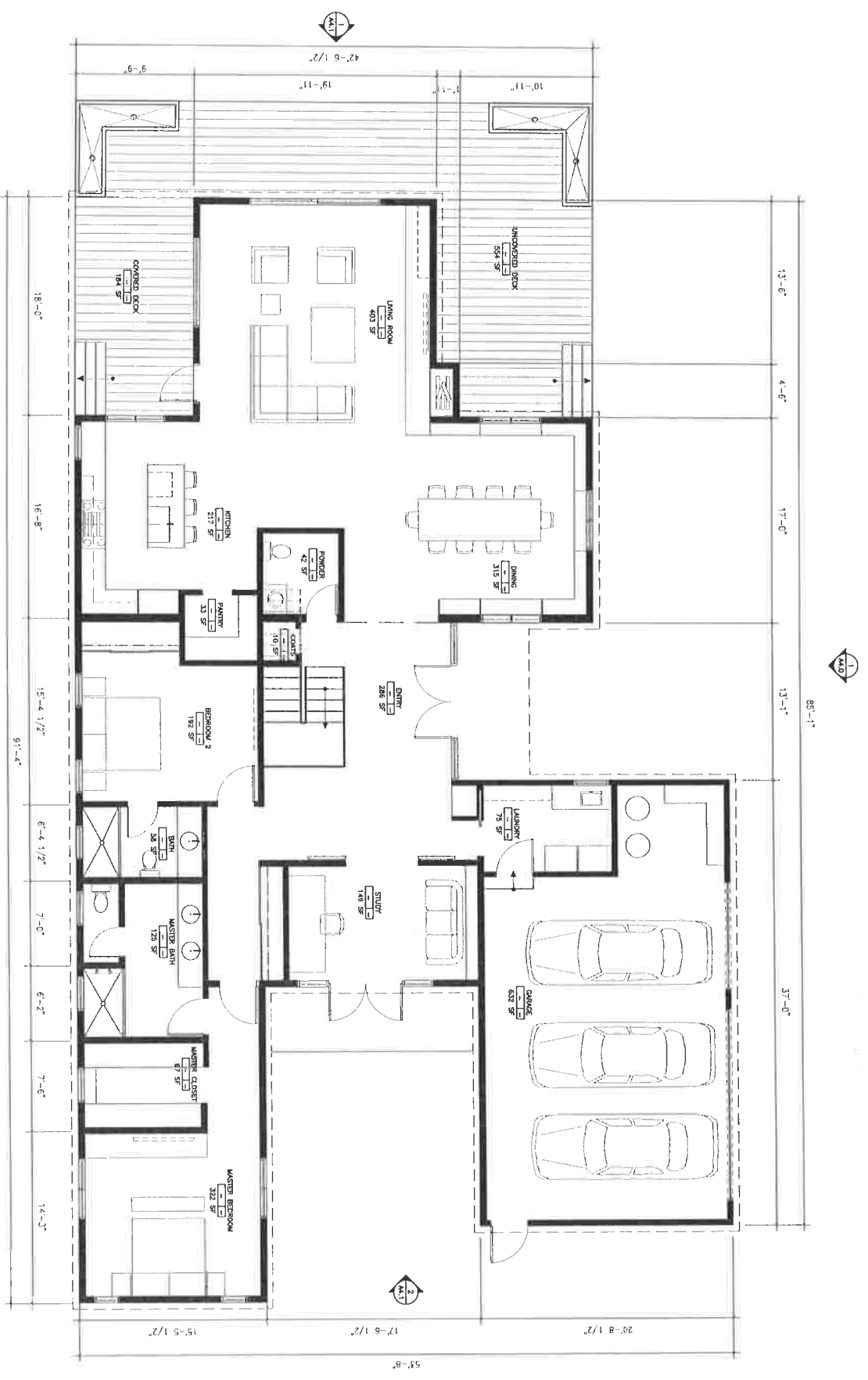
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first floor plan



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FIRST FLOOR PLAN



SCALE 1/4\"/>



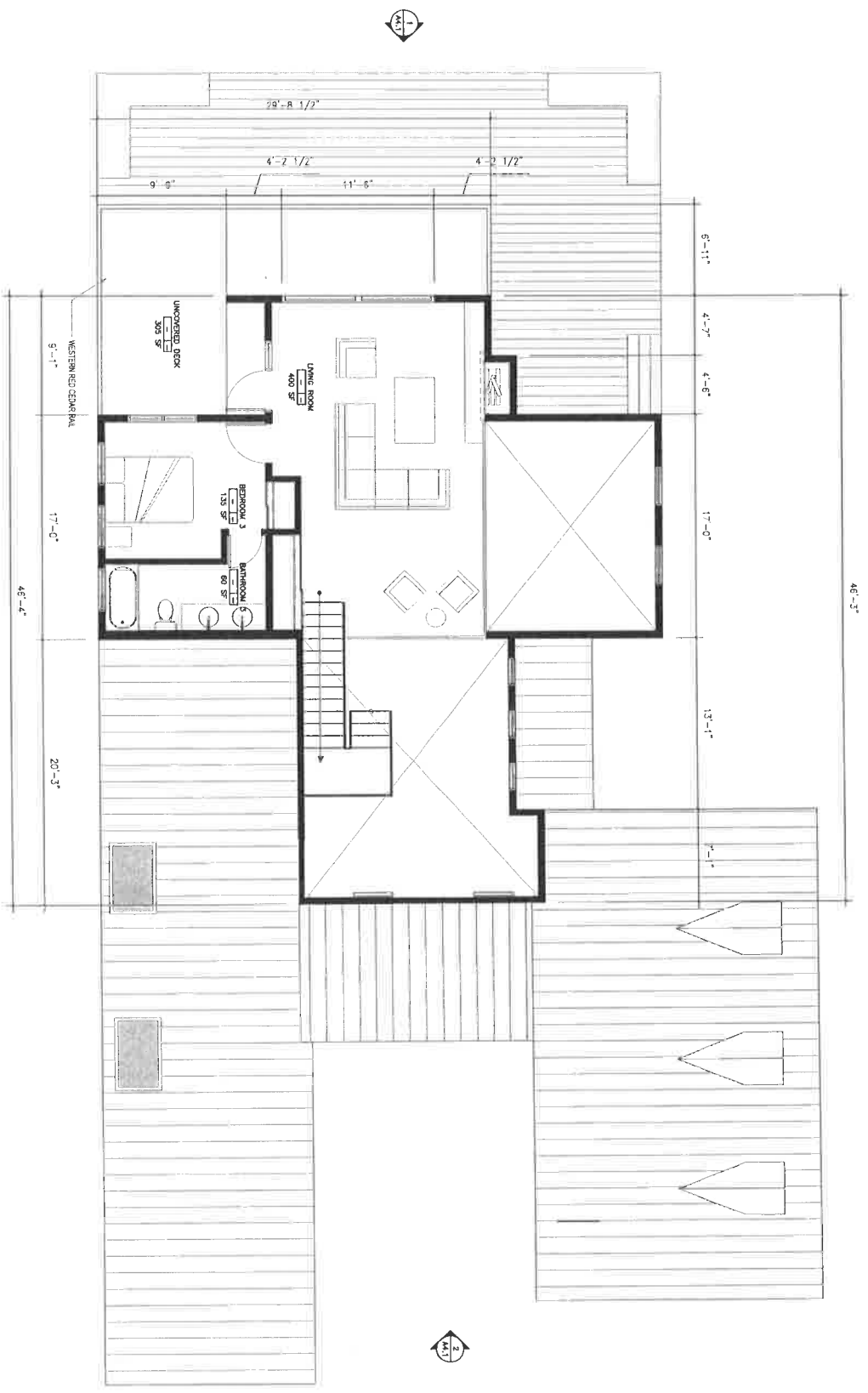
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1 SECOND FLOOR PLAN





1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



2 WEST ELEVATION

SCALE: 1/8" = 1'-0"

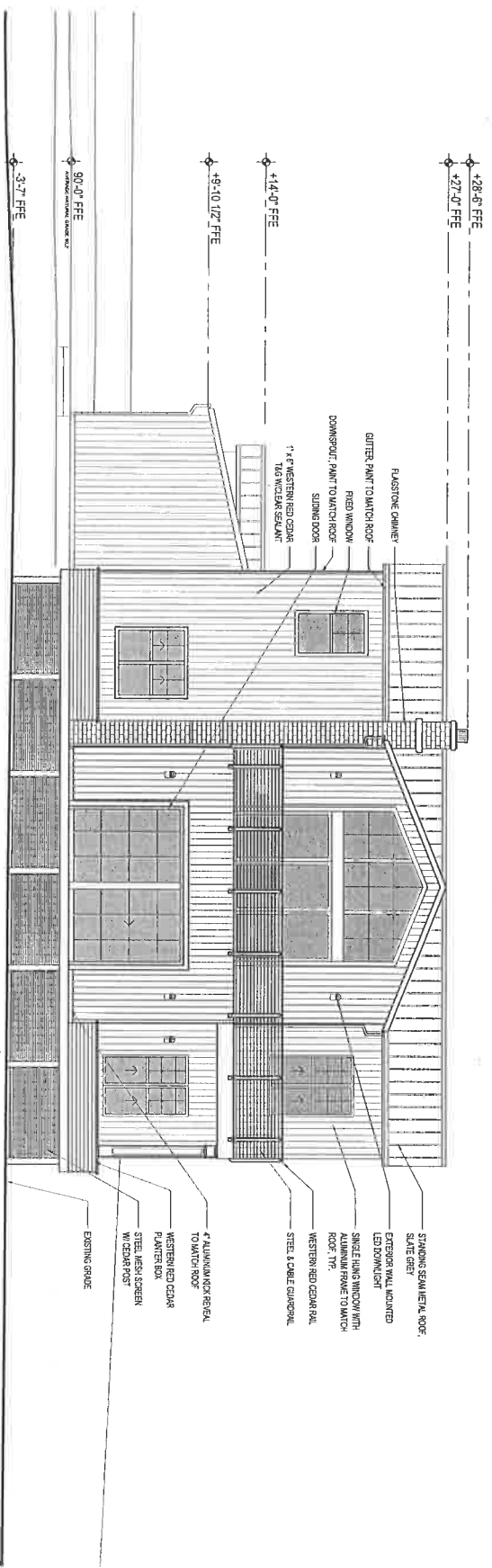


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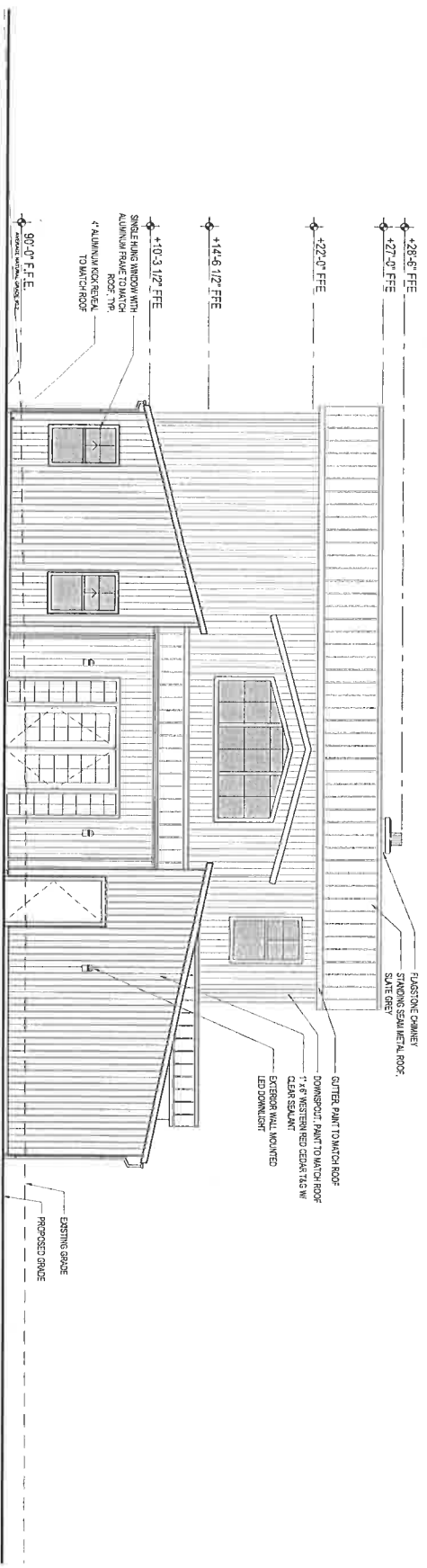
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1 SOUTH ELEVATION



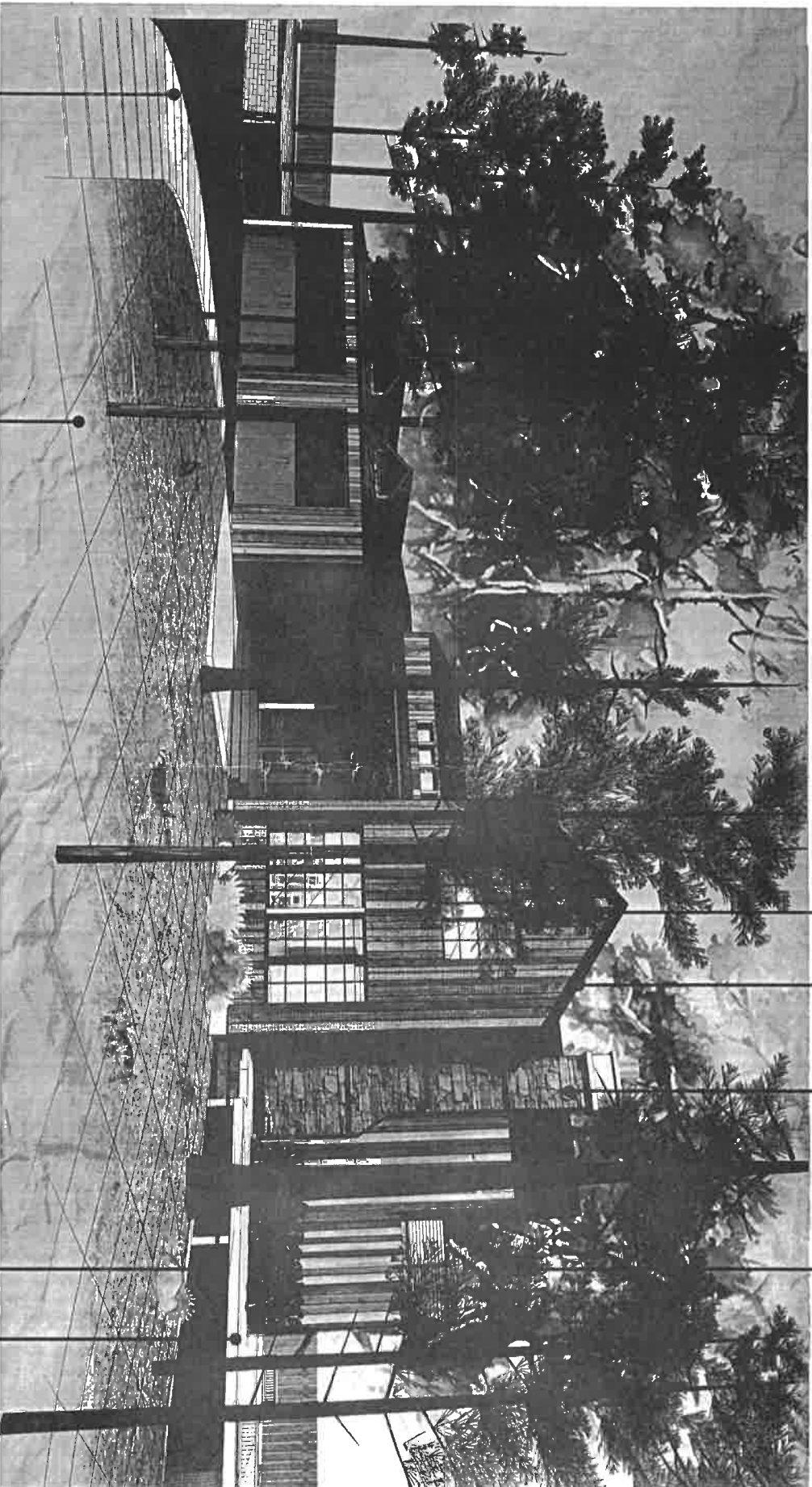
2 NORTH ELEVATION



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1x6 Western Red Cedar
T&G w/ Clear Sealant

Standing Seam Metal Roof, Slate Gray

Flagstone Chimney

Steel & Cable Gu

Asphalt Driveway

Landscape to Remain Natural U.O.N.

Steel Mesh Screen/Cedar Post

Permeable Wood Deck

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

168 WEST ALISAL ST., 2nd FLOOR, SALINAS, CA 93901

PHONE: (831) 755-5025 FAX: (831) 757-9516



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: TOBIN

File No.: PLN140229

Project Location: 4137 Sunridge Road, Pebble Beach, California

Name of Property Owner: Tobin, Thomas and Karen

Name of Applicant: Nastaran Mousavi

Assessor's Parcel Number(s): 008-071-026-000

Acreage of Property: 17,738 square feet (0.40 acres)

General Plan Designation: Residential

Zoning District: MDR/4-D(CZ)

Lead Agency: County of Monterey RMA-Planning

Prepared By: Elizabeth Gonzales

Date Prepared: February 2015

Contact Person: Elizabeth Gonzales

Phone Number: (831) 755-5102

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The proposed project involves the construction of a single-family residence, situated generally at the center of the property. The project site is located to the northeast of 4137 Sunridge Road approximately .17 miles northwest of its intersection with Sunset Lane, Pebble Beach.

The property owner has submitted an application to the County of Monterey for a Combined Development Permit to allow: 1) a Coastal Administrative Permit and Design Approval for the construction of a 3,208 square foot two-story single family dwelling, 738 square foot first floor deck, 321 second story deck and a 674 square foot attached garage; and 2) a Coastal Development Permit for the removal of 24 trees. The project includes approximately 240 cubic yards of grading.

B. Surrounding Land Uses and Environmental Setting:

The site is an undeveloped building lot on Sunridge Road within Pebble Beach. The topography of the 17,738 square foot site encompasses an area containing a slight southwest slope on a northwest-southeast trending ridge at elevations of approximately 694 to 709 feet above mean sea level. The majority of the site is covered with sparse grass, Monterey Pine and Coastal Oak trees.

The site surroundings include upscale single family residential properties, golf courses, equestrian trails and open space. Pebble Beach is a small coastal resort destination and an unincorporated community within the jurisdiction of Monterey County, located on the Monterey Peninsula. Pebble Beach includes land set aside for preservation administered by the Del Monte Forest Conservancy, a non-profit organization designated by Monterey County and the California Coastal Commission to acquire and manage certain properties by conservation easement.

The Del Monte forest is dominated by Monterey pine (*Pinus radiata*) trees but also contains other important tree species including Monterey cypress (*Hesperocypari macrocarpa*), and Gowen cypress (*Hesperocyparis goveniana*). The Del Monte forest is also the home of two federally protected plants; Hickman's potentilla (*Potentilla hickmanii*) and Yadon's Piperia (*Piperia yadonii*). The remaining stands of Monterey pine are threatened by numerous factors including urbanization, recreational development, fire suppression, pests and diseases. The pines of the Del Monte forest have been threatened in recent years by an epidemic of "pine pitch canker", a fungal disease. This disease is carried from tree to tree by several native insects including the Monterey pine-cone beetle (*Conophthorus radiatae*), twig beetles (*Pitophtorus* spp.) and engraver beetles (*Ips* spp.). Common wildlife within the Del Monte forest include: black-tailed deer, porcupines, deer mice, chipmunks, and ground squirrels. Among the birds that eat the seeds of Monterey pines include chestnut-backed chickadees, western scrub jays, Steller's jays, and American crows.

In this particular case, the property consists of a mixture of some Monterey Pine (*Pinus radiata*) with coastal live oak (*Quercus agrifolia*). It is a disturbed site with very little understory present.

Understory consists of mowed annual field grasses, Sidney Golden Wattle (*Acacia longifolia*) and French broom (*Genesta*) which are exotic plants. According to the Biological report, the site does not support any other type of native habitat or biologically sensitive species, including the federally protected species.

C. Other public agencies whose approval is required:

This project is located within the Coastal Zone of Monterey County. Although the project is not required to receive separate approval from the California Coastal Commission (CCC), the CCC has appeal authority on projects located between the sea and the first public road.

No additional permits are required from outside agencies including California Department Fish and Wildlife (CDFW). Potential impacts to biological resources are addressed in the Biology section of this document and are anticipated to be less than significant. Therefore, although the project will be required to pay the CDFW fee, no additional permits are anticipated to be required for project approval or development of the site.

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

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

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

General Plan / Local Coastal Program - LUP

The proposal was reviewed for consistency with the Del Monte Forest Land Use Plan (LUP) and the Coastal Implementation Parts 1 & 5. The property is located with the "Medium Density Residential" land use designation, which allows 0.25 acres per unit and is suitable for the proposed use. The only policy area in the General Plan that is not addressed by the LUP is the Noise Hazards. The project is consistent with all applicable General Plan Polices. Potential Impacts were identified for Biological Resources due to potential impacts from the proposed development to Monterey Pine, and Coast live oak. The project was found to be consistent with other development standards provided in the Local Coastal Program (LCP). The project will not conflict with any habitat conservation plan or natural community conservation plan, as none are applicable to the project site. **CONSISTENT**

Air Quality Management Plan

Consistency with the Air Quality Management Plan is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). It is not an indication of project-specific impacts, which are evaluated according to the Air District's adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact. Consistency of a residential project is determined by comparing the project population at the year of project completion with the population forecast for the appropriate five year increment that is listed in the AQMP. If the population increase resulting from the project would not cause the estimated cumulative population to exceed the relevant forecast, the project would be consistent with the population forecasts in the AQMP.

The Association of Monterey Bay Area Governments (AMBAG), the 2008 Population, Housing Unit, and Employment Forecasts adopted by the AMBAG Board of Directors, are the forecasts used for this consistency determination. The proposed project includes construction of a single family dwelling. The proposed residence will not exceed the population forecasts of the 2008 AQMP and would not result in substantial population changes. Therefore, the project is consistent with the 2008 regional forecasts and the Air Quality Management Plan.

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 type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input 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 type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

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

- Check here if this finding is not applicable

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

EVIDENCE:

1. Aesthetics.

The project area is not located within the mapped portion of the Del Monte Forest Land Use Plan designated as Visually Sensitive or as a Visual Resource (Figure 3). The property is not located on or near a scenic vista; therefore the project would not have a substantial adverse effect on a scenic vista. The proposed residential development would not create damage to scenic

resources, including trees, rock outcroppings, or historic buildings; none of these resources exist on the subject property and the property is not located along a state scenic highway. *No impact.*

2. Agriculture and Forest Resources.

Based upon the General Plan and County resource maps, the property is not within an agricultural area, would not convert prime farmland or otherwise conflict with agricultural zoning or uses. The property is zoned MDR (Medium Density Residential) and is not used for agricultural purposes. Use of the property for the construction of a residential structure will not result in conversion of farmland to non-agricultural uses. *No impact.*

3. Air Quality.

The Monterey Bay Unified Air Pollution Control District (MBUAPCD) prepared the Air Quality Management Plan (AQMP) for the Monterey Bay Region. The AQMP addresses the attainment and maintenance of State and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB). Minor grading proposed for the development of the project has been considered. Based on the AQMP the establishment of a single family dwelling will not create or produce objectionable odors or expose sensitive receptors to substantial pollutant concentrations because most potentially significant air quality impacts related to construction of single family homes involve the site grading activities. The CEQA Air Quality Guidelines outline a threshold for construction activities with potentially significant impacts for PM₁₀ to be 2.2 acres of disturbance a day. As less than 2.2 acres will be disturbed by the project, it has been judged not to constitute a significant impact. Generally, in the long-term, the primary source of air emissions is vehicular traffic. The development on the project site will not affect AMBAG population projections. *No impact.*

5. Cultural Resources.

The subject property is situated in a "High" archaeological sensitivity zone, as shown the Monterey County GIS database. As a result, a "Preliminary Archaeological Assessment of Assessor's Parcel Number 008-071-026-000" was prepared for the project site to evaluate potential resources on or within the vicinity of the site, which could be impacted by the proposed residential development on the project site. The report stated no evidence indicating the site to be of a sacred or religious significance was found; no evidence of Native American remains were found, and no evidence of anything of archaeological significance were identified. Therefore, based on this information, the project is not anticipated to cause a substantial adverse change in the significance of a historical resource or archaeological resource. The project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, nor disturb any human remains, or formal cemeteries. *No impact.*

6. Geology/Soils.

The project site is located in an area identified in the Del Monte Forest Land Use Plan as a low seismic hazard zone and is not within 660 feet of potentially active faults, as mapped in the Del Monte Forest Land Use Plan and the Monterey County Geographical Information System. The site is not located within any Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act therefore having a low potential for surface rupture. Since the site is relatively flat and not in close proximity to significant slopes, there is no potential for adverse impacts from landslides. Additionally the GIS indicated the site is located within an area of low liquefaction. In general the site was found to be acceptable for foundation purposes when the

residence was constructed. Therefore the project will not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides. The project is not located on a geologic unit or soil that is considered unstable, or expansive. The project will receive public sewer via the Pebble Beach Community Services District, and therefore will not involve the installation of septic tanks or alternative wastewater disposal systems. *No impact.*

7. Greenhouse Gases Emissions.

The project involves the construction of a new single-family dwelling and may create a temporary impact to air quality caused by construction activities and construction equipment. However, this will not result in an increase of air quality pollutants to a level of significance or the baseline amount of GHGs emitted prior to the project. The temporary impacts of construction for the proposed additions will not permanently create a greater amount of vehicle trips nor will it cause an increase in the emission of carbon dioxide (CO₂) by fuel combustion. Monterey County does not have an adopted plan for green house gases. The project was considered in terms of the multiple state and federal laws passed regarding this subject. It is difficult to implement the goal of the various legislations on a small project level such as this project. A Climate Action Plan is being developed by the County. Consequently no action plan or thresholds of significance have been adopted by the County. In the interim, the County uses thresholds from other agencies, including the California Air Resources Board (CARB). The project allows the development of residential living space through the construction of a single family dwelling. Ultimately GHG sources targeted in such plans generally involve rededications in vehicle miles traveled, waste diversion, and technologies such as electric vehicles, and renewable energy sources, not projects such as this. *No Impact.*

8. Hazards/Hazardous Materials.

The proposal involves residential development where there would be no use of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties. No changes in land use will occur which would allow the property owner to use the residence as a holding or disposal area for hazardous materials. Therefore, no transportation on or to the site of hazardous material in quantities that would constitute a significant hazard or violate state or County health and safety regulations, or through a reasonably foreseeable accident allow the release of hazardous materials into the environment. The proposed residence would not involve stationary operations, create substantial hazardous emissions, or handle hazardous materials and, therefore, would not constitute a hazard to the public health and safety to the closest school which is approximately 0.25 miles from the site. The site location and scale of the project site will have no impact on emergency response or emergency evacuation and is not included on any list of hazardous materials sites. The property is not located within the vicinity of a public airport or private airstrip and would not constitute a hazard for people residing or working in the area. The Pebble Beach Community Services District reviewed the project application and recommended conditions of approval regarding fire safety. *No Impact.*

9. Hydrology/Water Quality.

The proposed project will not violate any water quality standards or waste discharge requirements. The site is not located within the 100 year floodplain or near a levee or dam that would expose people or structures to significant loss or death if failure resulting in flooding were to occur. The project site is not located in an area subject to inundation by seiche, tsunami, or mudflows. The property will be served by public utilities, including public sewer (Pebble Beach Community Services District) and water by (California American Water Company) therefore it's not expected that the project will deplete ground water supplies or interfere with recharge or affect nearby wells. The biological report prepared by Jeffrey B. Froke, Ph.D. indicates that there are no wetlands or drainage ditches on the subject property. The Monterey County Water Resources Agency and Environmental Health Bureau have reviewed the project application and deemed that the project complies with applicable ordinances and regulations. The project is not located within a designated "urbanized area"; however conditions have been recommended by the Water Resources Agency to prepare and provide engineered drainage plans to retain storm water on site. *No impact.*

10. Land Use/Planning.

The proposed project will not disrupt, divide, or otherwise have a negative impact upon the existing neighborhood or adjacent properties. The proposed project is consistent with the policies and requirements of the Del Monte Forest Land Use Plan, 1982 Monterey County General Plan, and Zoning Ordinance. The subject property does not have an applicable habitat conservation plan or natural community conservation plan; therefore the project would not conflict with either of these two plans. *No Impact.*

11. Mineral Resources.

The project will involve the construction of a single-family dwelling within a residential zoned area. No mineral resources or resource recovery sites have been identified on the site or in the area. *No Impact.*

12. Noise.

The project involves the construction of a single-family residence on a property within a residential area and would not expose others to noise levels or ground-borne vibrations that exceed standards contained in the Monterey County General Plan and would not substantially increase ambient noise levels in the area. The project site is not located in the vicinity of an airport or private airstrip. There is no evidence that the persons residing or working near the project site would be significantly impacted by noise related to this project. Temporary construction activities must comply with the County's noise requirements, as required in Monterey County Code, Chapter 10.60. *No Impact.*

13. Population/Housing.

The site is zoned MDR/4-D(CZ), or Medium Density Residential, 4 units per acre, with Design Control Overlay in the Coastal Zone, which anticipated residential uses. The project involves the construction of a residential dwelling on a 0.40 acre parcel, which will not make a change in growth patterns or displace existing houses or people, requiring the construction of housing elsewhere. The project would not alter the location, distribution, or density of human population in the area in any significant way, or create a demand for additional housing. The project will actually provide one additional dwelling unit on the legal residential lot.

14. Public Services.

The project involves the construction of a single-family residence on a property within a residential area. The project would have no measurable effect on existing public services. The Monterey County Water Resources Agency, Monterey County Public Works Department, the Environmental Health Bureau, and the Pebble Beach Community Services District have reviewed the project. None of the County departments/service providers indicated that this project would result in potentially significant impacts or alter acceptable service ratios or performance objectives for the following services Fire, Police Schools Parks and services provided by the Pebble Beach Community Services District.

15. Recreation.

The project would not result in a substantial increase in use of existing recreational facilities or physical deterioration of said facilities. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project. The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 10 of the Public Access Maps shown in Appendix B of the Del Monte Forest Area Land Use Plan. The project does not include recreational facilities nor will the project require the construction or expansion of recreational facilities in the area of the Del Monte Forest, which might have an adverse physical effect on the environment.

16. Transportation/Traffic.

The project is the construction of a new single-family dwelling within a residential area on an existing lot of record. The project will not generate a significant increase in traffic movements or create new traffic hazards which might result in inadequate emergency access. Cumulative traffic impacts are mitigated through payment of the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The project does not conflict with adopted public transit plans nor will it affect any or impact programs or performance and safety of pedestrian facilities. The project is not located along a proposed trail as mapped in the County's Del Monte Forest Land Use Plan, Appendix B, and Figure 10. The proposed dwelling meets the parking requirements contained in the Zoning Ordinance Title 20. The project site is not located in the vicinity of an airport and would not result in a change in air traffic patterns substantially increase hazards because the project will not change land use or require additional design and improvements to the existing roads. *No Impact.*

17. Utilities/Service Systems.

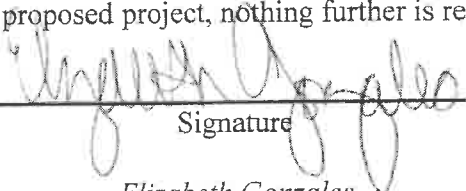
The proposed project involves the construction a new single-family dwelling, which will be served by public utilities and services. Water will be provided by California American Water Company; gas, and electric by Pacific Gas & Electric, and sewage disposal by Pebble Beach Community Services District. The proposed residence will not cause a substantial increase nor exceed the capacity of these utilities and services or cause an increase exceeding the treatment requirements of the California Regional Water Quality Control Board. The Monterey County Water Resources Agency has recommended a condition of approval that will require on-site retention of storm water which will avoid any potential impacts on storm water drainage facilities. Development of existing lots within the Del Monte Forest have been accounted for by the service providers. The Water Resources Agency has incorporated a condition of approval

requiring the property owner to provide them with a completed Monterey Peninsula Water Management District water release form. Solid waste from the project will be collected and brought to the Monterey Regional Waste Management District's Landfill and Recycling Facility, located near the City of Marina. The landfill has the total capacity of 48 million tons, of which 40 million tons is remaining, which is expected to provide service through the year 2107. Therefore, the landfill is sufficient to accommodate the project's solid waste disposal needs and will have no impact, resulting in compliance with federal, state, and local statutes and regulations related to solid waste. *No Impact.*

B. DETERMINATION

On the basis of this initial evaluation:

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



Signature
Elizabeth Gonzales

3/3/15

Date
Associate Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses

following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- 8) The explanation of each issue should identify:
- a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

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.

2. AGRICULTURAL AND FOREST RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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: 1, 2, 3, 4, 6)	<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: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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
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: 1, 2, 3, 4, 6)	<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: 1, 2, 3, 4, 6)	<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: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

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: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
Refer to Section IV above.

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: 1, 3, 6, 7, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 3, 6, 7, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 3, 6, 7, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 3, 6, 7, 8, 9)	<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: 1, 3, 6, 7, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 3, 6, 7, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The project involves the construction of a 3,882 square foot single family dwelling, resulting in the removal of 22 Monterey Pine trees and 2 Oak trees. A Tree Resource Assessment/Management Plan was prepared by Frank Ono, Urban Forester (September 9, 2014) to determine the number of trees that need to be removed or treated for the project as well as recommending protection for retained trees. This forest is a mature to over mature forest with significant presence of insects and pathogens. It is predominantly even aged with the older trees in the 70 to 85 year range. This is typically the age where Monterey Pines are declining. Additionally, Pine Pitch Canker followed by opportunistic engraver beetles have attacked many of the Pines on site. Although, no mitigation is proposed, the site appears to have ample space and ambient light to support 24 new trees, a 1:1 basis as required by Monterey County Code.

A Biological Assessment (BA) was prepared by Jeffrey B. Froke, Ph.D. (August 2014) to make a determination about whether impacts are significant and whether such impacts can be mitigated to a level of less than significant. The Biological Assessment concluded that there are no locally known or suspected special plant species found to occur onsite. The disturbed and ruderal condition of the understory and ground cover obviates an integrated native plant community or Pine Forest ESHA on this site. Similarly, the site does not provide habitat for locally occurring special animal species. Therefore, no mitigation is proposed.

Del Monte Forest and Project Site Description

In general the Del Monte Forest is dominated by Monterey pine trees, but also contains other important tree species including Monterey cypress and Gowen cypress. The Del Monte Forest is also home to two (2) federally protected plants, Hickman's potentilla (onion) and Yadon's piperia (rein orchid). The remaining stands of Monterey pine are threatened by numerous factors including urbanization, recreational development, fire suppression, as well as various pests and diseases. Common wildlife within the Del Monte Forest include: black-tailed deer; porcupines; deer mice; chipmunks; ground squirrels; and various birds including chestnut-backed chickadees, western scrub jays, Steller's jays, and American crows.

In this particular case, the entire property consists of Monterey Pine woodland (a small number of suppressed oaks are also present) and does not support any other type of native habitat or biologically sensitive values, including the federally protected species.

The understory vegetation consists of mowed annual field grasses, Sidney Golden Wattle (*Acacia longifolia*) and French broom (*Genesta*) which are considered to be exotic plants.

Conclusion:

4(a) and (b) – Less than Significant

The BA took inventory of the site relative to special status species (plants and animals) as found in the California Natural Diversity Database (CNDDDB) and Calflora. The BA identified the following plant species to be either present or potentially nearby, but none had been reported nor were found onsite during the reported survey: Monterey sedge, Tall flat-sedge, Blue wildrye, Poison oak, Wild Blackberry, Wood strawberry, Wood rose, Douglas iris, California aster, American vetch, Pink honeysuckle, Scouler's willow, Coast live oak, and Monterey pine. Other than several Monterey pines located on site, none of the previously listed indigenous plants observed on the property have protection status. Sensitive habitat and/or nesting birds were not observed on or adjacent to the property, however it was noted that the Olive-sided Flycatcher was confirmed onsite or immediately nearby. The flycatcher is widespread and relatively common throughout forested areas of Pebble Beach and Monterey Peninsula. Where nesting, only, the flycatcher is classified as a species of conservation concern.

Monterey Pine – Present

Monterey Pine trees are present through the entirety of the property. The Del Monte Forest Land Use Plan defines Monterey Pine as Environmental Sensitive Habitat Area (ESHA) if the stands are larger than 20 acres, or if the trees (stand) provide ecosystem functions for rare species (Hooker's Manzanita or Yadon's Piperia). The project site is approximately 0.40 acres and therefore does not include a stand of 20 acres or more. Additionally, as discussed previously, the project site does not provide ecosystem support for a rare species. The project site does not support Yadon's Piperia nor Hooker's Manzanita. Based on these factors, the Monterey Pine present on the project site cannot be determined to meet the definition of ESHA. Monterey Pines are listed by the CNPS as a species of concern. The Del Monte Forest Land Use Plan Forestry and Soils Resources Policy Guidance Statement indicates that preservation of Monterey Pine forest and general forest resources are of a paramount concern due to their association with the environment for wildlife habitat and aesthetic values. Much of the new development in the Del Monte Forest requires removal of pine trees as new structures are placed within the forest setting. On a large scale, permanent conservation areas within the forest have been implemented to protect significant stands of Monterey pines and forest resources. The other protections afforded

include individual project design review for maximum protection of pines at privately-owned sites.

Approximately, 55 Monterey Pines are located throughout the project site. A total of 24 Monterey pines will be removed to allow the proposed development of the project. The trees located on site do not meet the definition of ESHA, as defined in the Del Monte Forest Land Use Plan and Coastal Implementation Plan Section 20.147.040, as they do not provide ecosystem support for a rare species or community; therefore the removal will not result in a potential significant environmental impact. However, the DFLUP and CIP Section 20.147.050.6 (Forest Resources) requires native trees that are not considered to be ESHA and/or are not part of a forest area that are proposed for removal be replanted either on- or off-site, whichever is better for the overall forest. A condition of approval has been added to the project to ensure that Monterey Pine is replaced and that potential impacts will be less than significant.

Condition of Approval (Non-Standard) – Monterey Pine

Prior to Final Inspection, the property owner/applicant will be required to replant/replace the removal of Monterey Pine at a ratio of 1:1 for a total replacement/replanting of 24 Monterey Pine trees. Replanting/replacement areas will be identified by a qualified biologist or certified arborist. Replanting/replacement areas need to be of equal or greater value to ensure the success of replanted specimens. Reporting actions on the property should take place and comply with the following: once within two weeks of initial replanting of the specimens, once after the first three months of replanting, and one time per year, in the spring season, for the subsequent 3 years. At each reporting inspection timeframe, a qualified arborist will submit a report to the Director of RMA-Planning verifying the condition of the newly planted Monterey Pine specimens and will submit a replanting plan and schedule with success criteria to replace any plants that fail to survive the first year of the three year period. Subsequent replanting, will be subject to the same reporting criteria for the following 3 years.

Reporting Action – Monterey Pine

Prior to Final Inspection, the property owner/applicant will be required to replant/replace the removal of Monterey Pine at a ratio of 1:1, for a total replacement/replanting of 24 Monterey Pine Trees.

On an ongoing basis, for a period of three years from initial replanting, the property owner/applicant will submit “tree health” reports and comply with the following schedule: once within two weeks of initial replanting of the specimens, once after the first three months of replanting, and one time per year, in the spring season, for the subsequent 3 years. At each reporting inspection timeframe, a qualified arborist will submit a report to the Director of RMA-Planning verifying the condition of newly planted Monterey Pines.

4(c) and (d) – No Impact

Staff inspection of the project site and conclusions from the Biological Assessment found no evidence of wetlands, drainage ditches, or other water courses that would meet the definition of a coastal wetland pursuant to CEQA. The site is 0.40 acres in size and contains mostly non-native

grasslands and Monterey Pine trees. There are no wetlands or the existence of fish or other related wetland habitat located on site.

4(e) – No Impact

Although there is tree removal proposed for the development of the single-family dwelling, the removal does not violate any local polices or ordinances relative to tree removal. Additionally, there is no known Habitat Conservation Plans governing development on the parcel. The prevailing governing document is the Del Monte Forest Land Use Plan (LUP) which is an adopted part of the Monterey County Local Coastal Program. The Implementation Plan requires that siting and design of the structure is required to minimize to the extent feasible the removal of trees and understory vegetation. The house has been redesigned to meet that policy. The site is zoned residential which allows new dwellings meeting the zoning density, as a principally permitted uses. Biologically-related LUP Policies are applied to protect, maintain, enhance, and restore where possible sensitive habitats within the forest.

4(f) – Less than Significant

The Del Monte Forest Land Use Plan (LUP) requires that development be sited and designed to prevent impacts which would significantly degrade the protected habitat. Multiple sensitive plant species were identified at the site. With the exception of Monterey pine, no protected habitat was found on the project site. The priority for the protection of each species is based on classification by state and federal agencies and as listed under the California Native Plant Society’s list. Based on the policies, the County does not distinguish the importance of one species over another. Therefore, the project as subject to the policies in the LUP, provides the protection from potential impacts that would significantly degrade the protected habitat. The conditions of approval recommended in this document will ensure that potential impacts related to the residential development of the project site will result in less than significant impacts.

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 3, 6, 9)	<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: 1, 3, 6, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 3, 6, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 3, 6, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

6. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to 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: 1, 3, 6, 10, 11, 12) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: 1, 3, 6, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 3, 6, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: 1, 3, 6, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1, 3, 6, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 3, 6, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: 1, 3, 6, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 3, 6, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

7. 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: 1, 5, 6)	<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: 1, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
Refer to Section IV above.

8. 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: 1, 6)	<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: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. HAZARDS AND HAZARDOUS MATERIALS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

9. 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? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 2, 3, 6, 12)	<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, in a manner which would result in substantial <u>erosion or siltation</u> on- or off-site? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) 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: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

10. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 6, 7, 8, 9, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3, 6, 7, 8, 9, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

11. 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: 1, 2, 6, 12)	<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: 1, 2, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

12. NOISE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 6)	<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 expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
Refer to Section IV above.

13. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial 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: 1, 2, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
Refer to Section IV above.

14. 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:					
a)	Fire protection? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

15. 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: 1, 2, 3, 6, 12)	<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: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

16. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

17. UTILITIES AND SERVICE SYSTEMS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

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) Have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 6, 7, 8, 9, 10, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source:) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: 1, 2, 3, 6, 7, 8, 9, 10, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 2, 3, 6, 7, 8, 9, 10, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

(a) - Less than Significant

The project as proposed, conditioned, and mitigated will not have the potential to degrade the environment, nor will have the potential to substantially reduce the fish or wildlife habitat. Although there is tree removal proposed for the development of the single-family dwelling, the removal does not eliminate any plant or animal community. Additionally, there is no known Habitat Conservation Plans governing development on the parcel. Potential impacts to sensitive biological resources will result from construction of the proposed project. The Implementation Plan requires that siting and design of the structure is required to minimize to the extent feasible the removal of trees and understory vegetation. The house has been redesigned to meet that policy. Conditions of approval are recommended to ensure potential impacts to these resources will be to a less-than-significant level by incorporating protection measures during the construction activities, and requiring replacement/replanting of removed species (See Biological Resources for further discussion). There are no known historic or prehistoric resources known to be onsite.

(b) and (c) – No Impact

Construction of the proposed project will not significantly increase population in the area, demand on utilities and services, increase in traffic and other cumulative subjects. The proposed project has been reviewed and found to be consistent with the Local Coastal Plan. Cumulative Air Quality impacts from grading and construction are accounted for in the Air Quality Management Plan. Impacts from the construction activities are not considered significant and

are temporary. Therefore, no direct or indirect changes are anticipated as a result if the proposed additions affecting the environment in a substantial way which would affect human beings. The project is consistent with the current General Plan and the Del Monte Forest Land Use Plan requirements and County health and safety codes for development requirements in residential areas.

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

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game. 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 Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

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

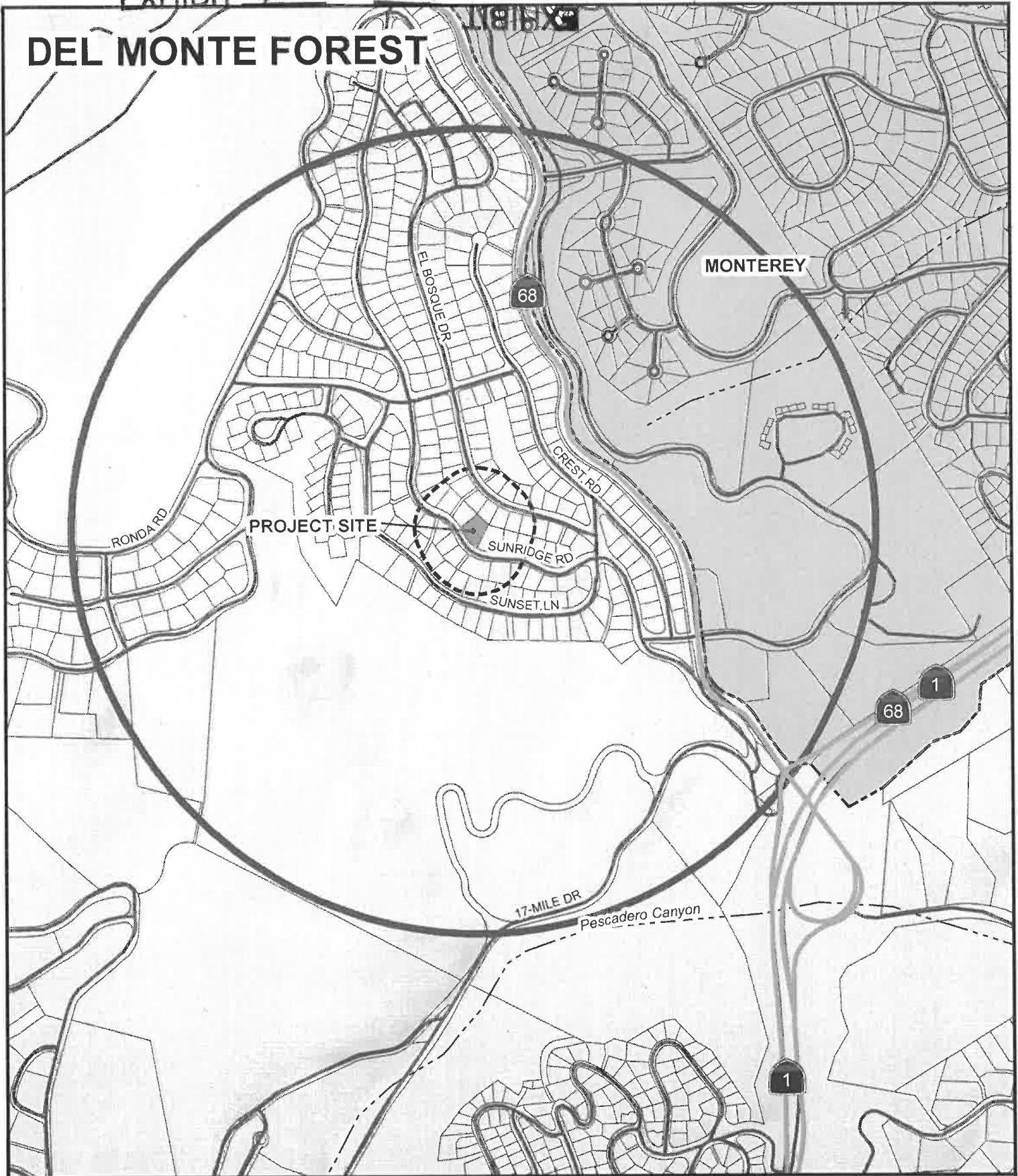
Conclusion: The project will be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN140229 and the attached Initial Study / Proposed Negative Declaration.

IX. REFERENCES

1. Project Application/Plans (PLN140229).
2. 1982 Monterey County General Plan.
3. Del Monte Forest Land Use Plan.
4. Title 20 of the Monterey County Code (Zoning Ordinance).
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008.
6. Site Visit conducted by the project planner on October 7, 2014.
7. "Tree Resource Assessment Management Plan", prepared for Tobin, APN: 008-071-026-000", prepared by Frank Ono, Urban Forester, Certified Arborist, Pacific Grove, CA, September 9, 2014.
8. "Biological Assessment for the Residence of Tom and Karen Tobin at 4137 Sunridge, Pebble Beach" prepared by Jeffrey B. Froke, Ph.D., Pebble Beach, CA, August 27, 2014.
9. "Preliminary Archaeological Assessment of Assessor's Parcel Number 008-071-026-000", Pebble Beach, Monterey County, California", prepared by Archaeological Consulting, Salinas, CA, July 29, 2014.
10. "Geotechnical Report for Proposed Residence at 4137 Sunridge Road, Pebble Beach", prepared by Grice Engineering, Inc., Salinas, CA, August, 2014.
11. California Department of Conservation Tsunami Inundation Map for Emergency Planning Monterey Quadrangle.
http://conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/Monterey/Documents/Tsunami_Inundation_Monterey_Quad_Monterey.pdf
12. Monterey County GIS System and selected report for Assessor's Parcel Number 008-071-026-000.

DEL MONTE FOREST



APPLICANT: TOBIN

APN: 008-071-026-000

FILE # PLN140229

2500' Limit
 300' Limit
 Water
 City Limits

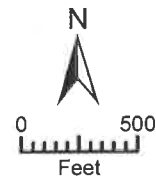
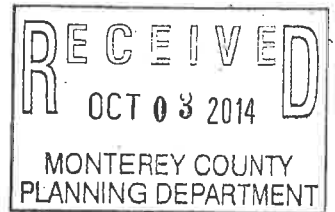


EXHIBIT E

MINUTES

Del Monte Forest Land Use Advisory Committee
Thursday, October 2, 2014



1. Meeting called to order by Rod Dewar at 3 pm

2. Roll Call

Members Present: Rod Dewar, Rick Verbanec, Sandy Getreu, June Stock, Lori Lietzke, Kim Caneer (16)

Members Absent: Joella Szabo, Sandy Getreu (1)

3. Approval of Minutes:

A. September 18, 2014 minutes

Motion: Sandy Getreu (LUAC Member's Name)

Second: Kim Caneer (LUAC Member's Name)

Ayes: 6 (Dewar, Verbanec, Getreu, Stock, Lietzke, Caneer)

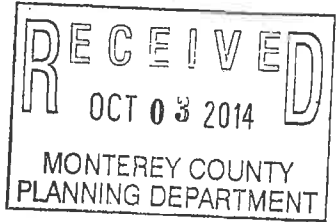
Noes: 0

Absent: 1 (Szabo)

Abstain: 0

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None



5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

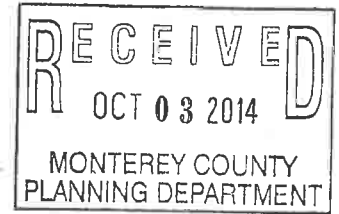
None

7. Meeting Adjourned: 4:50 pm

Minutes taken by: Kim Career, secretary

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **October 2, 2014**

Project Title: TOBIN THOMAS P & KAREN RILEY TOBIN

File Number: PLN140229

File Type: ZA

Planner: GONZALES

Location: 4137 SUNRIDGE RD PEBBLE BEACH

Project Description:

Combined Development Permit to allow: 1) a Coastal Administrative Permit and Design Approval for the construction of a 3,208 square foot two-story single family dwelling, 738 square foot first floor deck, 321 second story deck and a 674 square foot attached garage; and 2) a Coastal Development Permit for the removal of 24 trees. The property is located at 4137 Sunridge Road, Pebble Beach (Assessor's Parcel Number 008-071-026-000), Del Monte Forest Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____

Nishastaran MOUSAVI

Was a County Staff/Representative present at meeting? Liz Gonzales (Name)

PUBLIC COMMENT: *none*

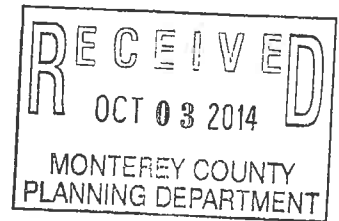
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

Good to have a wood sided home design



RECOMMENDATION:

Motion by Kim Caneer (LUAC Member's Name)

Second by Sandy Getreu (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 6 (Verbanec, Getreu, Liebske, Stock, Dewar, Caneer)

NOES: 0

ABSENT: 1

ABSTAIN: 0

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: TOBIN

Lead Agency: COUNTY OF MONTEREY Contact Person: ELIZABETH GONZALES
Mailing Address: 168 WEST ALISAL, 2ND FLOOR Phone: (831) 755-5102
City: SALINAS Zip: 93901 County: MONTEREY

Project Location: County: MONTEREY City/Nearest Community: PEBBLE BEACH
Cross Streets: 17 MILE DRIVE Zip Code: 93953
Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: .40 ACRES
Assessor's Parcel No.: 008-071-026-000 Section: ... Twp.: ... Range: ... Base: ...
Within 2 Miles: State Hwy #: 1 Waterways: PACIFIC OCEAN
Airports: MONTEREY Railways: ... Schools: RLS

Document Type:

- CEQA: [] NOP [] Draft EIR [] Supplement/Subsequent EIR [] Neg Dec [] Mit Neg Dec
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [X] Residential: Units 4 Acres 1
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[X] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

MEDIUM DENSITY RESIDENTIAL 4 UNITS PER ACRE IN THE COASTAL ZONE

Project Description: (please use a separate page if necessary)

Combined Development Permit to allow: 1) a Coastal Administrative Permit and Design Approval for the construction of a 3,208 square foot two-story single family dwelling, 738 square foot first floor deck, 321 second story deck and a 674 square foot attached garage; and 2) a Coastal Development Permit for the removal of 24 trees. The property is located at 4137 Sunridge Road, Pebble Beach (Assessor's Parcel Number 008-071-026-000), Del Monte Forest Land Use Plan, Coastal Zone.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District #5
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region #
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB #
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: _____
- Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date MARCH 4, 2015 Ending Date APRIL 3, 2015

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
 Address: _____ Address: _____
 City/State/Zip: _____ City/State/Zip: _____
 Contact: _____ Phone: _____
 Phone: _____

Signature of Lead Agency Representative:  Date: 3/3/15

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.