

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> May 28, 2015	<b>Agenda Item No.:</b> 6
<b>Project Description:</b> Consider a Combined Development Permit consisting of: (1) a Coastal Administrative Permit to allow the construction of a 2,803 square foot single family dwelling with a 708 square foot garage; (2) a Coastal Administrative Permit to allow an attached 506 square foot accessory dwelling unit; (3) a Coastal Development Permit to allow the removal of 21 Monterey pine trees and 2 oak trees, ranging in diameter from 6"- 22"; and (4) a Design Approval.	
<b>Project Location:</b> 4051 Costado Road, Pebble Beach	<b>APN:</b> 008-091-004-000
<b>Planning File Number:</b> PLN140888	<b>Owner/Applicant:</b> Roy S. & Joan Larson TRS
<b>Planning Area:</b> Del Monte Forest Land Use Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> "MDR/4-D (CZ) [Medium Density Residential, 4 units per acre, with a Design Control Overlay (Coastal Zone)]	
<b>CEQA Action:</b> Negative Declaration	
<b>Department:</b> RMA-Planning	

### RECOMMENDATION:

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

- 1) Adopt a Negative Declaration; and
- 2) Approve PLN140888, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

### PROJECT OVERVIEW:

The application proposes a single family dwelling with an attached lower level accessory dwelling unit in the coastal area of Del Monte Forest. The establishment of the dwellings require the approval of Coastal Administrative Permits and a Design Approval. The site slopes down away from the road and is heavily forested. After careful site design it was determined removal of 23 protected trees is necessary; therefore a Coastal Development Permit is also required. To minimize the number of trees to be removed and avoid slopes in excess of 30%, the structures are sited at the front of the parcel maintaining minimum setbacks. The design provides minimum parking as required by the Zoning Ordinance, and minimizes the length of the driveway. An initial study was prepared and concluded that impacts will be less than significant and no mitigation is required. Conditions of approval, which require protection of trees to remain including saplings, replanting, and additional requirements if construction is proposed during nesting season have been incorporated. There are no outstanding issues or concerns associated with this proposal.

**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 (Fire Protection)

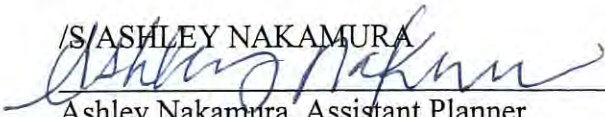
Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA-Planning, RMA-Public Works, RMA-Environmental Services, and the Water

Resources Agency have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC). Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 14-373, this application warranted referral to the LUAC because the project requires a public hearing. On January 15, 2015, the LUAC unanimously recommended approval (5-0 vote) of the project.

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

/S/ASHLEY NAKAMURA

  
Ashley Nakamura, Assistant Planner  
(831) 755-5892, NakmauraA@co.monterey.ca.us  
April 20, 2015

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; John Ford, RMA Services Manager; Ashley Nakamura, Project Planner; Roy S. & Joan Larson TRS, Owners; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN140888

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


This report was reviewed by John Ford, RMA Services Manager. 

EXHIBIT A

Project Information for PLN140888

Application Name: Larson Roy S & Larson Joan Trs  
Location: 4051 Costado Rd, Pebble Beach  
Applicable Plan: Del Monte Forest LUP  
Advisory Committee: Del Monte Forest Advisory Committee  
Permit Type: Coastal Development Permit  
Environmental Status: Negative Declaration  
Zoning: MDR/4-D(CZ)  
Primary APN: 008-091-004-000  
Coastal Zone: Yes  
Final Action Deadline (884): 7/12/2015  
Land Use Designation: See 2010 Del Monte Forest LUP

Project Site Data:

Lot Size: 14520  
Existing Structures (sf): 0  
Proposed Structures (sf): 3305  
Total Sq. Ft.: 3305  
Coverage Allowed: 5082  
Coverage Proposed: 3172  
Height Allowed: 27  
Height Proposed: 22  
Special Setbacks on Parcel: Y  
FAR Allowed: 5082  
FAR Proposed: 3305

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 #: NA  
Biological Report #: LIB150139  
Forest Management Rpt. #: LIB150138  
Geologic Report #: NA  
Archaeological Report #: NA  
Traffic Report #: NA

Other Information:

Water Source: Cal-Am  
Water Purveyor: MPWMD  
Fire District: Pebble Beach CSD  
Tree Removal: 23  
Grading (cubic yds.): 14  
Sewage Disposal (method): Sewer  
Sewer District Name: PBB CSD

**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:

Roy S. & Joan Larson TRS (PLN140888)

**RESOLUTION NO. ----**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Adopting a Negative Declaration; and
- 2) Approving a Combined Development Permit consisting of: (1) a Coastal Administrative Permit to allow the construction of a 2,803 square foot single family dwelling with a 708 square foot garage; (2) a Coastal Administrative Permit to allow an attached 506 square foot accessory dwelling unit; (3) a Coastal Development Permit to allow the removal of 21 Pine trees and 2 Oak trees, ranging in diameter from 6"- 22"; and (4) a Design Approval.

[PLN140888, Roy S. & Joan Larson TRS, 4051  
Costado Road, Pebble Beach, Del Monte Forest Land  
Use Plan (APN: 008-091-004-000)]

**The Roy S. & Joan Larson TRS application (PLN140888) came on for 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 consisting of: (1) a Coastal Administrative Permit to allow the construction of a 2,803 square foot single family dwelling with a 708 square foot garage; (2) a Coastal Administrative Permit to allow an attached 506 square foot accessory dwelling unit; (3) a Coastal Development Permit to allow the removal of 21 Pine trees and 2 Oak trees, ranging in diameter from 6"- 22"; and (4) a Design Approval.  
  
          **EVIDENCE:**       The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140888.
  
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 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 4051 Costado Road, Pebble Beach (Assessor's Parcel Number: 008-091-004-000), Del Monte Forest Land Use Plan. The parcel is zoned Medium Density Residential ("MDR/4-D (CZ), which allows development of one single-family dwelling and an accessory dwelling unit (ADU) subject to Coastal Administrative Permits and a Design Approval (Section 20.12.040.A. Zoning Ordinance). The proposed dwellings meet all Site Development Standards in Section 20.12.060 of the Zoning Ordinance. Therefore, the project is an allowed land use for this site.
- c) The proposed project is consistent with Chapter 21.44 (Design Control Zoning District). The proposed exterior colors and materials will consist of white and tan stucco, steel, and wood. The size, shape, colors and materials of the residences in the Del Monte Forest vary greatly. Based on the diversity of the surrounding homes, staff determined that the proposed project is compatible with the neighborhood character, and will not negatively affect the public viewshed.
- d) The project planner conducted a site inspection on December 19, 2014 and verified that the project on the subject parcel conforms to the attached plans.
- e) The proposed tree removal is consistent with the Forest Resources Regulations in Chapter 20.146.050 of the Coastal Implementation Plan – Part 5 (see Finding and Evidence No.7).
- f) The project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC). Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 14-373, this application warranted referral to the LUAC because the project requires a public hearing. On January 15, 2015, the LUAC unanimously recommended approval (5-0 vote) of the project.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140888.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the development proposed.

- EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Pebble Beach Community Services 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) Staff identified potential impacts to Biological Resources, and Archaeological Resources. The following reports have been prepared:
  - "Tree Resource Assessment Management Plan" (LIB150138) prepared by Frank Ono, Pacific Grove, CA, August 12, 2014.
  - "Biotic Survey/Assessment" (LIB150139) prepared by Leslie Parker/PMC, Rancho Cardova, CA, December 19, 2014.

The above-mentioned technical reports were prepared by outside consultants and concluded short-term disturbance of the site will occur due to the construction and tree removal; however, no significant long-term effects to the forest are anticipated. Conditions of approval which require tree replacement, and tree, root and sapling protection have been incorporated (see Finding and Evidence No. 7).

- c) Development is proposed on the front half of the parcel closest to Costado Road in order to avoid slopes in excess of 30% and minimize tree removal.
- d) Staff conducted a site inspection on December 19, 2014 and verified that the site is suitable for this use.

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, Public Works, Environmental Health Bureau, Pebble Beach Community Services District, and Water Resources Agency. The respective agencies have recommended conditions, 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 public facilities are available. The Pebble Beach Community Services District has confirmed that sufficient wastewater capacity to serve the project has been reserved.
  - c) Water will be provided from Cal-Am through Monterey Peninsula Water Management District (MPWMD). MPWMD issued a Water Use Permit (Permit No. 399) for the property. The subject permit dedicated .25 acre-feet of potable water per year as a vested property right. The Water Resources Agency has required a standard condition of approval to verify water availability (see Condition No. 19).
  - d) See Finding and Evidence No. 3.
  - e) Staff conducted a site inspection on December 19, 2014 to verify that the site is suitable for this use.

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:** There are no known violations on the subject parcel.

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, conditioned and mitigated, 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 15064.a.2 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
  - b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN140888).
  - c) The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a Negative Declaration.
  - d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval.
  - e) The Draft Negative Declaration ("ND") for PLN140888 was prepared in accordance with CEQA and circulated for public review from April 13, 2015 through May 13, 2015 (SCH#: 2015041047).
  - f) Issues that were analyzed in the Negative Declaration include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems.
  - g) Two conditions of approval have been incorporated:
    - If construction activities are proposed during the nesting season additional biological surveys will be required (see Condition No. 18); and
    - The applicant shall replant ten Monterey pine and two coast live oak on-site; and the applicant shall contact the Del Monte Forest Conservancy to determine the best location within the Del Monte Forest for the replacement of the remaining 11 Monterey pine. In addition the property owner/applicant shall implement protection measures to maintain the existing tree/saplings (see Condition No. 16).
  - h) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding and Evidence No. 2), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in RMA-Planning (PLN140888) and are hereby incorporated herein by reference.

- i) Analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. 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 Game determines that the project will have no effect on fish and wildlife resources. The site supports a Monterey pine forest. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to the California Department of Fish and Game for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, 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).
- j) No comments from the public were received.
- k) Monterey County RMA-Planning, 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.

7. **FINDING:** **TREE REMOVAL – COASTAL** 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) The project includes application for the removal of 21 Monterey pine and two coast live oak trees. In accordance with the applicable policies of the Del Monte Forest Land Use Plan, and the Monterey County Zoning Ordinance (Title 20), a Coastal Development is required and the criteria to grant said permit have been met.
  - b) Del Monte Forest Coastal Implementation Plan, Section 20.147.050.C.4 requires development projects minimize to the extent feasible the removal of trees and understory vegetation (see Evidence g of this Finding) and protection for trees to be retained onsite (see Condition No. 8).
  - c) Del Monte Forest Coastal Implementation Plan, Section 20.147.050.C.5 requires development including driveways and parking areas to be sited and designed to minimize the removal of trees; see Evidence g of this Finding.
  - d) Del Monte Forest Coastal Implementation Plan, Section 20.147.050.C.6 requires removal of trees to be mitigated through replanting on- or off-site, whichever is better overall for the forest resources. The Tree Resource Assessment Management Plan prepared by Frank Ono states *“There does not appear to be sufficient room to replant replacement trees with the long term objective of a one for one replacement, however, to maintain conifer presence on the site, existing conifer tree/saplings on property should be protected and supplemented with additional planting of 10 Monterey pines and two coast live oak...”*. In addition to the 12 on-site replacement trees, the applicant is required



to consult with the Del Monte Forest Conservancy to determine the best location within the Del Monte Forest for the replacement of 11 Monterey pine tree, for a total replacement/replanting of 21 Monterey Pine trees and two coast live oak (see Condition No. 16).

- e) The Tree Resource Assessment Management Plan (LIB150138) was prepared by Frank Ono on August 12, 2014.
- f) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. Development is proposed on the front half of the parcel closest to Costado Road in order to avoid slopes in excess of 30%, reduce the length of the driveway, therefore reducing the amount of tree removal. However, heavy tree coverage exists throughout the entire property. The structure is also designed with a lower level accessory dwelling unit as opposed to detached in order to reduce the amount of tree removal.
- g) The project as proposed and conditioned 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 construction, as conditioned the removal does not eliminate any plant or animal community.
- h) As noted in preceding Findings and Evidence, staff visited the project site on December 19, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140888.

8. **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.

- 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 20.147.130 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 8 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 Monterey County RMA-Planning for the proposed development are found in Project File PLN140888.
- e) The project planner conducted a site inspection on December 19, 2014.

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.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
- b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the parcel is located between the sea and the first

through public road paralleling the sea.

**DECISION**

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

1. Adopt a Negative Declaration; and
2. Approve a Combined Development Permit consisting of: (1) a Coastal Administrative Permit to allow the construction of a 2,803 square foot single family dwelling with a 708 square foot garage; (2) a Coastal Administrative Permit to allow an attached 506 square foot accessory dwelling unit; (3) a Coastal Development Permit to allow the removal of 21 Pine trees and 2 Oak trees, ranging in diameter from 6"- 22"; and (4) a Design Approval, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of May, 2015 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 [DATE]

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

PLN140888

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN140888) allows the construction of a 2,803 square foot single family dwelling with a 708 square foot garage; an attached 506 square foot accessory dwelling unit; the removal of 21 Monterey pine trees and 2 oak trees, ranging in diameter from 6"- 22"; and a Design Approval. The property is located at 4051 Costado Road, Pebble Beach (Assessor's Parcel Number 008-091-004-000), Del Monte Forest Land Use Plan. 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 Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Combined Development Permit (Resolution Number \*\*\*) was approved by Zoning Administrator for Assessor's Parcel Number 008-091-004-000 on [Date the permit was approved]. The permit was granted subject to 24 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 Monitoring Action to be Performed:** Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

### 3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** A copy of the Resolution of Approval (Resolution No. \*\*\*) for the Combined Development Permit (Planning File No.: PLN140888) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

### 4. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or 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 Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.

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.

**5. 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 .

**6. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

## 7. PD007- GRADING WINTER RESTRICTION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

## 8. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Trees/saplings on-site 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.

## 9. 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.



10. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-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 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 issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

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 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.

## 11. 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.

## 12. PD016 - NOTICE OF REPORT

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:  
"The following reports have been prepared:  
- "Tree Resource Assessment Management Plan" (LIB150138) prepared by Frank Ono, Pacific Grove, CA, August 12, 2014.  
- "Biotic Survey/Assessment" (LIB150139) prepared by Leslie Parker/PMC, Rancho Cardova, CA, December 19, 2014.  
and are on file in Monterey County RMA - Planning. All development shall be in accordance with these reports."  
(RMA - Planning)

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

Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

**13. PD032(A) - PERMIT EXPIRATION**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of 3 years, to expire on May 28, 2018 unless use of the property or actual construction has begun within this period. (RMA-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

**14. PD035 - UTILITIES UNDERGROUND**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** All new utility and distribution lines shall be placed underground. (RMA - Planning and RMA- Public Works)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

**15. PD052 - PRE-CONSTRUCTION MEETING**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Prior to the commencement of any grading or construction activities, a pre-construction meeting shall be held on the site. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, the Owner/Applicant, the RMA-Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of any grading or construction activities, the Owner/Applicant shall contact RMA-Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. RMA-Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

## 16. PDSP001 TREE REPLACEMENT

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

The property owner/applicant shall replant ten Monterey pine and two coast live oak on-site in areas with the greatest opening in the stand to allow for minimum competition, maximum sunlight and wind protection. Replacement trees should be five gallon stock or larger and spacing between trees should be at least eight feet apart. Replanting/replacement areas will be identified by a qualified biologist or certified arborist. The property owner/applicant shall contact the Del Monte Forest Conservancy to determine the best location within the Del Monte Forest for the replacement of the remaining 11 Monterey pine. In addition, the property owner/applicant shall implement protection measures to maintain the existing tree/saplings, as required in Condition No. 8. (RMA - Planning)

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

The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement trees and photos of the replacement trees planted, in addition to a letter confirming replanting of the 11 Monterey pine trees from the Del Monte Forest Conservancy.

Six months after the planting of the replacement trees, the Owner/Applicant shall submit evidence demonstrating that all replacement trees are in a healthy, growing condition.

One year after the planting of the replacement trees, the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement trees and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

## 17. PDSP002 RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

If construction activities will occur during the nesting season for raptors and migratory birds (February 15-August 15), the applicant shall retain a County approved biologist to conduct a survey of the construction footprint and a 500-foot buffer to determine if active migratory bird and/or raptor nests are present. If active nests are present, a 100-foot no-activity buffer for migratory bird nests and a 250-foot buffer for raptor nests shall be established. No construction-related activities shall occur within the no-activity buffer until the nest is deemed inactive by the County approved biologist. The size and activities permitted within the buffer could be adjusted through consultation with the County and California Fish and Wildlife (CDFW), as appropriate (RMA - Planning).

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

Ongoing



## 18. WR001 - DRAINAGE PLAN

**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 from impervious surface stormwater runoff. 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.

## 19. 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](http://www.mcwra.co.monterey.ca.us).

## 20. 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.

## 21. 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.

## 22. INSPECTION-PRIOR TO LAND DISTURBANCE

**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, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

## 23. 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)

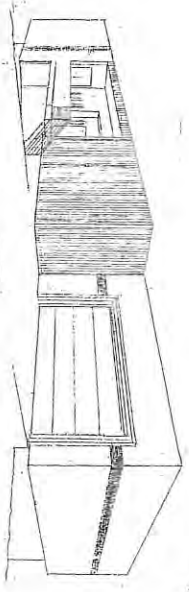
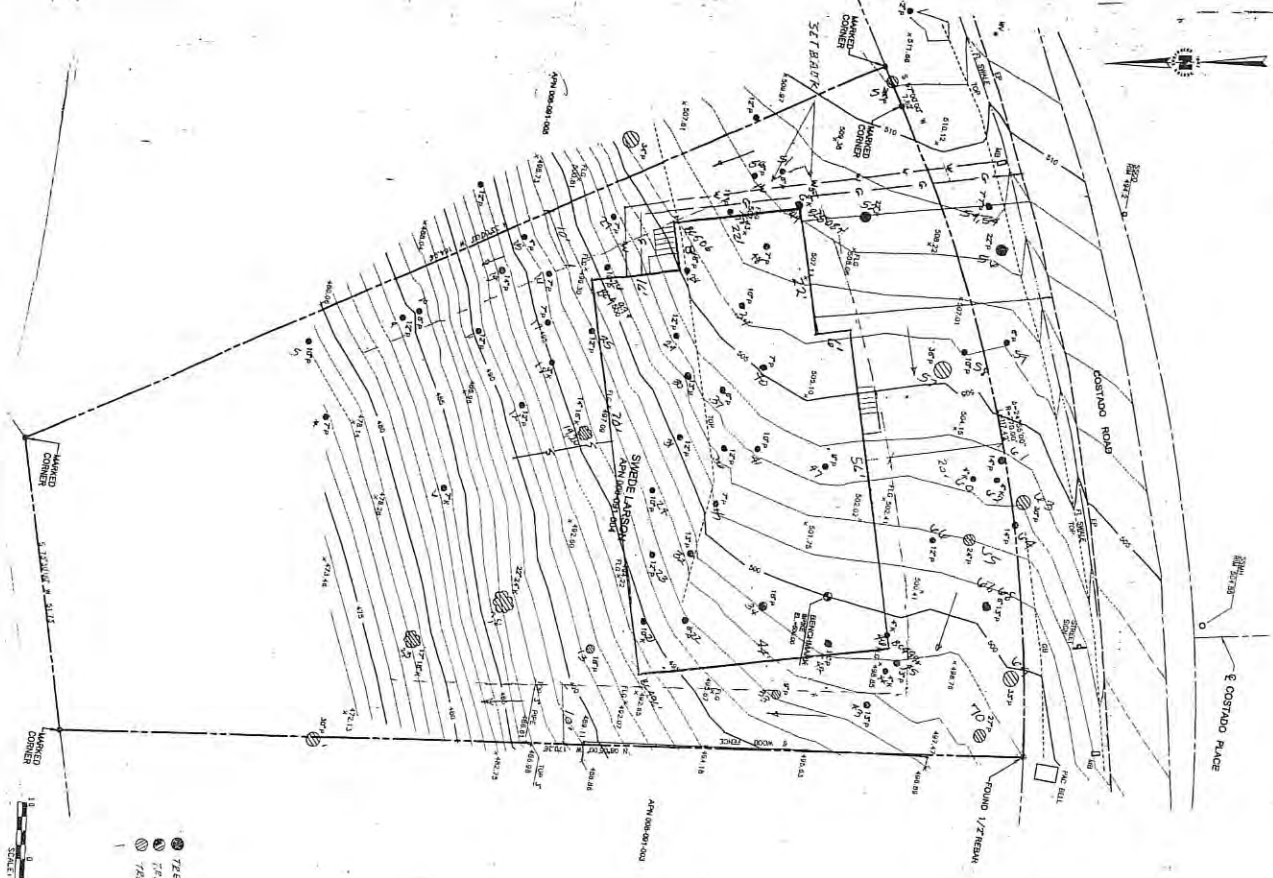
**Compliance or Monitoring Action to be Performed:** During construction, The applicant shall schedule an inspection with RMA-Environmental Services.

## 24. 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.



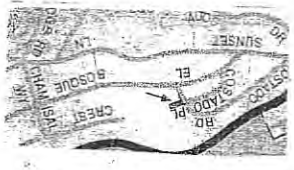
- INDEX**
- 1. TITLE SHEET
  - 2. FLOOR PLAN
  - 3. ELEVATIONS

**LOT DESCRIPTION**

LOT 19 BLK 207  
DELL MONTE FOREST SUB #2  
47N 00-031-004

**OWNER**

ROY S. LARSON  
3120 MIDDLE RANCH RD  
FERRIS BEACH, CA 93533  
TEL. (831) 333-0884



**LOCATION**

**SUMMARY**

UPPER FLOOR LIVING	14,520 SQ. FT.
LOWER FLOOR LIVING	2,095 SQ. FT.
GARAGE	709 SQ. FT.
<b>TOTAL</b>	<b>17,324 SQ. FT.</b>

**DESCRIPTION**

HOUSE IS A SINGLE STORY SINGLE  
FAMILY DWELLING WITH MOTHER  
IN LAW UNIT & DOUBLE GARAGE.  
PROPERTY IS STEEP DOWNHILL  
LOT WITH SEVERAL TREES & NO  
MAJOR SITE FEATURES.

**FLOOR AREA RATIO**

FLOOR AREA 3305  
LOT SIZE 14,520  
RATIO 23%

**SITE COVERAGE**

HOUSE AREA 3172 SQ. FT.  
LOT SIZE 14,520 SQ. FT.  
RATIO 22%

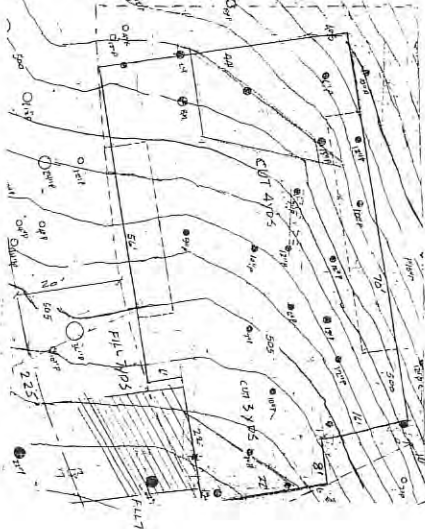


**ENGINEER**  
RENEE M. BARNES-CORREIA  
REGISTERED PROFESSIONAL ENGINEER  
CALIFORNIA  
DEC. 04. 00N

**LEGEND**

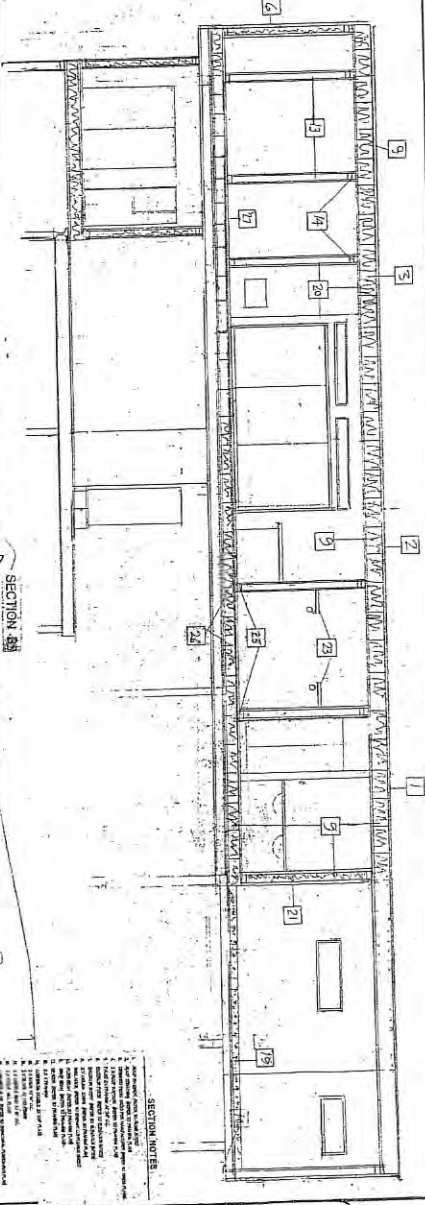
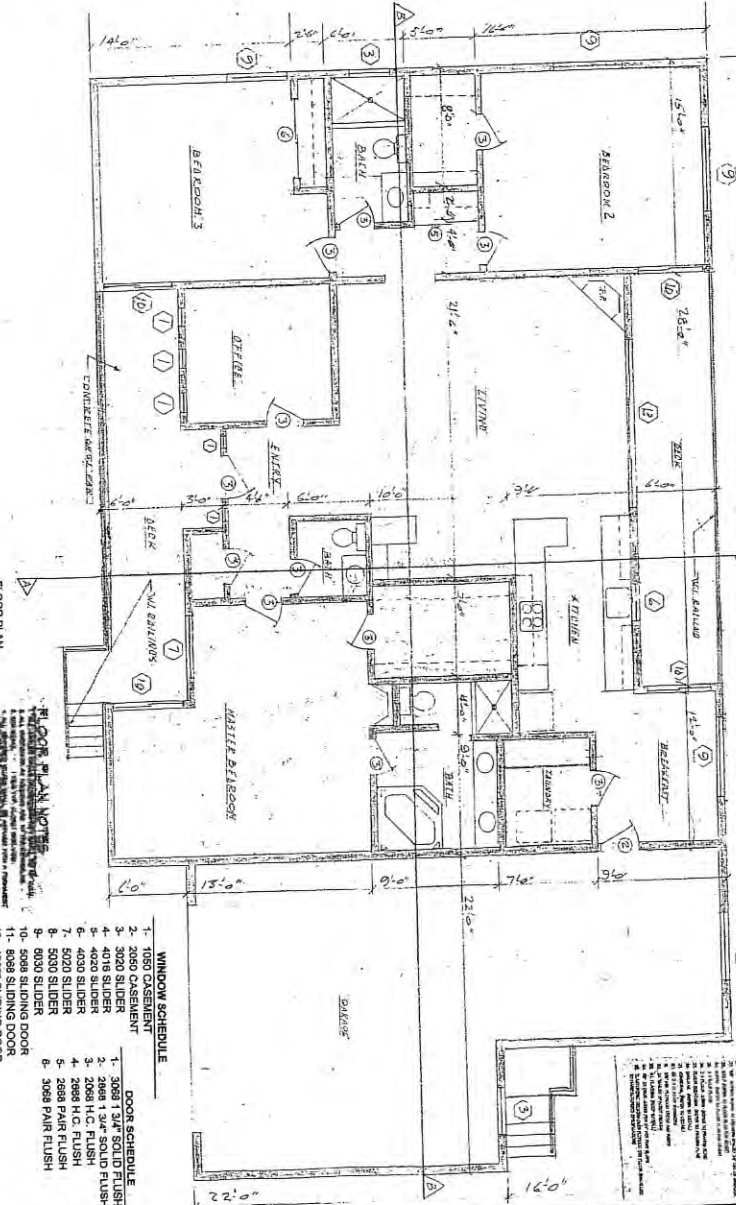
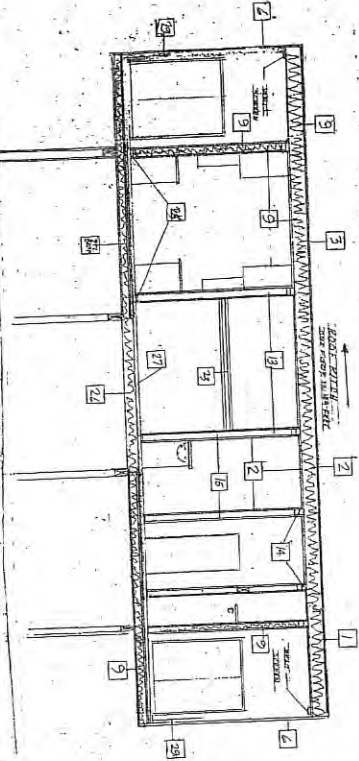
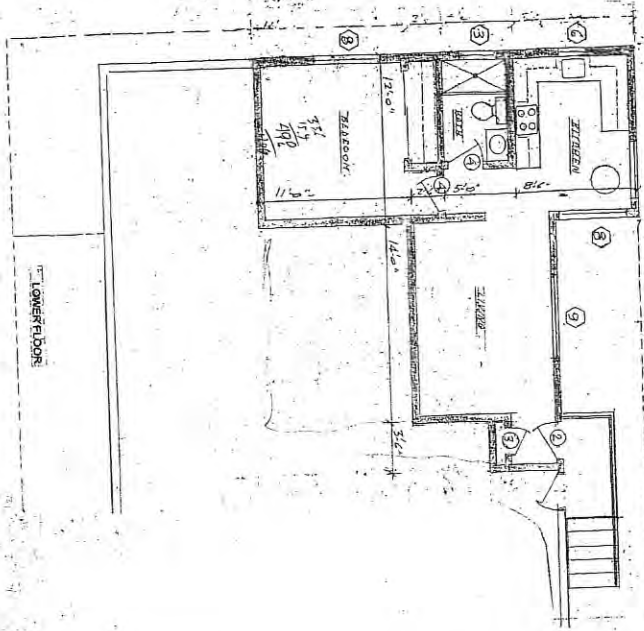
AN	ASSIGNED PANEL NUMBER
CD	CLEARWAY
EL	ELEVATION
EP	EDGE OF PAVEMENT
FL	FLOOR LINE
FD	FOUND
FS	FOUNDATION
GS	GRAVEL
GR	GRASS
HT	HEIGHT
IR	INTERSECTION
LA	LAND AREA
LS	LAND SURFACE
LT	LINE OF SLOPE
MP	MEAN POINT
NR	NORTH
OR	ORIGIN
PL	PROPERTY LINE
RM	ROAD MARK
SP	SPRING
TR	TERRAIN
UB	UTILITY
VE	VEGETATION
WV	WATER VALUE
WY	WATER YIELD
WZ	WATER ZONE

1. TREES TO REMOVE  
2. TREES TO CUT  
3. TREES TO REMAIN



**TITLE SHEET**

DATE	NOV 20 1994
DRAWN BY	RENEE M. BARNES-CORREIA
CHECKED BY	RENEE M. BARNES-CORREIA
PROJECT NO.	4051 COSTA



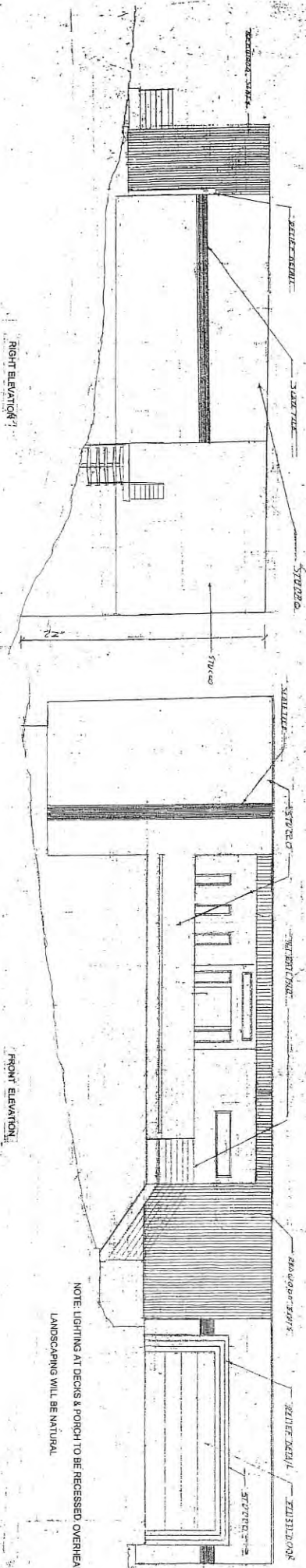
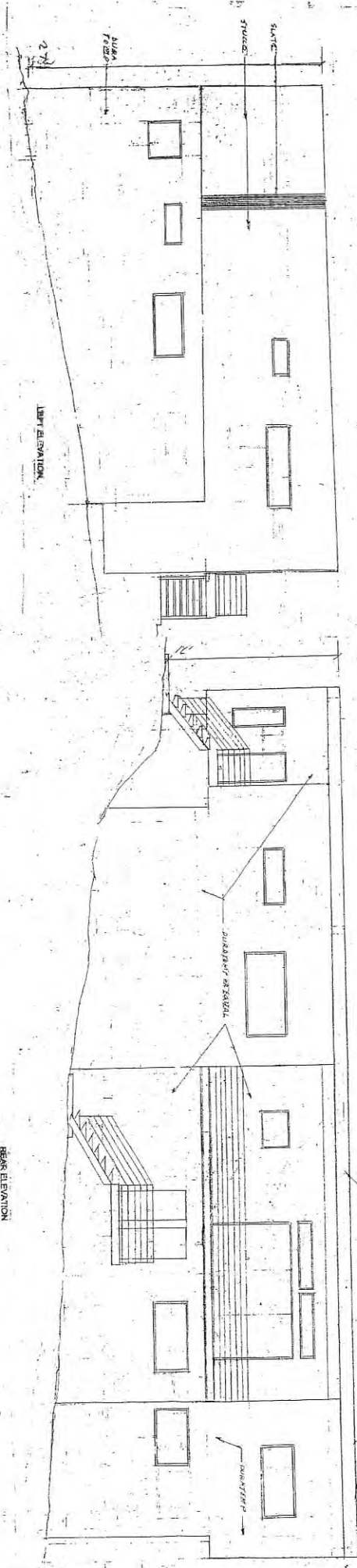
**FLOOR PLAN NOTE**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL WALLS ARE 8" THICK UNLESS NOTED OTHERWISE.  
 3. ALL DOORS ARE 3'-0" WIDE UNLESS NOTED OTHERWISE.  
 4. ALL WINDOWS ARE 6'-0" WIDE UNLESS NOTED OTHERWISE.  
 5. ALL FLOORS ARE 4" CONCRETE ON 8" GRAVEL UNLESS NOTED OTHERWISE.  
 6. ALL CEILING ARE 8" ACoustIC TILE UNLESS NOTED OTHERWISE.  
 7. ALL ROOF ARE 4" POLYSTYRENE INSULATION ON 2" GYP. BOARD ON 2" WOODEN JOIST UNLESS NOTED OTHERWISE.  
 8. ALL EXTERIOR WALLS ARE 8" CMU WITH 4" POLYSTYRENE INSULATION ON EXTERIOR SIDE UNLESS NOTED OTHERWISE.  
 9. ALL EXTERIOR ROOF ARE 4" POLYSTYRENE INSULATION ON 2" GYP. BOARD ON 2" WOODEN JOIST UNLESS NOTED OTHERWISE.  
 10. ALL INTERIOR WALLS ARE 5/8" GYP. BOARD ON 2" WOODEN STUD UNLESS NOTED OTHERWISE.  
 11. ALL INTERIOR CEILING ARE 8" ACoustIC TILE ON 2" WOODEN JOIST UNLESS NOTED OTHERWISE.  
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WINDOW SCHEDULE		DOOR SCHEDULE	
1-	2050 CASSETT	1-	3058 1 3/4" SOLID FLUSH
2-	3020 SLIDER	2-	2058 1 3/4" SOLID FLUSH
3-	4016 SLIDER	3-	2058 H.C. FLUSH
4-	4020 SLIDER	4-	2858 PAIR FLUSH
5-	4020 SLIDER	5-	2858 PAIR FLUSH
6-	5020 SLIDER	6-	3058 PAIR FLUSH
7-	6020 SLIDER		
8-	8020 SLIDER		
9-	8028 SLIDING DOOR		
10-	8028 SLIDING DOOR		
11-	8028 SLIDING DOOR		
12-	12088 SLIDING DOOR		

FLOOR PLAN	SECTIONS
4051 COSTADO ROAD	2

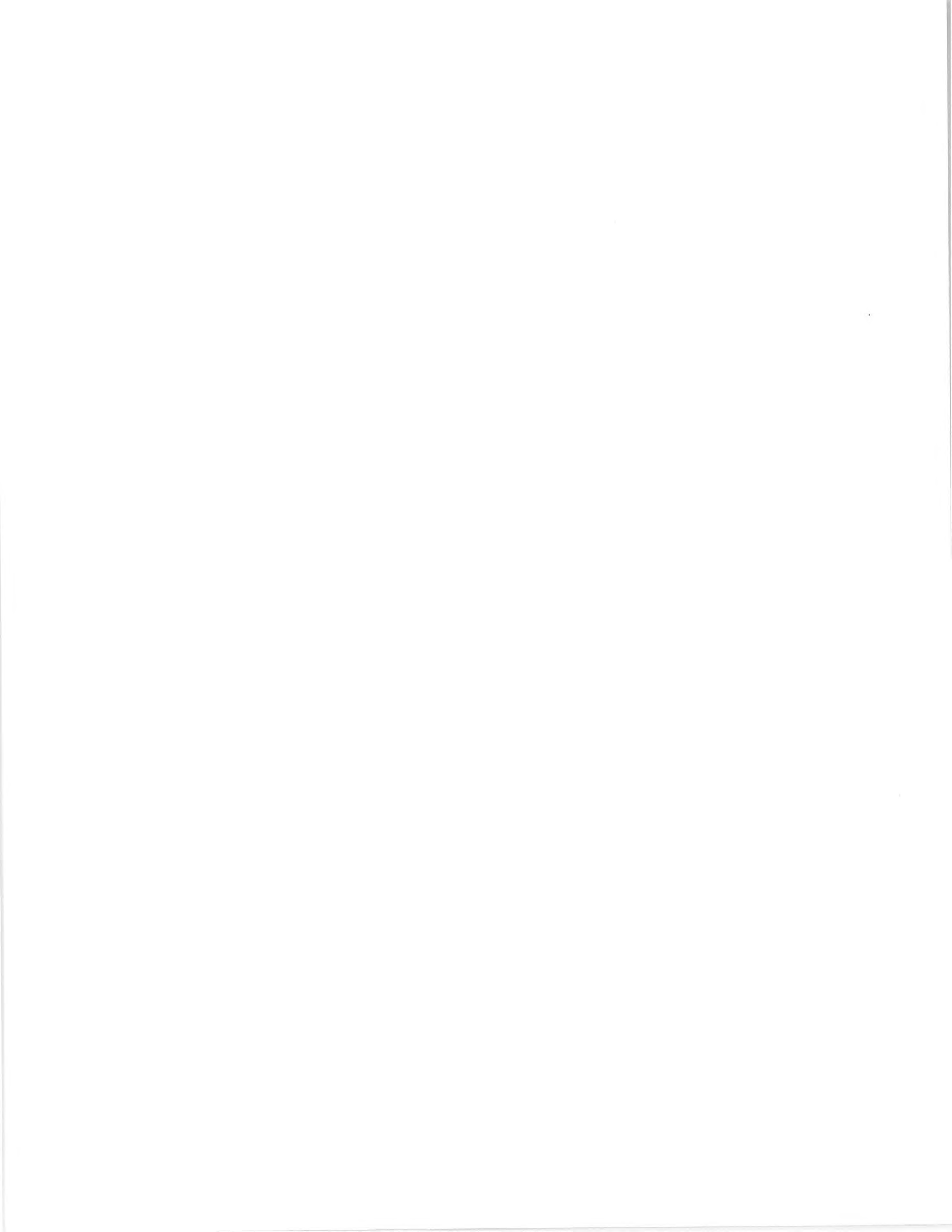
1/4" = 1'-0"





NOTE: LIGHTING AT DECKS & PORCH TO BE RECESSED OVERHEAD  
LANDSCAPING WILL BE NATURAL

ELEVATION	1
SCALE	1/4" = 1'-0"
PROJECT	4001 COSTADO ROAD
SHEET	3



# DEL MONTE FOREST

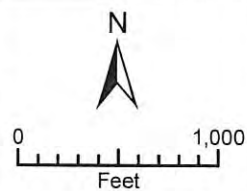


APPLICANT: LARSON

APN: 008-091-004-000

FILE # PLN140888

2500' Limit 300' Limit City Limits Water



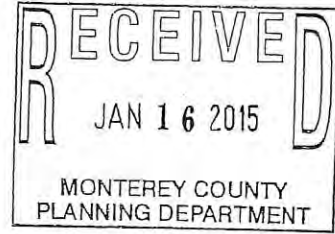
PLANNER: NAKAMURA





# Action by Land Use Advisory Committee Project Referral Sheet

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



Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **January 15, 2015**

**Project Title:** LARSON ROY S & LARSON JOAN TRS

**File Number:** PLN140888

**File Type:** PC

**Planner:** NAKAMURA

**Location:** 4051 COSTADO RD PEBBLE BEACH

**Project Description:**

Combined Development Permit consisting of: (1) a Coastal Administrative Permit to allow the construction of a 2,803 square foot single family dwelling with a 708 square foot garage; (2) a Coastal Administrative Permit to allow an attached 506 square foot accessory dwelling unit; (3) a Coastal Development Permit to allow the removal of 21 Pine trees and 2 Oak trees, ranging in diameter from 6"- 22"; and (3) a Design Approval. The property is located 4051 Costado Road, Pebble Beach (Assessor's Parcel Number 008-091-004-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

*Roy Larson*

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

PUBLIC COMMENT: None

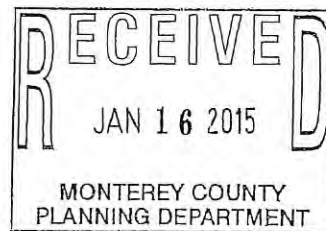
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

**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**

*NO copy of the tree report available for LUAC review but has been approved by the County.*



**RECOMMENDATION:**

Motion by June Stock (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: \_\_\_\_\_

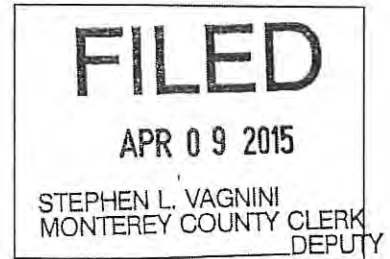
AYES: 5

NOES: 0

ABSENT: 2 (Verbanec, Szabo)

ABSTAIN: 0

County of Monterey  
 State of California  
**NEGATIVE DECLARATION**



<b>Project Title:</b>	Larson
<b>File Number:</b>	PLN140888
<b>Owner:</b>	Roy S. Larson and Joan Larson
<b>Project Location:</b>	4051 Costado Road, Pebble Beach
<b>Primary APN:</b>	008-091-004-000
<b>Project Planner:</b>	Ashley Nakamura
<b>Permit Type:</b>	Combined Development
<b>Project Description:</b>	Combined Development Permit to allow: 1) a Coastal Administrative Permit to allow the construction of a 2,803 square foot single family dwelling with a 708 square foot garage; 2) a Coastal Administrative Permit to allow an attached 506 square foot accessory dwelling unit; 3) a Coastal Development Permit to allow the removal of 21 Monterey pine trees and two coast live oak trees, ranging in diameter from 6"- 22"; and 3) a Design Approval.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

<b>Decision Making Body:</b>	Monterey County Zoning Administrator
<b>Responsible Agency:</b>	County of Monterey
<b>Review Period Begins:</b>	April 13, 2015
<b>Review Period Ends:</b>	May 13, 2015

**Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, 168 West Alisal St, 2<sup>nd</sup> Floor, Salinas, CA 93901 (831) 755-5025**

# MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING  
168 WEST ALISAL, 2<sup>ND</sup> FLOOR, SALINAS, CA 93901  
(831) 755-5025 FAX: (831) 757-9516



## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION MONTEREY COUNTY ZONING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Larson, File Number PLN140888) at 4051 Costado Road, Pebble Beach (APN 008-091-004-000) (see description below).

The Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency – Planning, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California. The Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link:

<http://www.co.monterey.ca.us/planning/docs/environmental/circulating.htm>

The Zoning Administrator will consider this proposal at a meeting on May 28, 2015 at 9:30 a.m. in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from April 13, 2015 to May 13, 2015. Comments can also be made during the public hearing.

**Project Description:** Combined Development Permit to allow: 1) a Coastal Administrative Permit to allow the construction of a 2,803 square foot single family dwelling with a 708 square foot garage; 2) a Coastal Administrative Permit to allow an attached 506 square foot accessory dwelling unit; 3) a Coastal Development Permit to allow the removal of 21 Monterey pine trees and two coast live oak trees, ranging in diameter from 6"- 22"; and 3) a Design Approval.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

**[CEQAcomments@co.monterey.ca.us](mailto:CEQAcomments@co.monterey.ca.us)**

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.



Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

**For reviewing agencies:** Resource Management Agency – Planning requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Agency if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey  
Resource Management Agency – Planning  
Attn: Mike Novo, Director of Planning  
168 West Alisal, 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: Larson; File Number PLN140888

From: Agency Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

- No Comments provided
- Comments noted below
- Comments provided in separate letter

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. California Coastal Commission
4. Association of Monterey Bay Area Governments
5. Monterey Bay Unified Air Pollution Control District
6. California Department of Fish & Wildlife, Marine Region, Attn: Brandon Sanderson (SLO)
7. Cal-Am Water Company
8. Pebble Beach Company (Water section)
9. Pebble Beach Community Services District
10. Del Monte Forest Conservancy
11. Roy & Joan Larson, Owner
12. The Open Monterey Project
13. LandWatch
14. Property Owners within 300 feet (**Notice of Intent only**)

#### **Distribution by e-mail only (Notice of Intent only):**

15. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: [galacatos@usace.army.mil](mailto:galacatos@usace.army.mil))
16. Emilio Hipolito ([ehipolito@nccrc.org](mailto:ehipolito@nccrc.org))
17. United Brotherhood of Carpenters & Joiners ([nedv@nccrc.org](mailto:nedv@nccrc.org))
18. Molly Erickson ([Erickson@stamplaw.us](mailto:Erickson@stamplaw.us))
19. Margaret Robbins ([MM\\_Robbins@comcast.net](mailto:MM_Robbins@comcast.net))
20. Michael Weaver ([michaelrweaver@mac.com](mailto:michaelrweaver@mac.com))
21. Monterey/Santa Cruz Building & Construction ([Office@mscbctc.com](mailto:Office@mscbctc.com))
22. Tim Miller ([Tim.Miller@amwater.com](mailto:Tim.Miller@amwater.com))

# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

### PLANNING

168 WEST ALISAL ST., 2<sup>nd</sup> FLOOR, SALINAS, CA 93901

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



## *INITIAL STUDY*

### *I. BACKGROUND INFORMATION*

**Project Title:** Larson

**File No.:** PLN140888

**Project Location:** 4051 Costado Road, Pebble Beach

**Name of Property Owner:** Larson, Roy and Joan

**Name of Applicant:** Larson, Roy and Joan

**Assessor's Parcel Number(s):** 008-091-004-000

**Acreage of Property:** .33 (14,520 square feet)

**General Plan Designation:** Residential

**Zoning District:** "MDR/4-D (CZ) [Medium Density Residential, 4 units per acre, with a Design Control Overlay (Coastal Zone)]"

**Lead Agency:** Monterey County Resource Management Agency - Planning

**Prepared By:** Ashley Nakamura – Assistant Planner

**Date Prepared:** March 25, 2015

**Contact Person:** Ashley Nakamura – Assistant Planner

**Phone Number:** (831) 755-5892

## **II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING**

### **A. Description of Project:**

The proposed project involves the construction of a single-family residence with an attached accessory dwelling unit, situated generally at the center of the front of the parcel. The project site is located approximately .02 miles to the east of the intersection of El Bosque Drive and Costado Road, Pebble Beach with California State Highway 68 approximately 450 feet to the east, which separates Pebble Beach from the incorporated City of Monterey.

The property owner has submitted an application to the County of Monterey for a Combined Development Permit including: 1) a Coastal Administrative Permit to allow the construction of a 2,803 square foot single family dwelling with a 708 square foot garage; 2) a Coastal Administrative Permit to allow an attached 506 square foot accessory dwelling unit; 3) a Coastal Development Permit to allow the removal of 21 Monterey pine trees and two coast live oak trees, ranging in diameter from 6"- 22"; and 3) a Design Approval. The project includes approximately 21 cubic yards of grading.

### **B. Surrounding Land Uses and Environmental Setting:**

The project site is an undeveloped building lot on Costado Road in the coastal section of Pebble Beach within the Huckleberry Hill planning area. The southern half of the lot is characterized by a slope running down from the road. The entire lot consists of Monterey Pine (*Pinus radiata*) forest with little to no understory present. The pine canopy is dense on this property with 100% canopy cover creating crowded conditions resulting in understory dieback. The understory that is present consists of Huckleberry (*Vaccinium* sp.). The site appears to be managed with little to no understory present due to shading in crowded growing conditions.

The forest consists of mature, over mature trees, and young immature trees. Plant associates on the project site include coast live oak (*Quercus agrifolia*), California huckleberry (*Vaccinium ovatum*), poison oak (*Toxicodendron diversilobum*), French broom (*Genista monspessulana*), California blackberry (*Rubus ursinus*), blue wildrye (*Elymus glaucus*), and tufted hairgrass (*Deschampsia caespitosa*) along with a mix of native and non-native herbaceous species. The property consists of a Monterey Pine (*Pinus radiata*) forest with interspersed coast live oaks (*Quercus agrifolia*).

Typical pests of the Monterey Pine tree consist of Red turpentine beetle (*Dendroctonus valens*) and engraver beetles (*Ips* spp.). However, tree mortality on the site is low with no presence of significant biotic stressors such as insects or disease.

The surrounding lands are characterized by medium density residential lots developed with single family residences. The surrounding and abutting properties do not have an equal amount of trees as this lot; the surrounding properties as like the majority of the properties within the vicinity have a more open crown/canopy. Understory on surrounding sites consists of mowed annual field grasses and French broom (*Genesta*) which are exotic plants.



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 Huckleberry Hill Planning area consists of 415 acres, and approximately half of the 415 acres is covered with Monterey pine forest habitat that is designated Open Space Forest and is part of the Huckleberry Hill Natural Habitat Area. This habitat area is intended to be preserved for its habitat and scenic resource value, and is designated Open Space Forest. The eastern portion of the Huckleberry Hill Planning Area consists of medium density residential development.

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*).

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.

Several special-status plants have been observed in the vicinity of the project site; however, the majority of them are associated with sandy soil. The entire project site is underlain by clay loam (Santa Lucia channery clay loam; USDA 2014), thus, the potential for many of the species to occur could be ruled out.

One special-status plant, Monterey pine is known to occur on-site. In addition, it was determined that olive-sided flycatcher and other migratory birds and raptors have the potential to utilize the site.

**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 within 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 removal of 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 PM<sub>10</sub> to be 2.2 acres of disturbance a day. As the project site is less than 2.2 acres in size, 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

General Plan Policy 12.1.3 states "*All proposed development, including land division, within high sensitivity zones shall require an archaeological field inspection prior to project approval.*" The subject property is situated in a "Moderate" archaeological sensitivity zone, as shown the Monterey County GIS database. As a result, an archaeological assessment was not prepared for the project site. Therefore, based on the designated sensitivity zone, the project is not anticipated to cause a substantial adverse change in 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, 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 construction area is relatively flat and has been situated to avoid 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. 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 residence and attached accessory dwelling unit 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 (CO<sub>2</sub>) 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 spaces through the construction of a single family dwelling and accessory dwelling unit. Ultimately GHG sources targeted in such plans generally involve relocations 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 construction 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 (Stevenson School), which is approximately 2.4 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 (California American Water Company). The project will receive water from Cal-Am purchased through the Pebble Beach Company water entitlements. The Pebble Beach Company water entitlements are not affected by the 2009 Cal-Am Water Cease and Desist Order from the Regional Water Board (Order WR 2009-0060). 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 Leslie Parker indicates that there are no wetlands or drainage ditches on the subject property. 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 on 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 with an attached accessory dwelling unit 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 with an attached accessory dwelling unit 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 and accessory dwelling unit on a 0.33 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 two additional dwelling units on the legal residential lot.

#### 14. Public Services.

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 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 single-family dwelling and an attached accessory dwelling unit, which will be served by public utilities and services. The project will receive water from Cal-Am purchased through the Pebble Beach Company water entitlements.

The Pebble Beach Company water entitlements are not affected by the 2009 Cal-Am Water Cease and Desist Order from the Regional Water Board (Order WR 2009-0060); gas, and electric will be provided by Pacific Gas & Electric, and sewage disposal by Pebble Beach Community Services District. The proposed development 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. Developments 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, 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.

Ashley Nakamura  
Signature

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Date

*Ashley Nakamura – Assistant 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
<b>Would the project:</b>					
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		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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.</p>					
<b>Would the project:</b>					
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.

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

**Discussion/Conclusion/Mitigation:**

The project involves the construction of a 2,803 square foot single family dwelling with an attached 506 accessory dwelling unit, resulting in the removal of 21 Monterey Pine and 2 coast live oak trees. A Tree Resource Assessment/Management Plan was prepared by Frank Ono, Urban Forester (August 12, 2014) to determine the number of trees that need to be removed for the project as well as recommending protection for retained trees. The forest on-site is predominantly uneven in age with the older trees in the 70 to 85 year range and interspersed with smaller diameter and shorter trees. In general the grouping of the trees, both mature and younger pines shade the forest floor and are retarding understory development. The pine canopy is dense on this property with 100% canopy cover and typical of an overcrowded site. Pine tree crowns appear to consist of a 30% or less live crown ratio with a considerable amount of deadwood

present on the older mature trees. Understory dieback is apparent on smaller trees. Stem spacing appears to be approximately 10 feet apart; understory dieback appears to be a product of shading in crowded growing conditions. No mitigation is proposed, and the site does not have sufficient room for replacement trees at a ratio of 1:1 for non-landmark trees as required by Monterey County Code; however, the forester recommends to maintain conifer presence on the site, existing conifer tree/saplings on the property should be protected and supplemented with additional planting of ten Monterey pines and two coast live oak trees, in addition to the property owner/applicant working with the Del Monte Forest Conservancy to find a suitable location within the Del Monte Forest for the replanting of 11 Monterey pine; resulting in an overall replacement at a ratio of 1:1 for non-landmark trees as required by Monterey County Code.

A Biological Survey/Assessment (BA) was prepared by Leslie Parker, Biologist (December 19, 2014) to determine whether impacts are significant and whether such impacts can be mitigated to a level of less than significant. The Biological Survey/Assessment concluded that aside from the Monterey pine, there are no locally known or suspected special plant species found to occur onsite.

The Biological Survey/Assessment (BA) prepared by Leslie Parker, Biologist (December 19, 2014) also concluded that the project site may have the potential to provide suitable nesting and/or roosting habitat for raptors and migratory birds including the olive-sided flycatcher, which is a California species of special concern known to breed in forested areas of the Monterey Peninsula. In order to minimize the potential for impacts to a less than significant level, the following non-standard condition of approval is proposed:

*"If construction activities will occur during the nesting season for raptors and migratory birds (February 15-August 15), the applicant shall retain a County approved biologist to conduct a survey of the construction footprint and a 500-foot buffer to determine if active migratory bird and/or raptor nests are present. If active nests are present, a 100-foot no-activity buffer for migratory bird nests and a 250-foot buffer for raptor nests shall be established. No construction-related activities shall occur within the no-activity buffer until the nest is deemed inactive by the County approved biologist. The size and activities permitted within the buffer could be adjusted through consultation with the County and California Fish and Wildlife (CDFW), as appropriate." (RMA - Planning)*

Therefore, no mitigation is required.

#### 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 (*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, 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 is composed of Monterey pine forest with little to no understory present (a small number of suppressed oaks are also present), and does not support any other type of native habitat or biologically sensitive values.

The understory that is present consists of Huckleberry (*Vaccinium* sp.). The site appears to be managed with little to no understory present due to shading in crowded growing conditions.

**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), United States Fish and Wildlife Service (USFWS) Critical Habitat Portal, and California Native Plant Society (CNPS) database. The BA identified several special status plants in the vicinity of the project site, but none had been reported nor were found onsite during the reported survey. Other than several Monterey pine located on site, none of the indigenous plants observed on the property have protection status. Sensitive habitat and/or nesting birds were not observed, however it was noted suitable habitat for the Olive-sided Flycatcher is present. 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. A non-standard condition of approval has been incorporated to restrict construction during the nesting season:

**Condition of Approval – Raptor/Migratory Bird Nesting**

*“If construction activities will occur during the nesting season for raptors and migratory birds (February 15-August 15), the applicant shall retain a County approved biologist to conduct a survey of the construction footprint and a 500-foot buffer to determine if active migratory bird and/or raptor nests are present. If active nests are present, a 100-foot no-activity buffer for migratory bird nests and a 250-foot buffer for raptor nests shall be established. No construction-related activities shall occur within the no-activity buffer until the nest is deemed inactive by the County approved biologist. The size and activities permitted within the buffer could be adjusted through consultation with the County and California Fish and Wildlife (CDFW), as appropriate.” (RMA - Planning)*

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 0.33 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 or 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, 70 Monterey Pines are located throughout the project site. A total of 21 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. The tree Resource Assessment Management Plan prepared by Frank Ono, states that the parcel does not have sufficient room to plant replacement trees at a ratio of 1:1; however, the report does recommend the protection of existing conifer tree/saplings existing on the property in addition to the planting of ten Monterey pine and two coast live oak. 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 – Monterey Pine**

Prior to Final Inspection, the property owner/applicant will be required to replant ten Monterey pine and two coast live oak on-site in areas with the greatest opening in the stand to allow for minimum competition, maximum sunlight and wind protection. Replacement trees should be five gallon stock or larger and spacing between trees should be at least eight feet apart. 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. The property owner/applicant shall contact the Del Monte Forest Conservancy to determine the best location within the Del Monte Forest for the replacement of the remaining 11 Monterey pine. In addition the property owner/applicant shall implement protection measures to maintain the existing tree/saplings.

#### **Reporting Action – Monterey Pine**

Prior to Final Inspection, the property owner/applicant will be required to replant/replace ten Monterey Pine and two coast live oak on-site, and consult with the Del Monte Forest Conservancy to determine the best location within the Del Monte Forest for replacement of 11 Monterey pine, for a total replacement/replanting of 21 Monterey Pine trees and two coast live oak.

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 0.33 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 residential development, 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 designed 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 within the vicinity of the project 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**

<b>Would the project:</b>	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)	<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)	<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)	<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)	<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**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 9, 10) 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, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 3, 6, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: 1, 3, 6, 9, 10)	<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, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**6. GEOLOGY AND SOILS**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 9, 10)	<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, 9, 10)	<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, 9, 10)	<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**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 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**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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, 9)	<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"/>
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, 9)	<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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 1, 2, 3, 6, 9)	<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, 9)	<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 <u>substantial erosion or siltation</u> on- or off-site? (Source: 1, 2, 3, 6, 9)	<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, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1, 2, 3, 6, 9)	<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, 9)	<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, 9)	<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, 9)	<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
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 3, 6, 9)	<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, 9)	<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)	<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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**11. MINERAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 6, 9)	<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, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Refer to Section IV above.

**12. NOISE**

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 9)	<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 expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 6, 9)	<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**

<b>Would the project:</b>	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, 9)	<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, 9)	<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, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Refer to Section IV above.

**14. PUBLIC SERVICES**

<b>Would the project result in:</b>	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, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: 1, 2, 3, 6, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source: 1, 2, 3, 6, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: 1, 2, 3, 6, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: 1, 2, 3, 6, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Refer to Section IV above.



**15. RECREATION**

<b>Would the project:</b>	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, 9)	<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, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Refer to Section IV above.

**16. TRANSPORTATION/TRAFFIC**

<b>Would the project:</b>	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"/>

**16. TRANSPORTATION/TRAFFIC**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**

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

### Discussion/Conclusion/Mitigation:

#### (a) - Less than Significant

The project as proposed and conditioned 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 construction, as conditioned 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 project has been designed 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, requiring replacement/replanting of removed species, and the requirement of a biological survey if construction occurs during nesting season (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](http://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 PLN140888 and the attached Initial Study / Proposed Negative Declaration.



## ***IX. REFERENCES***

1. Project Application/Plans (PLN140888)
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 December 19, 2014
7. "Tree Resource Assessment Management Plan", APN: 008-091-004-000, prepared by Frank Ono, Urban Forester, Certified Arborist, Pacific Grove, CA August 12, 2014.
8. "Biological Survey/Assessment", APN: 008-091-004-000, prepared by Leslie Parker, PMC, Biologist, Rancho Cardova, CA, December 19, 2014.
9. Monterey County GIS System and selected report for Assessor's Parcel Number 008-091-004-000.
10. 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](http://conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/Monterey/Documents/Tsunami_Inundation_Monterey_Quad_Monterey.pdf)

