MONTEREY COUNTY PLANNING COMMISSION

Meeting: December 14, 2011 **Time:** 10:00 A.M.	**Agenda Item No.:** 2
Project Description: Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval for the construction of a 800,000 gallon potable water storage tank for fire suppression adjacent to an existing 800,000 gallon tank; grading of approximately 2,100 cubic yards of cut and 1,400 cubic yards of fill; 2) a Coastal Development Permit to allow the removal of 74 Monterey pine trees; and 3) a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of 0.34 acres (Assessor's Parcel Number 008-111-014-000), and 0.39 acres (Assessor's Parcel Number 008-111-015-000) to merge the two parcels into one parcel of approximately 0.73 acres.	
Project Location: 4049 Sunset Lane, Pebble Beach	**APN:** 008-111-014-000 and 008-111-015-000
Planning File Number: PLN100608	**Owner / Agent:** Pebble Beach Community Service District
Planning Area: Del Monte Forest Land Use Plan	**Flagged and staked:** No
Zoning Designation: "MDR/4-D (CZ)" [Medium Density Residential, 4 units per acre with a Design Control Overlay District in the (Coastal Zone)]	
CEQA Action: Mitigated Negative Declaration adopted by Pebble Beach Community Service District Board of Directors	
Department: RMA - Planning Department	

RECOMMENDATION:
Staff recommends that the Planning Commission:

1) Consider Mitigated Negative Declaration adopted on December 10, 2010 by the Pebble Beach Community Service District Board of Directors;
2) Approve the Combined Development Permit as described above (PLN100608) based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit C**); and
3) Adopt a Mitigation Monitoring and Reporting Plan (**Exhibit C**).

PROJECT OVERVIEW:
The Pebble Beach Community Service District (PBCSD) has determined that it currently does not have capacity to meet current fire flow demands for fire suppression. As a result, PBCSD submitted an application to have the Planning Commission consider the development of an 800,000-gallon potable water storage tank to increase capacity for water storage for the purposes of fire suppression. The increased storage will provide for greater efficiency to render adequate fire protection services. The project will require the removal of 74 Monterey pine trees for the placement of the water tank on the property. A Lot Line Adjustment between two legal lots of 0.34 acres (Assessor's Parcel Number 008-111-014-000), and 0.39 acres (Assessor's Parcel Number 008-111-015-000) is proposed to merge the two parcels into one parcel of approximately 0.73 acres.

The PBCSD, acting as Lead Agency, prepared, circulated, and adopted a Mitigated Negative Declaration for the proposed Combined Development Permit. Monterey County is a Responsible Agency because of our permitting authority. As the decision-making body of a Responsible Agency, the Planning Commission must consider the information contained in the Mitigated Negative Declaration and affirm the conclusions therein prior to acting or approving the project. A copy of this document is attached for the Commission's consideration (**Exhibit F**). See attached **Exhibit B** for further discussion.

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

√ RMA - Planning Department

√ RMA - Public Works Department
√ Environmental Health Bureau
√ Water Resources Agency
√ PBCSD Fire Protection District
√ California Coastal Commission

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

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project includes a discretionary permit with an environmental document. The LUAC supported the project by a unanimous 4-0 vote with no suggested changes.

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

Ramon Montano, Assistant Planner
(831) 755-5169, montanor@co.monterey.ca.us
December 2, 2011

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Service District Fire Protection; Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Ramon Montano, Project Planner; Carol Allen, Senior Secretary; Pebble Beach Community Service District, Owner/Agent; The Open Monterey Project; Land Watch; Planning File PLN100608.

Attachments:

Exhibit A	Project Data Sheet
Exhibit B	Project Discussion
Exhibit C	Draft Resolution, including: • Conditions of Approval/Mitigation Monitoring and Reporting Plan • Site Plan, Elevations
Exhibit D	PBCSD Board Resolution No. 10-20 adopting the Mitigated Negative Declaration
Exhibit E	Huckleberry Hill Tank Initial Study/ Mitigated Negative Declaration (on CD)
Exhibit F	Vicinity Map
Exhibit G	Del Monte Forest Land Use Advisory Committee Land Use Advisory Committee Minutes

This report was reviewed by Laura Lawrence, Planning Services Manager.

EXHIBIT A

Project Information for PLN100608

Project Information:

Project Name:	PBCSD WATER STORAGE TANK PROJECT		
Location:	4049 SUNSET LN PEBBLE BEACH		
Permit Type:	Combined Development Permit		
Environmental Status:	Mitigated Negative Declaration	**Final Action Deadline (884):**	12/21/2011
Existing Structures (sf):	3925	**Coverage Allowed:**	35%
Proposed Structures (sf):	7850	**Coverage Proposed:**	N/A
Total Sq. Ft.:	11775	**Height Allowed:**	N/A
Tree Removal:	74 Monterey pine	**Height Proposed:**	N/A
Water Source:	PUBLIC	**FAR Allowed:**	35%
Water Purveyor:	CAL AM	**FAR Proposed:**	N/A
Sewage Disposal (method):	N/A	**Lot Size:**	31798.8
Sewer District:	PBCSD	**Grading (cubic yds.):**	3500

Parcel Information:

Primary APN:	008-111-014-000	**Seismic Hazard Zone:**	III
Applicable Plan:	Del Monte Forest LUP	**Erosion Hazard Zone:**	Moderate
Advisory Committee:	Del Monte Forest Advisory Committee	**Fire Hazard Zone:**	Very High
Zoning:	MDR/4-D(CZ)	**Flood Hazard Zone:**	X (unshaded)
Land Use Designation:	Residential	**Archaeological Sensitivity:**	Moderate
Coastal Zone:	Del Monte Forest	**Viewshed:**	Highly Sensitive
Fire District:	Pebble Beach CSD	**Special Setbacks on Parcel:**	Y

Reports on Project Parcel:

Soils Report #:	LIB110458
Biological Report #:	LIB110456
Geologic Report #:	N/A
Forest Management Rpt. #:	LIB110457
Archaeological Report #:	LIB110460
Traffic Report #:	N/A

EXHIBIT B

Background

The Pebble Beach Community Services District (PBCSD) identified the need for water system improvements after the 1987 Pebble Beach Wildland Fire. Initially PBCSD proposed a 600,000 gallon water tank project as part of the needed water system improvements for improving fire protection. That project, known as the Spruance Tank, initially identified in the District's expanded 1993 *Initial Study Water System Improvements for Fire Protection* (IS/ND) adopted in 1993. The District, working with the Coastal Commission, determined that environmental constraints might not allow the Spruance Tank to be constructed. Therefore, the District revaluated its fire flow storage requirements with the district and determined that the Huckleberry Hill site, in conjunction with the existing 800,000 gallon tank, would provide adequate fire flow by improving eliminating current deficiencies by increasing fire flow storage. The District then prepared an Initial Study which identified the need for mitigations (IS/MND) for the proposed Huckleberry Hill Tank.

Project Description

The PBCSD proposes to construct an 800,000-gallon potable water storage tank to increase fire flow storage for fire suppression along with a Design Approval (colors to match existing) and grading consisting of approximately 2,100 cubic yards of cut and 1,400 cubic yards of fill. The project will require the removal of 74 Monterey pine trees ranging in size of 6 to 11 inches accounting for approximately 60 of the 74 trees. Additionally, 14 Monterey pines ranging size from 12 to 23 inches will be removed to accommodate an appropriate site for the tank. Trees of this size are considered significant trees in the Del Monte Forest Land Use Plan and shall be replaced as recommended in the Forest Management Plan prepared for the project. No landmark trees will be removed. A Lot Line Adjustment between two legal lots of 0.34 acres (Assessor's Parcel Number: 008-111-014-000), and 0.38 acres (Assessor's Parcel Number: 008-111-014-000) is proposed. The adjustment will result in a single parcel of approximately 0.73 acres.

Project Issues

Potential impacts relative to Aesthetics, Air Quality, Biological Resources, Cultural Resources Geology and Soils, Noise, and Transportation and Traffic were identified in the Initial Study. Site investigations and technical reports determined that no significant impacts would occur as a result of the proposed project activities. Because the County is the responsible agency to oversee the implementation of the mitigations indentified in the PBCSD IS/MND, the County reviewed the mitigations and determined that all mitigations could be implemented through standard and non-standard conditions of approval. In order to insure that proper monitoring is maintained by the project proponent and property owner, the County will require the owner to enter into a Mitigation Monitoring Agreement to ensure that all mitigations completed and/or implemented during the course of the proposed development. The Initial Study is on file in the office of RMA-Planning Department and is hereby incorporated by reference (PLN100608).

California Environmental Quality Act (CEQA) review

In accordance with the California Environmental Quality Act (CEQA), PBCSD assumed Lead Agency and prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project (PLN100608). The Initial Study identified the potential for significant impacts. The County is acting as a Responsible Agency in this case because of our permitting authority. As a Responsible Agency, the Planning Commission must consider the information contained in the Initial Study (IS/MND) on the project and affirm the conclusions of the initial study prior to acting upon or approving the project so that no separate CEQA action is required by the County.

Recommendation

The project is found to be consistent with the 1982 Monterey County General Plan, the Del Monte Forest Area Land Use Plan, the Coastal Implementation Plan Part 5, and the Monterey County Zoning Ordinance (Title 20). Therefore, staff recommends that the Planning Commission approve the project as requested in the resolution contained herein.

EXHIBIT C
DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of: Pebble Beach Community Service District **(PLN100608)**
RESOLUTION NO. ----
Resolution by the Monterey County Zoning Administrator:

1) Consider the Mitigated Negative Declaration adopted on December 10, 2010 by the Pebble Beach Community Service District Board of Directors;
2) Approve the Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval for the construction of a 800,000 gallon potable water storage tank for fire suppression adjacent to an existing 800,000 gallon tank; grading of approximately 2,100 cubic yards of cut and 1,400 cubic yards of fill; 2) a Coastal Development Permit to allow the removal of 74 Monterey pine trees; and 3) a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of 0.34 acres (Assessor's Parcel Number 008-111-014-000), and 0.39 acres (Assessor's Parcel Number 008-111-015-000) to merge the two parcels into one parcel of approximately 0.73 acres; and
3) Adopt a Mitigation Monitoring and Reporting Plan.

[PLN100608, Pebble Beach Community Service District (PBCSD), 4049 Sunset Lane, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-111-014-000 008-111-015-000)].

The PBCSD application (PLN100608) came for public hearing before the Monterey County Planning Commission on December 14, 2011. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies, which designate this area appropriate for this type of 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:
   - Del Monte Forest Land Use Plan;
   - The 1982 Monterey County General Plan;
   - Monterey County Zoning Ordinance (Title 20);
   - Monterey County Subdivision Ordinance (Title 19); and
   - Monterey County Coastal Implementation Plan Part 5;

   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 4049 Sunset Lane, Pebble Beach (APN: 008-111-014-000 and 008-111-015-000). The parcel is zoned "MDR/4-D (CZ)" (Medium Density Residential, 4 units per acre with a Design Control Overlay District in the Coastal Zone), which allows for public utility facilities. Therefore, the project would be allowed for this site as a conditional use.

c) The subject property is located within a Design Control District, which provides for the regulation of location, size, configuration, materials, and colors of structure where the design review is appropriate to assure protection of the public viewshed, neighborhood character, and visual integrity of certain developments.

d) The proposed project is not located within the critical viewshed as defined in Section 20.147.070, as determined by staff's field investigation, and analyzed in the environmental document prepared for the project. Mitigations have been incorporated as conditions of approval to reduce the visual impacts to the surrounding neighborhood.

e) The project planner conducted a site inspection in May and November of 2011 to verify that the project on the subject parcel conforms to the plans listed above.

f) Tree removal is in accordance with the Forest Management Plan prepared for the project. 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 Part 5 per Section 20.147.050. See Finding No. 3.

g) The proposed lot line adjustment is found to comply with the requirements under Title 19 of the Monterey County Subdivision Ordinance Coastal Zone per Section (19.09.05. and 19.09.025), and the Coastal Implementation Plan Title 20 Part 5. See Finding No. 9.

h) The project was referred to the Del Monte Forest (DMF) Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project includes environmental review and a Design Approval that requires approval at a public hearing. The DMF LUAC supported the project by a unanimous vote 4-0 with no concerns or issues or suggested changes.

i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100608.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Bureau, Water Resources Agency, and the California Coastal Commission. 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) Potential impacts identified in the Initial Study/Mitigated Negative Declaration (IS/MND), prepared for Pebble Beach Community Service District project are referenced under file number (PLN100608/PBCSD). Mitigations have been incorporated in conjunction with County conditions to ensure the project does not have a significant affect on the environment. Technical reports by outside biological, geological, and Forester consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
- "*Biological Assessment for the Sunset Lane Water Tank Alternative Site Project for Assessor's Parcel Number 008-111-014-000 and 008-111-015-000*" Library No. LIB110456 prepared by Denise Duffy & Associates, Inc. Monterey, CA, dated June 10, 2010.
- "*Geotechnical Investigation for Huckleberry Hill Water Tank for Assessor's Parcel Number 008-111-014-000 and 008-111-015-000*" Library No. LIB110458 prepared by Pacific Crest Engineering Inc., Watsonville CA, dated April 4, 2011.
- "*Forest Management Plan for Pebble Beach Community Services District for the Sunset Lane Water Tank (Alternate Site) for Assessor's Parcel Number 008-111-014-000 and 008-111-015-000*" Library No. LIB110457 prepared by Staub Forestry and Environmental Consulting Monterey, CA, dated May 7, 2010.
- "*Preliminary Cultural Resources Reconnaissance for Water System Improvements in 5 locations in Pebble Beach*" Library No. LIB110460, dated April 21, 1993.

c) The project planner conducted a site inspection in May and November of 2011 to verify that the project on the subject parcel conforms to the plans listed above.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development can be found in Project File PLN100608.

3. **FINDING:** **TREE REMOVAL** –The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and the associated Coastal Implementation Plan Part 5.

EVIDENCE: a) The project includes an application for the removal of 74 Monterey pine 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 Permit is required and the authority to grant said permit has been met.

b) The Coastal Implementation Plan per Section 20.147.050 requires that "a Coastal Development Permit must first be obtained for the removal of trees or other major vegetation." The proposed tree removal was analyzed through an Initial Study with a Forest Management Plan. The Forester determined that the tree removal was the minimum necessary to satisfy the project.

c) The project area consists of 0.73 acres; however there are four parcels that support the water facility. The parcels comprise approximately 1.2 acres total. The Forest Management Plan identified 14 trees that are considered significant as defined under Section 20.147.050.D of the Coastal Implementation Plan Part 5. Of the 74 trees to be removed, 60 are 6 to 11 inches in diameter, 14 are 12 to 23 inches in diameter. No landmark trees will be removed. The report also determined that the majority of trees less than 9 inches in diameter are in relatively poor condition due to overcrowding. Therefore, the Forest Management Plan recommends that the replacement of 14 significant trees would be appropriate tree replacement mitigation. The Land Use Plan allows for less replacement if it is not in the best interest of the of the forest resources to replace the trees on a 1-to-1 basis due to overcrowding.

d) Additional measures for tree protection during construction have been incorporated as conditions of approval which may include, tree protection zones and trunk protection.

e) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. The County required the applicant to combine lots 008-111-014-000 and 008-111-015-000 in order to construct the proposed water tank on a single lot without the encumbrance of a property line dividing the tank. This also facilitated the placement of the tank on the combined 0.73 acre to accommodate proper access and equipment placement. The limited area allowed for the tank placement on this site is what justifies the removal of protected vegetation.

f) The removal of the trees identified will not involve a risk of adverse environmental impacts. The Forest Management Plan recommendations and mitigations shall be adopted to insure minimal impact to forest resources while enhancing the existing conditions of the forest resources on the site, with consideration of off-site affects to the immediate forest resources. Therefore, the project, as mitigated and conditioned, meets the objective of the long-term preservation of the forest resources as discussed in the Del Monte Forest Land Use Plan.

g) Staff conducted a site inspection in May and November of 2011 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.

h) The application plans, and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100608.

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 RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health, Water Resources Agency, and the California Coastal Commission. The respective departments/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 site has public water from Cal Am. The project will not generate wastewater so a connection to public sewer is not required. The Environmental Health Bureau reviewed the project application and did not require any conditions.

c) The proposed project will promote the safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood by providing additional water storage capacity for fire fighting to a very high fire hazard area.

d) Preceding findings and supporting evidence for PLN100608.

5. **FINDING:** **NO VIOLATIONS** - The subject property complies with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE: a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

b) The project planner conducted a site inspection in May and November of 2011 to verify that the project on the subject parcel conforms to the plans listed above.

c) The application plans, and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100608.

6. **FINDING:** **CEQA/MITIGATED NEGATIVE DECLARATION:** Based on the whole record before the Planning Commission, there is no substantial evidence that the proposed project as designed, mitigated and conditioned, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

a) In accordance with the California Environmental Quality Act (CEQA), the Pebble Beach Community Service District (PBCSD) assumed Lead Agency and prepared an Initial Study/Mitigated Negative Declaration (MND) for the proposed project. The scope of analysis included all the work proposed under the PLN100608 to increase capacity for water storage under the development of the service district. The increased

storage will provide for greater efficiency to render adequate fire protection since the district has determined that it currently does not have capacity to meet current fire flow demands for fire suppression.

b) On December 10, 2010 the Pebble Beach Community Services District Board of Directors adopted, under Resolution No. 10-20, an Initial Study and Mitigated Negative Declaration (IS/MND) for water system improvements for fire protection Huckleberry Hill Water Storage Tank Project. The project identified in the Initial Study and as described in this report is as follows: Combined Coastal Development Permits to allow the construction of an 800,000-gallon water storage tank for fire suppression, which will require the removal of 74 Monterey pine trees for the placement of a 800,000 gallon water tank for the purpose of increasing storage capacity to meet current fire flow demands for fire suppression that the district provides for the Del Monte Forest Area. The lot line adjustment between Assessor's Parcel Number 008-111-014-000 and 008-111-014-000 will result in a single parcel of approximately 0.73 acres to facilitate the construction of the water tank onto a single parcel to avoid building across the existing property lines.

c) The IS/MND identifies potential impacts relative to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Noise, Transportation and Traffic. Site investigations and technical reports, determined that no significant impacts would occur as a result of the proposed project. The Initial Study is on file in the office of RMA-Planning Department and is hereby incorporated by reference (PLN100608).

d) Monterey County is acting as a Responsible Agency in this case because of our permitting authority. The Planning Commission must review and considered the information contained in the Environmental Document Initial Study (IS/MND) on the project.

e) The Monterey County Planning Commission affirms conclusions of the Pebble Beach Community Service District initial study. As such, the County as a Responsible Permitting Agency requires no separate CEQA action. The County has incorporated the mitigations as conditions of approval and has required a Mitigation Monitoring and Reporting Plan to ensure that all mitigations completed and/or implemented during the course of the proposed development.

f) There are no unusual circumstances related to the project or property that would require additional review.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No access is required as part of the project because no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan can be demonstrated.

b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 15, the Recreational Facilities

Map and Figure 16, the Shoreline Access Map of the Del Monte Forest Land Use Plan).

c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

d) The application plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100608.

e) The project planner conducted a site inspection in May and November of 2011 to verify that the project on the subject parcel conforms to the plans listed above.

8. **FINDING:** **LOT LINE ADJUSTMENT** – Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states that lot line adjustments may be granted based upon the following findings:

1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;
3. The parcels resulting from the lot line adjustment conforms to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

EVIDENCE: a) The property has a zoning designation of "MDR/4-D (CZ) or [Medium Density Residential, 4 acres per unit with a Design Control Overlay (Coastal Zone)].

b) The project is a Lot Line Adjustment between two legal lots of 0.34 acres (Assessor's Parcel Number: 008-111-014-000), and 0.39 acres (Assessor's Parcel Number: 008-111-015-000). The adjustment will result in a single parcel of approximately 0.73 acres.

c) The lot line adjustment is between more than one and less than four existing adjacent parcels. The lots are contiguous and front onto Sunset Lane.

d) The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be adjusted and one legal parcel of record will result from the adjustment. No new parcels will be created.

e) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 20). Staff verified that the subject property complies with all rules and regulations pertaining to the use of the property and that no violations exist on the property. The density requirements are not applicable to water tank lots. The site is one of 4 existing lots of record used the storage of drinking water for the California American Water Company (Cal Am). The Pebble Beach Community Services District controls lots on APNs -014 and -015 (to be combined). The current use is allowed under Title 20, which provides for Public-Quasi Public uses such as public utility facilities. The project, as proposed, is consistent with the 1982 General Plan Goal 31.1 to insure ongoing planning for public services and facilities. During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- The 1982 Monterey County General Plan;

- Del Monte Forest Land Use Plan;
- Monterey County Coastal Implementation Plan Part 5;
- Monterey County Zoning Ordinance (Title 20); and
- Monterey County Subdivision Ordinance (Title 19)

f) No existing easements or existing infrastructure will be affected as a result of the proposed lot line adjustment.

g) As exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. In order to appropriately document the boundary changes, a Certificate of Compliance for the new lot is required per a condition of approval.

h) The project planner conducted a site inspection May and November of 2011 to verify that the project would not conflict with zoning or building ordinances.

i) The application plans, and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100608.

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 allows an appeal to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Section 20.86.080 Monterey County Zoning Ordinance (Coastal Commission) allows the project to be appealed by/to the California Coastal Commission because the subject property is located between the sea and the first through public road and is a conditional use allowed subject to a Coastal Development Permit.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Minor Subdivision Committee does hereby:

1. Consider the Mitigated Negative Declaration adopted on December 10, 2010 by the Pebble Beach Community Service District Board of Directors;
2. Approve the Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval for the construction of a 800,000 gallon potable water storage tank for fire suppression adjacent to an existing 800,000 gallon tank; grading of approximately 2,100 cubic yards of cut and 1,400 cubic yards of fill; 2) a Coastal Development Permit to allow the removal of 74 Monterey pine trees; and 3) a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of 0.34 acres (Assessor's Parcel Number 008-111-014-000), and 0.39 acres (Assessor's Parcel Number 008-111-015-000) to merge the two parcels into one parcel of approximately 0.73 acres, in general conformance with the attached sketch and subject to the attached conditions and mitigations, all being attached hereto and incorporated herein by reference; and
3. Adopt the attached Mitigation Monitoring and Reporting Program.

PASSED AND ADOPTED this 14th day of December, 2011 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:

NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary to the Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION / BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION / CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

(Coastal Projects)
THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT 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 the Monterey County Planning Department and Building Services Department office in Salinas.

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

Form Rev. 09-22-2011

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN100608

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN100608) allows a Coastal Development Permit and Design Approval for the construction of a 800,000 gallon potable water storage tank for fire suppression adjacent to an existing 800,000 gallon tank; grading of approximately 2,100 cubic yards of cut and 1,400 cubic yards of fill; 2) a Coastal Development Permit to allow the removal of 74 Monterey pine trees; and 3) a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of 0.34 acres (Assessor's Parcel Number 008-111-014-000), and 0.39 acres (Assessor's Parcel Number 008-111-015-000) to merge the two parcels into one parcel of approximately 0.73 acres. The property is located at 4049 Sunset Lane, Pebble Beach (Assessor's Parcel Numbers 008-111-015-000 and 008-111-014-000), Del Monte Forest Area, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 the RMA - Planning Department. 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 Department)

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: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a notice which states: "A Combined Development Permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Number 008-111-014-000 and 008-111-015-000 on December 14, 2011. The permit was granted subject to 25 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

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 Department.

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

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 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, 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 Department)

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 Department for review and signature by the County.

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

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

Responsible Department: Planning Department

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. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis. Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department 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. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 2 years, to expire on December 14, 2013 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

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 Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

6. PD016 - NOTICE OF REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A(n)
-"Biological Report" Library No. 110456 prepared by Denise Duffy & Associates, Inc. Monterey, CA, dated June 10, 2010.
-"Geotechnical Report" Library No. 110458 prepared by Pacific Crest Engineering Inc., Watsonville CA, dated April 4, 2011.
-"Forest Management Plan" Library No. 110457 prepared by Staub Forestry and Environmental Consulting Monterey, CA, dated May 7, 2010.
-"Archaeological Report" Library No. 080227 dated April 21, 1993
and are on record in the Monterey County RMA - Planning Department. All development shall be in accordance with these reports." (RMA - Planning Department)

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 the RMA - Planning Department.

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 Department.

7. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional certificates of compliance for the newly configured parcels.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Concurrent with recording the Record of Survey, the Owner/Applicant/Surveyor shall submit legal descriptions for each newly configured parcel as prepared by the Surveyor. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the certificates.

8. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

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

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 the RMA - Planning Department 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 the RMA-Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

9. PD010 - EROSION CONTROL PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services.
(RMA - Planning Department and RMA - Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.

10. PD009 - GEOTECHNICAL CERTIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant/Geotechnical Consultant shall submit certification by the geotechnical consultant to the RMA-Building Services Department showing project's compliance with the geotechnical report.

11. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning Department

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 Department. (RMA - Planning Department and Building Services Department)

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.

12. PD038 - WATER TANK APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The water tank shall be painted an earth tone color to blend into the area and landscaped (including land sculpturing and fencing, where appropriate), subject to the approval of the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proposed color of water tank and landscaping plans to the RMA - Planning Department for review and approval.

Prior to final inspection or occupancy, the Owner/Applicant shall provide evidence to the Director of the RMA - Planning Department that the water tank has been painted and the landscaping has been installed according to the plans approved by the RMA - Planning Department.

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

13. EHSP01 - NON-STANDARD CONDITONS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Plans for the construction of the water storage tank must to be submitted to the California Department of Public Health, Division of Water and Environmental Management, Monterey Office, for review and permitting.

Compliance or Monitoring Action to be Performed: The California Department of Public Health, Division of Water and Environmental Management, has jurisdiction and authority over permitting water storage tanks over 100,000 gallons, authorized by State Code.
Owner/Applicant, prior to issuance of building permit.

14. PD006 - MITIGATION MONITORING

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan 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 mitigation monitoring agreement.
(RMA - Planning Department)

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 agreement with the County to implement a Mitigation Monitoring Program.

2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.

15. SPD002 -LANSCAPE SCREENING AND REVEGITIATION PLAN & MAINTENANCE (NON STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: (NON-STANDARD CONDITION) Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. 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 incorporate Mitigation Measure 1-1 TO require the tank to be screened from view by landscaping. 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, either landscaping shall be 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 Department. 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 Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning Department 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 final of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the Mitigation Measures 1-1 and 1-4 are complied with in accordance to the PBCSD adopted mitigation Monitoring Plan. 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 Department.

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.

16. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works Department

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

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

17. MITIGATION MEASURE #1-1

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure:

Aesthetic impacts:
1. Monterey County Coastal Implementation Plan (CIP), Regulations for Development in the Del Monte Forest (DMF) Land Use Plan Area (Chapter 20.147 CIP) would be implemented.

2. The tank would be painted dull green or earth tones to blend into the surrounding environment

3. The tank would be screened from view by landscaping. The landscape plan includes an overstory of Monterey pine and an understory of various locally occurring species including toyon, coffeeberry, ceanothus, manzanita and coyote bush.

Compliance or Monitoring Action to be Performed:

1. Confirm that measures are in the construction specifications for the project.

2. Verify that landscaping has been installed.

18. MITIGATION MEASURE # 1-2

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure:

Mitigation Measure for Construction period air quality impacts:
1. Exposed soils would be watered twice daily during construction to reduce dust and particulate emissions.

2. Construction equipment would be kept tuned according to specifications.

Compliance or Monitoring Action to be Performed:

1. Confirm that measures are in the construction specifications for the project.

2. PBCSD inspector to verify that dust control measures are implemented during construction

19. MITIGATION MEASURE #1-3

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure:

Biological resource impacts:
1. Native trees, shrubs and grasses would be replanted as appropriate at the Huckleberry Hill Tank site.

2. The project will comply with Regulations for Coastal Development Permits (Chapter 20.140)

3. The project will comply with Monterey County Coastal Implementation Plan (CIP), Regulations for Development in the Del Monte Forest (DMF) Land Use Plan Area (Chapter 20.147 CIP)

Compliance or Monitoring Action to be Performed:

1. Confirm that measures are in the construction specifications for the project.

2. Confirm that appropriate permits have been obtained

3.Confirm that site is revegetated appropriately.

20. MITIGATION MEASURE #1-4

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure:

Vegetation impacts:
1. At least 14 Monterey pines would be planted at the tank site as part of the landscaping plan. All replacement trees shall be maintained in good condition. Occasional watering during dry months may be necessary during the first year or two after planting. If desired and appropriate for the site, coast live oaks may be substituted for up to one-fifth of the replacement plantings.

2. Trees not planned for removal shall be protected during construction to the maximum extent feasible. This shall include the use of exclusionary fencing such as hay bales, orange cyclone fencing, and or protective wood barriers. Only certified weed-free straw shall be used so as to avoid the introduction of non-native invasive species. Protective fencing shall be placed so as to keep construction vehicles and personnel from impacting trees adjacent to the project site outside of work limits.

3. Bare soil shall be seeded with California Department of Food and Agricultural (CDFA) recommended seed mix from locally adapted species to preclude the invasion of noxious weeds at the project site.

4. All French broom plants removed from the project site shall be hauled to the landfill with specific instructions not to include the vegetation in composting.

Compliance or Monitoring Action to be Performed:

1. Confirm that measures are in the construction specifications for the project.

2. Confirm that protections measures are in place for trees not planned for removal

3. Confirm that trees have been replaced as specified and soil seeded.

21. CONDITION MEASURE #1-5

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure:

Impacts to nesting birds:
Construction activities that may affect nesting raptors (e.g. vegetation or tree removal) should be timed to avoid the nesting season, if feasible. Specifically, vegetation and/or tree removal should be scheduled after September 1 and before January 31, if feasible. Alternatively, pre-construction surveys shall be conducted for nesting raptors within 300 feet of proposed construction activities if construction is to be initiated between February 1 and August 1. Preconstruction surveys should be conducted no more than 15 days before the start of construction. If raptor nests are identified during the preconstruction surveys, the DFG shall be contacted and an appropriate no-disturbance buffer should be imposed within which no construction activities or disturbance should take place (generally 300 feet in all direction) until the young of the year have fledged and are no longer reliant upon the nest of parental care for survival, as determined by a qualified biologist and the DFG.

Compliance or Monitoring Action to be Performed:

1. Confirm that measures are in the construction specifications for the project.

2. Confirm that trees are removed or surveys performed before nesting season.

3. Confirm bird protection is implemented as needed during construction

22. MITIGATION MEASURE #1-6

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure:

Cultural Resource Impacts:
Should any archaeological resources or human remains be encountered during construction, all work within a 50-meter (150-foot) radius of the find shall be immediately halted. A qualified archaeologist shall be contacted to conduct field investigations to evaluate the nature and significance of the discovery and to prepare a report recommending appropriate mitigation measures. The mitigation measures contained in the archeological report shall be implemented by incorporating them into the project¿s plans and specifications.

Compliance or Monitoring Action to be Performed:

1. Confirm that measures are in the construction specifications for the project.

2. Confirm that any cultural resources uncovered during construction are treated in accordance with recommendation from a consulting archaeologist

23. MITIGATION MEASURE #1-7

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure:

Exposure to geologic hazards and potential for erosion:
1. The project would comply with Monterey County Grading and Erosion Control Ordinances (Chapter 16.08 and 16.12)

2. The project would comply with Monterey County County-wide Geologic Policy Guidelines (Chapter 20.147.060)

3. Facilities would be designed to withstand ground accelerations of 0.4 g or greater.

4. Plans and specifications would include recommendations contained in the geotechnical report for the project.

Compliance or Monitoring Action to be Performed:

1. Confirm that geotechnical studies have been conducted as needed.

2. Confirm that any recommendations from geotechnical study and requirements of grading and erosion control ordinances are included in plans and specifications.

3. Confirm that construction is conducted in accordance with specifications.

24. MITIGATION MEASURE #1-8

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure:

Construction-Related Noise Impacts:
1. Construction would comply with Monterey County noise ordinances.

2. Construction would occur between 7 AM and 5 PM on weekdays.

3. Compliance with state equipment noise standards including the use of equipment mufflers is required.

Compliance or Monitoring Action to be Performed:

1. Confirm that measures are in the construction specifications for the project.

2. Construction contractor to verify that construction activities comply with specifications.

25. MITIGATION MEASURE #1-9

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure:

Temporary Construction-Related Increase in Traffic:
Truck trips would be limited to the most direct routes and designated employee parking areas would be provided.

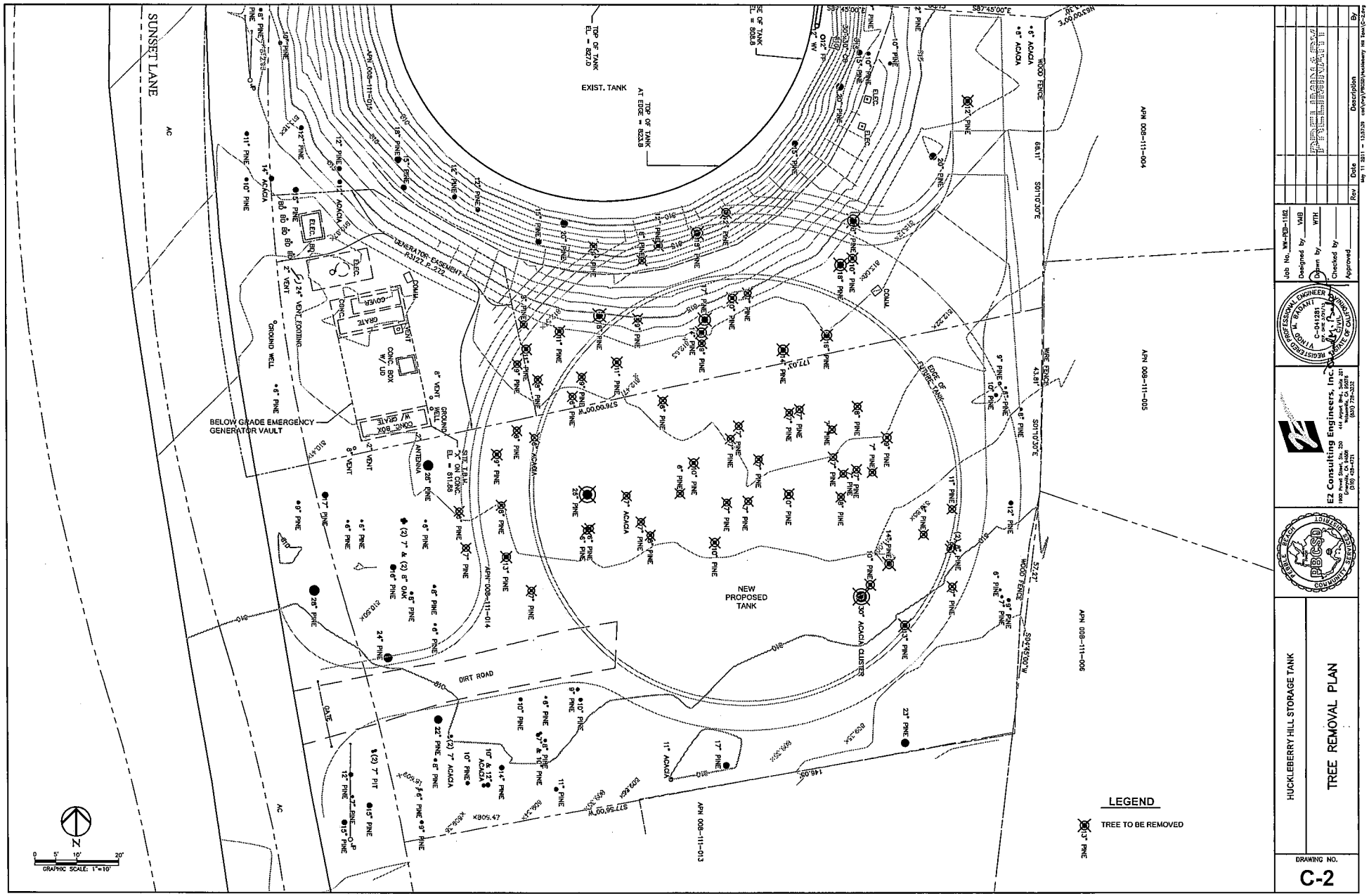
Compliance or Monitoring Action to be Performed:

1. Confirm that measure is in the construction specifications for the project.

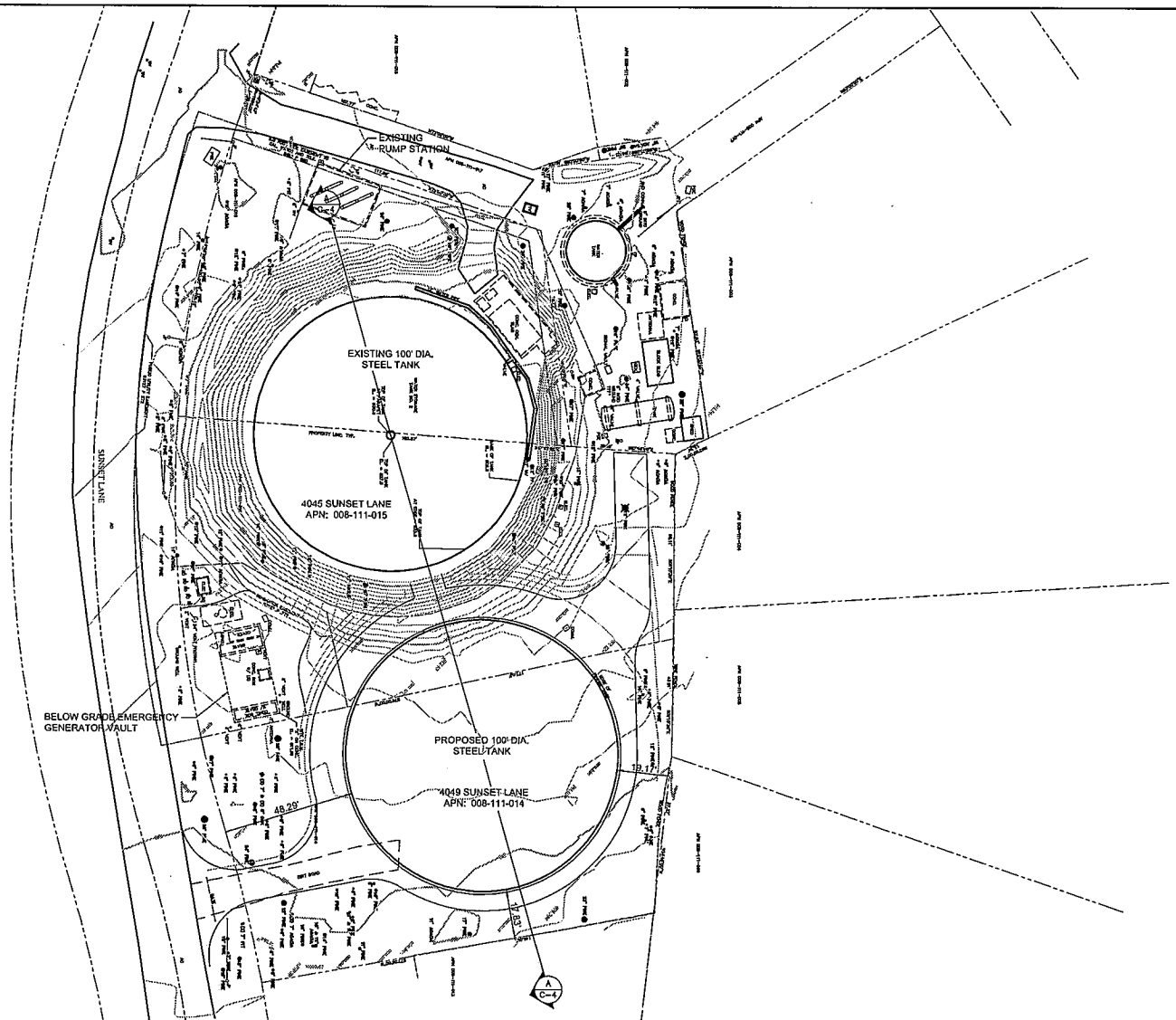
2. Construction contractor to verify compliance with comprehensive traffic control measures.

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

EXHIBIT C
PAGE 2 OF 3 PAGES



PROJECT DATA		
	APN: 008-111-014	APN: 008-111-015
LOT SIZE	0.34 ACRES	0.39 ACRES
GENERAL LAND USE DESIGNATION	RESIDENTIAL	
ZONING DESIGNATION	MRD/4-D (CZ)	
LOT COVERAGE EXISTING	0%	23%
LOT COVERAGE PROPOSED	44%	31%
GRADING		
TOTAL CUT:	2,100 CU. YDS.	
TOTAL FILL:	1,400 CU. YDS.	
TREE REMOVAL	42 MONTEREY PINES	26 MONTEREY PINES
IMPERVIOUS COVERAGE STRUCTURES	11,781 S.F.	
IMPERVIOUS COVERAGE OTHER	7,069 S.F.	



N

0 10' 20' 40'

GRAPHIC SCALE: 1"=20'

Job No. WW-PEB-1182
Designed by VAB
Drawn by WTH
Checked by
Approved

Rev	Date	Description	By

PRELIMINARY

May 11 2011 - 13:31:36 c:\e2\Proj\PBCSD\Huckleberry Hill Tank\C-3.dwg

PROFESSIONAL ENGINEER VINOD K. BASANI C-041251 Exp. date 3/31/13 CIVIL STATE OF CALIFORNIA

E2 Consulting Engineers, Inc.
180 Grand Street, Ste. 250, Oakland, CA 94612 (510) 428-1721
444 Airport Blvd., Suite 201, Watsonville, CA 95076 (831) 728-3322

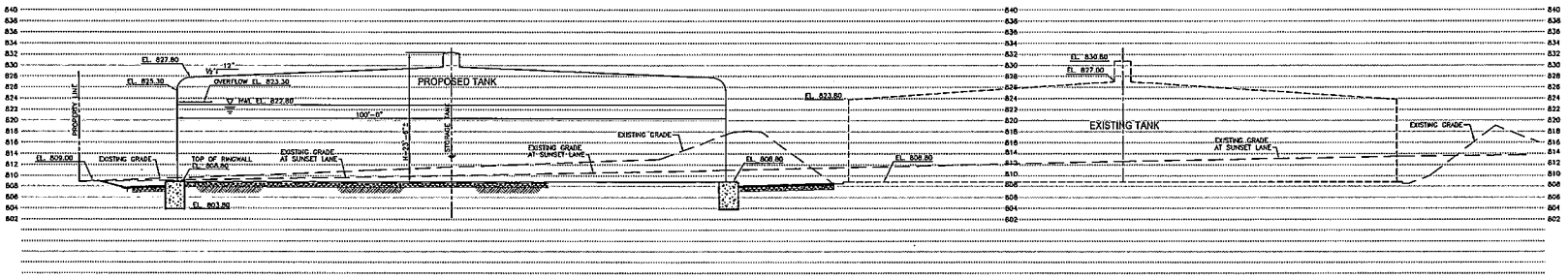
PEBBLE BEACH COMMUNITY SERVICES DISTRICT PBCSD

HUCKLEBERRY HILL STORAGE TANK

PROPOSED SITE PLAN

DRAWING NO.
C-3

EXHIBIT C
PAGE 2 OF 2 PAGES



A C-3 SECTION
3/32"=1'-0"

Job No. MK-PGD-1182	Designed by VMB	Drawn by WTH	Checked by	Approved

Rev	Date	Description	By

May 11, 2011 - 14:58:09 cad-proj/PGD/Huckleberry #8 Tank/C-4.dwg

REGISTERED PROFESSIONAL ENGINEER
VINOD K. KHOSLA
C-041281
CIVIL
STATE OF CALIFORNIA

E2 Consulting Engineers, Inc.
1900 Powell Street, Ste. 250
Emeryville, CA 94608
(510) 652-4500
441 Airport Blvd., Suite 201
Watsonville, CA 95076
(831) 722-3580

PGCSD
PLEASANT GROVE COMMUNITY SERVICES DISTRICT

HUCKLEBERRY HILL STORAGE TANK

SITE SECTION

DRAWING NO.
C-4

RESOLUTION NO. 10-20
PEBBLE BEACH COMMUNITY SERVICES DISTRICT

A RESOLUTION TO ADOPT INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR WATER SYSTEM IMPROVEMENTS FOR FIRE PROTECTION HUCKLEBERRY HILL WATER STORAGE TANK PROJECT

-oOo-

WHEREAS, in order to determine if an Environmental Impact Report, Negative Declaration, or Mitigated Negative Declaration must be prepared pursuant to the California Environmental Quality Act (CEQA), the District caused its consulting engineers, E2 Consulting Engineers, Inc., to prepare a Draft Initial Study, dated November 2010, to provide a preliminary analysis of the physical, biological, and socioeconomic impacts of the proposed Huckleberry Hill Water Storage Tank Project; and

WHEREAS, a Public Notice of Proposed Mitigated Negative Declaration and Initial Study regarding the proposed Project was circulated to the California State Clearinghouse, California Coastal Commission, California American Water, Pebble Beach Company, to all property owners and renters located within 300 feet of the proposed project, and www.pbcsd.org; and

WHEREAS, all comments received on the proposed Mitigated Negative Declaration and Initial Study during the public review period which commenced on November 3, 2010 and ended December 3, 2010 have been reviewed, evaluated and responded to in a report prepared by PBCSD Staff; and

WHEREAS, the Mitigated Negative Declaration and all pertinent documents may be found in the files of the District office; and

WHEREAS, this Board has reviewed and considered said findings in support of a Mitigated Negative Declaration, including all proposed mitigation measures and comments submitted during the public review period.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Pebble Beach Community Services District, as follows that:

1. The Initial Study in support of a Mitigated Negative Declaration for the proposed Water System Improvements for Fire Protection Huckleberry Hill Water Storage Tank Project dated November 2010 is hereby approved.
2. The Mitigation Monitoring and Reporting Program for the Project is adopted.
3. The Board finds, based on said Initial Study and mitigated measures included within the document that no significant environmental impacts have been identified that cannot be avoided or reduced to a level of insignificance by said mitigation measures which shall be incorporated into the design, construction, and operation of said proposed project, and therefore declares that the District should issue a Mitigated Negative Declaration of said proposed project.

4. The General Manager is directed to file, as required by CEQA guidelines, a Notice of Determination relating to said project.

PASSED AND ADOPTED by the Board of Directors of the Pebble Beach Community Services District at a regular meeting duly held on **December 10, 2010** by the following vote:

AYES: DIRECTORS: Froke, Hornbuckle, Laska, Verbanec, Verhasselt

ABSTAINED: DIRECTORS: None

ABSENT: DIRECTORS: None

ATTEST:

Jeffrey B. Froke, Ph.D., Board President

Mike Niccum, General Manager

I hereby certify that the foregoing is a full, true and correct copy of **Resolution No. 10-20, A Resolution to adopt Initial Study and Mitigated Negative Declaration for Water System Improvements for Fire Protection Huckleberry Hill Water Storage Tank Project**, adopted by the Board of Directors of the Pebble Beach Community Services District at a regular meeting thereof held on **December 10, 2010**.

Mike Niccum, Board Secretary/General Manager

EXHIBIT D

PBCSD Board resolution adopting the Mitigated Negative Declaration, adopted Mitigation Monitoring, and Reporting Program

Impact No.	Impact Summary	Mitigation Measure	Monitoring and Reporting Program			
			Implementation and Reporting		Monitoring and Reporting Actions	Implementation Schedule - Design (D) - Pre-Construction (PC) - During Construction (C)
			Responsible Party	Reviewing & Approval Party		
3.1 c. d	Aesthetic impacts	• Monterey County Coastal Implementation Plan (CIP), *Regulations for Development in the Del Monte Forest (DMF) Land Use Plan Area* (Chapter 20.147 CIP) would be implemented. • The tank would be painted dull green or earth tones to blend into the surrounding environment • The tank would be screened from view by landscaping. The landscape plan includes an overstory of Monterey pine and an understory of various locally occurring species including toyon, coffeeberry, ceanothus, manzanita and coyote bush.	PBCSD	PBCSD	1. Confirm that measures are in the construction specifications for the project. 2. Verify that landscaping has been installed.	1. D 2. C
3.3 a, b, c, d	Construction period air quality impacts	• Exposed soils would be watered twice daily during construction to reduce dust and particulate emissions • Construction equipment would be kept tuned according to specifications	PBCSD Construction contractor	PBCSD	1. Confirm that measures are in the construction specifications for the project. 2. PBCSD inspector to verify that dust control measures are implemented during construction	1. D 2. C
3.4 a, b, c	Biological resource impacts	• Native trees, shrubs and grasses would be replanted as appropriate at the Huckleberry Hill Tank site. • The project will comply with Regulations for Coastal Development Permits (Chapter 20.140) • The project will comply with Monterey County Coastal Implementation Plan (CIP), *Regulations for Development in the Del Monte Forest (DMF) Land Use Plan Area* (Chapter 20.147 CIP)	PBCSD	PBCSD	1. Confirm that measures are in the construction specifications for the project. 2. Confirm that appropriate permits have been obtained 3. Confirm that site is revegetated appropriately.	1. D 2. PC 3. C
3.4 a, b, c	Vegetation impacts	• At least 14 Monterey pines would be planted at the tank site as part of the landscaping plan. All replacement trees shall be maintained in good condition. Occasional watering during dry months may be necessary during the first year or two after planting. If desired and appropriate for the site, coast live oaks may be substituted for up to one-fifth of the replacement plantings. • Trees not planned for removal shall be protected during construction to the maximum extent feasible. This shall include the use of exclusionary fencing such as hay bales, orange cyclone fencing, and or protective wood barriers. Only certified weed-free straw shall be used so as to avoid the introduction of non-native invasive species. Protective fencing shall be placed so as to keep construction vehicles and personnel from impacting trees adjacent to the project site outside of work limits. • Bare soil shall be seeded with California Department of Food and Agricultural (CDFA) recommended seed mix from locally adapted species to preclude the invasion of noxious weeds at the project site. • All French broom plants removed from the project site shall be hauled to the landfill with specific instructions not to include the vegetation in composting.	PBCSD	PBCSD	1. Confirm that measures are in the construction specifications for the project. 2. Confirm that protections measures are in place for trees not planned for removal 3. Confirm that trees have been replaced as specified and soil seeded.	1. D 2. PC 3. C
3.4 a	Impacts to nesting birds	• Construction activities that may affect nesting raptors (e.g. vegetation or tree removal) should be timed to avoid the nesting season, if feasible. Specifically, vegetation and/or tree removal should be scheduled after September 1 and before January 31, if feasible. Alternatively, pre-construction surveys shall be conducted for nesting raptors within 300 feet of proposed construction activities if construction is to be initiated between February 1 and August 1. Preconstruction surveys should be conducted no more than 15 days before the start of construction. If raptor nests are identified during the preconstruction surveys, the DFG shall be contacted and an appropriate no-disturbance buffer should be imposed within which no construction activities or disturbance should take place (generally 300 feet in all direction) until the young of the year have fledged and are no longer reliant upon the nest of parental care for survival, as determined by a qualified biologist and the DFG.	PBCSD	PBCSD	1. Confirm that measures are in the construction specifications for the project. 2. Confirm that trees are removed or surveys performed before nesting season. 3. Confirm bird protection is implemented as needed during construction	1. D 2. PC and C 3. C

Impact No.	Impact Summary	Mitigation Measure	Monitoring and Reporting Program			
			Implementation and Reporting		Monitoring and Reporting Actions	Implementation Schedule - Design (D) - Pre-Construction (PC) - During Construction (C)
			Responsible Party	Reviewing & Approval Party		
3.5 b, d	Cultural Resource Impacts	• Should any archaeological resources or human remains be encountered during construction, all work within a 50-meter (150-foot) radius of the find shall be immediately halted. A qualified archaeologist shall be contacted to conduct field investigations to evaluate the nature and significance of the discovery and to prepare a report recommending appropriate mitigation measures. The mitigation measures contained in the archeological report shall be implemented by incorporating them into the project's plans and specifications.	PBCSD Construction contractor	PBCSD	1. Confirm that measures are in the construction specifications for the project. 2. Confirm that any cultural resources uncovered during construction are treated in accordance with recommendation from a consulting archaeologist	1. D 2. C
3.6 a, b, c, d 3.8 f	Exposure to geologic hazards and potential for erosion	• The project would comply with Monterey County Grading and Erosion Control Ordinances (Chapter 16.08 and 16.12) • The project would comply with Monterey County County-wide Geologic Policy Guidelines (Chapter 20.147.060) • Facilities would be designed to withstand ground accelerations of 0.4 g or greater. • Plans and specifications would include recommendations contained in the geotechnical report for the project.	PBCSD Construction contractor	PBCSD	1. Confirm that geotechnical studies have been conducted as needed. 2. Confirm that any recommendations from geotechnical study and requirements of grading and erosion control ordinances are included in plans and specifications. 3. Confirm that construction is conducted in accordance with specifications.	1. D 2. D 3. C
3.11 a, d	Construction-Related Noise Impacts	• Construction would comply with Monterey County noise ordinances. • Construction would occur between 7 AM and 5 PM on weekdays. • Compliance with state equipment noise standards including the use of equipment mufflers is required.	PBCSD Construction contractor	PBCSD	1. Confirm that measures are in the construction specifications for the project. 2. Construction contractor to verify that construction activities comply with specifications.	1. D 2. C
3.15 a	Temporary Construction-Related Increase in Traffic	• Truck trips would be limited to the most direct routes and designated employee parking areas would be provided.	PBCSD Construction contractor	PBCSD	1. Confirm that measure is in the construction specifications for the project. 2. Construction contractor to verify compliance with comprehensive traffic control measures.	1. D 2. C

EXHIBIT E

Huckleberry Hill Tank initial Study/ Mitigated Negative Declaration

Initial Study/
Mitigated Negative Declaration

Huckleberry Hill Tank

Prepared for:

E2 Consulting Engineers, Inc.
1900 Powell Street, Suite 250
Emeryville, CA 94608

Prepared by:

RMC
Water and Environment

November 2010

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Appendices

Acronym List

Cal-Am	California American Water Company
CAWD	Carmel Area Wastewater District
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CIP	Coastal Implementation Plan
CNDDB	California Natural Diversity Data Base
CNPS	California Native Plant Society
DMF	Del Monte Forest
DMFF	Del Monte Forest Foundation
EIR	Environmental Impact Report
FMA	Forest Management Area
HCP	Habitat Conservation Plan
IS/ND	Initial Study/Negative Declaration
LCP	Local Coastal Program
PBCSD	Pebble Beach Community Services District
PM_{10}	Particulate Matter less than 10 microns in diameter
PPV	Peak particle velocity
RMC	RMC Water and Environment

Chapter 1 Introduction

1.1 Purpose of this Document

The Pebble Beach Community Services District (District) is proposing to construct an 800,000-gallon water storage tank as part of its ongoing program of water system improvements for fire protection. This Project, originally known as Spruance Tank, was identified and evaluated in the District's *Expanded Initial Study/Negative Declaration for the Water System Improvements for Fire Protection* (1993 IS/ND) which was adopted in 1993. Since that time, it has been determined that the proposed site identified in the 1993 IS/ND is not acceptable to the Coastal Commission because it has been proposed by the Pebble Beach Company as a new Preservation Area (Monterey County 2005). A new site on Huckleberry Hill adjacent to an existing water storage tank is proposed. This site was evaluated in the 1993 IS/ND as a site for a pump station improvements, including a new standby generator. The project is now known as the Huckleberry Hill Tank.

The purpose of this Initial Study is to evaluate whether there are any significant impacts associated with the new tank site. This Initial Study includes an environmental checklist, prepared in compliance with Section 15063 of the California Environmental Quality Act (CEQA) Guidelines of 1970 (as amended), and California Code of Regulations Title 14, Chapter 3.

The District has prepared this Initial Study because the location of the proposed tank has changed since the 1993 IS/ND was prepared. The Initial Study considers whether there are additional impacts associated with the new site and whether new mitigation measures are warranted that are considerably different from those proposed in the 1993 IS/ND. The Initial Study provides a focused review of the potential environmental impacts of the proposed project.

1.2 Scope of this Document

This document is focused on the new site for the tank on Huckleberry Hill. It also provides updated information on the environmental resources present at the tank site. This document tiers from the1993 IS/ND and identifies whether there are any new impacts that were not identified in that document. The 1993 IS/ND evaluated pump station improvements at the Huckleberry Hill site, but did not consider construction of an additional tank.

1.3 Impact Terminology

Because this document evaluates whether there are any new impacts that were not identified in the 1993 IS/ND, the following impact categories are used to describe the impacts that would result from the project:

- The project is considered to have *no new impact* if the analysis concludes that neither changes in the tank design nor changes in the environmental conditions at the site would result in a new impact that was not identified in the 1993 IS/ND.
- The project is considered to have *no impact* if the analysis concludes that the project would not affect a particular resource topic.
- An impact is considered *less than significant* if the analysis concludes that the project would cause no substantial adverse change to the environment from existing conditions and therefore would not require mitigation.
- An impact is considered *less than significant with mitigation incorporation* if the analysis concludes that the proposed project would cause no substantial adverse change to the environment from existing conditions with the implementation of mitigation measures specified in this Initial Study and to which the District has agreed.

- An impact is considered *potentially significant* if the analysis concludes that the proposed project would cause substantial, or potentially substantial, adverse changes in the physical conditions that exist in the area affected by the project.

This document summarizes findings of the 1993 IS/ND and determines if there are any new impacts.

Chapter 2 Project Description

2.4 Project Overview

The Huckleberry Hill Tank is an element of the District's program of water system improvements for fire protection. In 1993 the District identified a variety of improvements needed to improve the water system for fire protection, which included standby power at pump stations and storage tanks, improved pumping capacity, distribution pipeline rehabilitation, and storage. The District adopted a pay-as-you-go policy to complete all the necessary improvements, which required phased construction. The District proceeded with construction of standby power facilities and improved pumping capacity first, followed by distribution pipeline improvements.

The District evaluated Fire Flow requirements for each lift zone and determined that the First Lift and Reduced First Lift zones do not have adequate water storage. It was determined that the District needed to add an additional 600,000 gallons of storage to the First Lift zone to meet Fire Flow storage requirements. The District had proposed construction of the Spruance Tank to provide new storage, but determined that new storage would be constructed after the completion of standby power facilities, improved pumping capacity, and distribution pipeline rehabilitation, since storage is not beneficial without the other identified improvements in place. Other improvements are now completed, and funding is available to construct the new tank. The District is now prepared to construct the tank.

Working with the Coastal Commission, the District determined that environmental constraints might not allow the construction of a new 600,000-gallon storage tank at Spruance Road. The District decided to re-visit the Fire Flow Requirements for the service area served by the storage facilities located within the District. A Technical Memorandum (TM) summarizing Fire Protection Storage Requirements is attached in Appendix A.

The District is now recommending construction of a new 800,000-gallon storage tank, adjacent to the existing 800,000-gallon steel, above-ground storage tank located at Huckleberry Hill on Sunset Lane. The new tank would provide adequate Fire Flow for the First Lift and First Lift Reduced zones as well as the area served by the existing tank located at Huckleberry Hill.

2.5 Purpose and Need for Project

2.5.1 Background/Need for Project

As discussed in the 1993 IS/ND, the need for the project was identified after the Pebble Beach wildlands fire of 1987. The District performed an evaluation of the water resources available to combat large fires and determined that the water distribution system contained fire protection deficiencies in storage, pressure and access to water, which might prevent the Pebble Beach Fire Department from being able to adequately combat a large fire. The water system includes four pressure zones, one of which uses gravity feed, with the other three being pressurized lift zones. The evaluation determined that the first and second lift zones were deficient in fire protection storage capacity. The proposed tank at Huckleberry Hill would eliminate current deficiencies for Fire Flow storage within all lift zones.

2.5.2 Purpose of Project

The purpose of the new Huckleberry Hill Tank is to complete the Water System Improvements for Fire Protection Project, which has been implemented to correct fire protection deficiencies in the Pebble Beach water distribution system and ensure adequate and reliable fire flow by upgrading the system to meet Monterey County and Fire Department recommended standards.

2.6 Existing Facilities

The new Huckleberry Hill Tank project is the last phase of the larger Water System Improvements for Fire Protection. Completed phases include improvements to three water pump stations, approximately 90,000 linear feet of new water line, and approximately 200 new fire hydrants. The tank site is in the third lift zone of the existing California American Water Company (Cal-Am) water distribution/storage system that serves Pebble Beach and the surrounding area.

2.7 Proposed Project

2.7.1 Description of Spruance Tank from 1993 IS/ND

As originally described, the Spruance Tank was proposed to be a 374,000-gallon cylindrical, welded-steel tank. The tank was proposed to be located off Spruance Road, about ¼ mile north of the Spruance Road intersection with Ronda Road. The tank was designed to have minimum visual impact on nearby residential uses. The tank was to be screened with Monterey pines, augmented with native trees and shrubs for effective site screening. The 1993 IS/ND describes the tank as having a flat bottom, 56 feet in diameter and extending 26 feet above grade.

2.7.2 Current Description of New Huckleberry Hill Tank

Due to environmental constraints, an alternatives analysis was performed in October 2010, which recommended construction of a new tank to serve Pebble Beach and the surrounding service area at the existing Huckleberry Hill site adjacent to the existing tank. The new Huckleberry Hill Tank is proposed to be an 800,000-gallon tank, because updated calculations of water storage requirements for fire protection determined that a larger tank is needed to provide sufficient water storage for the first and second lift zones. The tank would be located adjacent to the existing 800,000-gallon steel, above-ground tank. The tank would be 100 feet in diameter and would extend about 20 feet above grade. Figure 2-1 shows the project location. Figure 2-2 shows the proposed grading at the tank site.

The new tank would be located on two existing parcels, (Parcel Nos. 008-111-015 and 088-111-014), currently owned by the Pebble Beach Company. The tank site occupies an area of about 1/3 acre. The District, or Cal-Am, would purchase these parcels from the Pebble Beach Company for the construction of a new tank and associated piping and site improvements. The project would include an additional supply pipeline from the existing 12-inch water system pipeline located northeast of the proposed new tank, a new pipeline connecting the new tank with the existing tank, a new access road from the new tank site to the existing tank site, connection to the existing power and communication systems, perimeter 8-foot-high chain-link fence with three rows of barbed wire at the top, an access gate to the access road from Sunset Lane and site landscaping for screening.

2.7.3 Construction Activities

Construction at the site would entail removal of vegetation on the site, grading to establish a level base for the tank, construction of an access road, and construction of the tank. Construction would require the use of earth moving equipment (front loaders, backhoes, dozers, tractors, graders, and trucks) and concrete mixers and pumps. Pile driving would not be needed, and because the site is not currently paved, use of powered impact tools such as a jackhammer is expected to be minimal.

2.7.4 Construction Schedule

A construction contractor is expected to be selected in spring of 2011. Construction would require about one year.

2.7.5 Equipment / Staging

Construction activities would occur within the Huckleberry Hill tank site, with potential materials storage at Spruance Road near the previously proposed tank site, which is not a public road at that location.

2.7.6 Operation and Maintenance

Once completed, the tank would be expected to require minimal operational and maintenance work. Activities would be similar to those occurring at the existing Cal-Am Huckleberry Hill storage tank.

2.7.7 Development Standards

As noted in the 1993 IS/ND, policies, technical requirements and development standards contained in the Del Monte Forest Local Coastal Program (LCP) and local ordinances would be incorporated in the project and would serve to avoid potentially significant environmental impacts associated with construction of the Huckleberry Hill Tank:

- Monterey County Grading and Erosion Control Ordinances (Chapter 16.08 and 16.12)
- Coastal Zone Regulations (Chapters 20.105-20.139)
- Regulations for Coastal Development Permits (Chapter 20.140)
- Monterey County Coastal Implementation Plan (CIP), *Regulations for Development in the Del Monte Forest (DMF) Land Use Plan Area* (Chapter 20.147 CIP)
- Monterey County County-wide Geologic Policy Guidelines (Chapter 20.147.060)

Figure 2-1: Vicinity Map

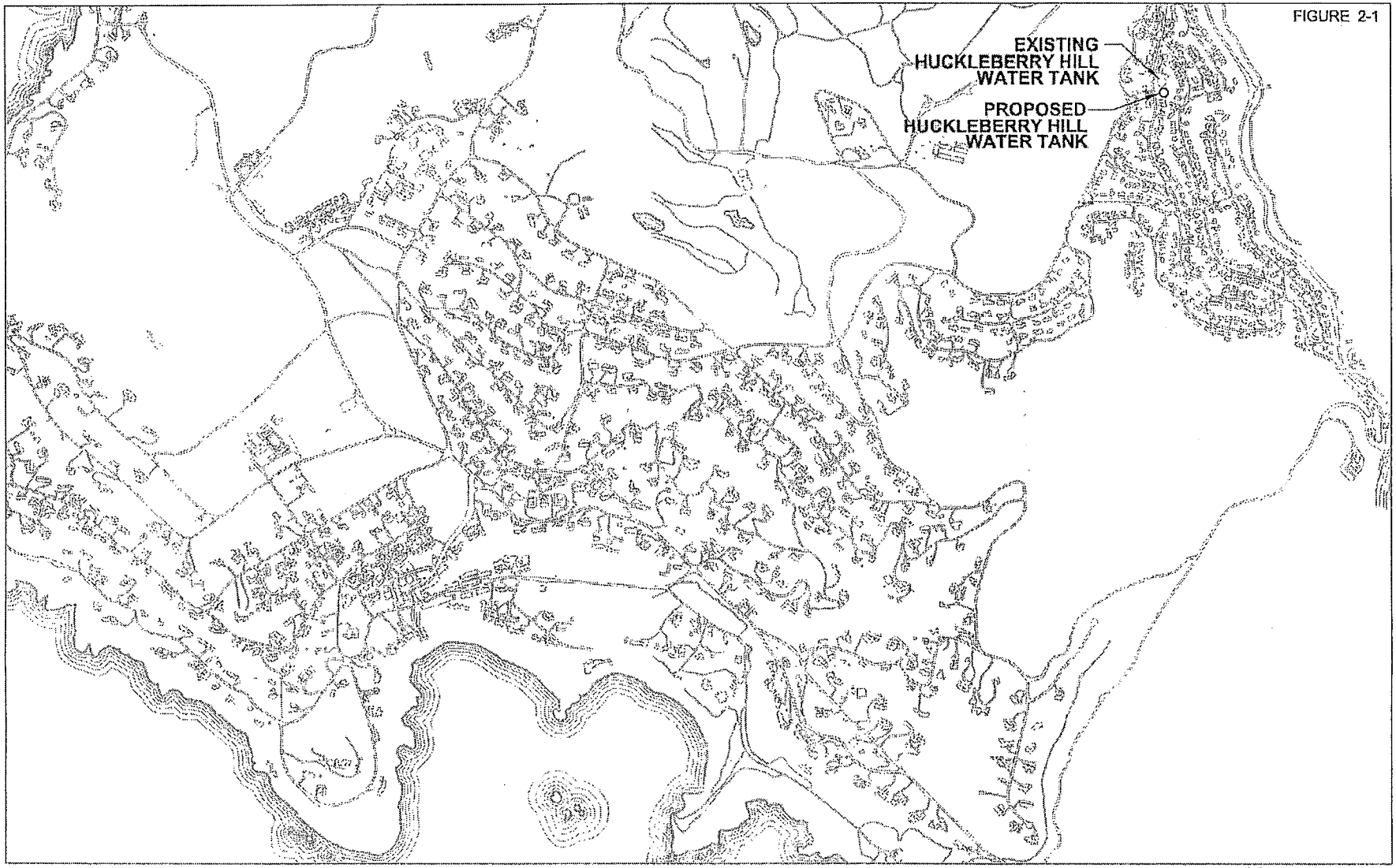
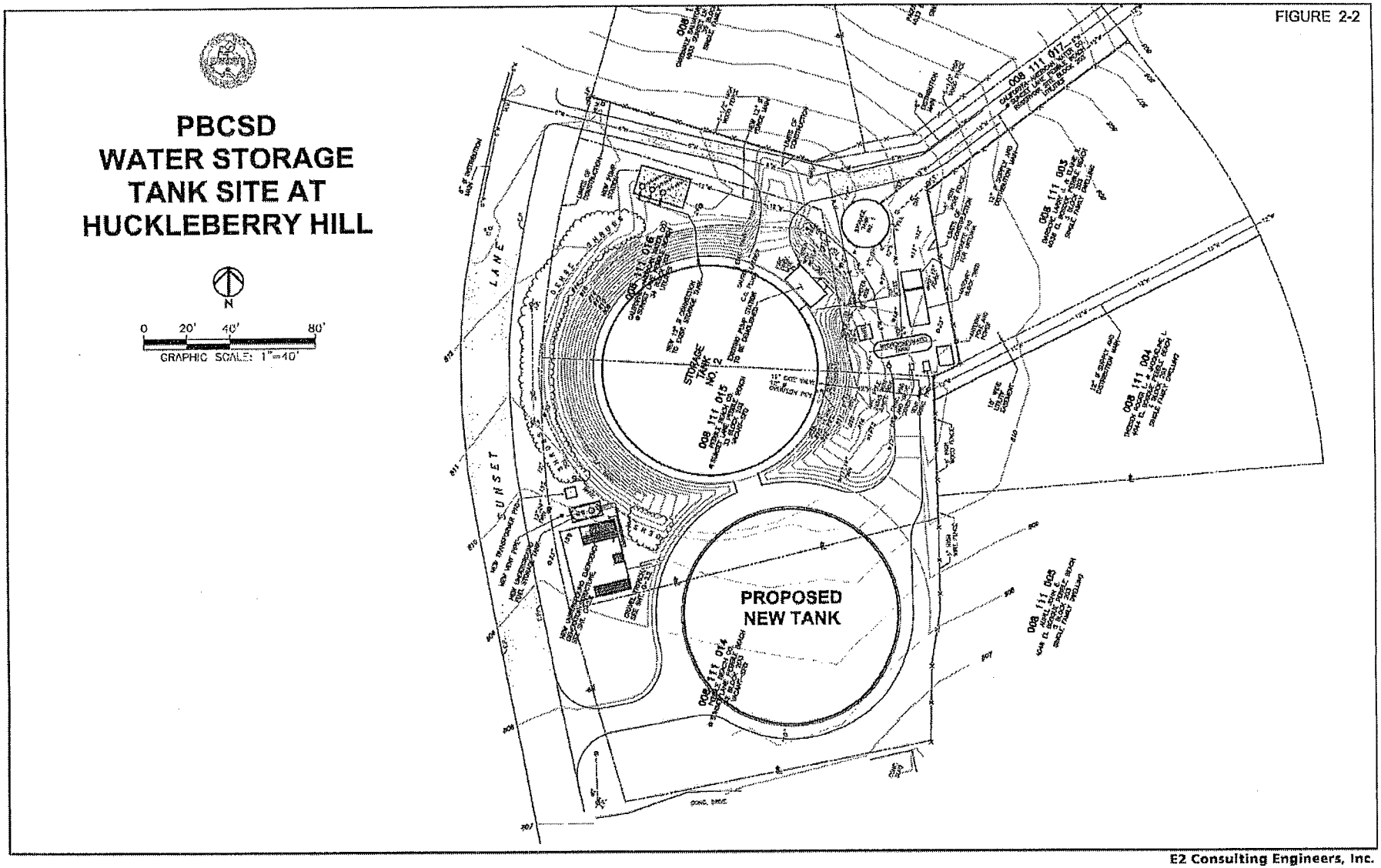


Figure 2-2: Huckleberry Hill Tank Site Plan



2.7.8 Mitigation Included in 1993 IS/ND

The following mitigation measures from the 1993 IS/ND are still relevant and applicable to the current Huckleberry Hill Tank project and will be implemented as part of the Project.

Aesthetics

- The tank would be painted dull green or earth tones to blend into the surrounding environment
- The tank would be screened from view by landscaping. The landscape plan includes an overstory of Monterey pine and an understory of various locally occurring species including toyon, coffeeberry, ceanothus, manzanita and coyote bush.

Air Quality

- Exposed soils would be watered twice daily during construction to reduce dust and particulate emissions
- Construction equipment would be kept tuned according to specifications

Biological Resources

- Native trees, shrubs and grasses would be replanted as appropriate at the Huckleberry Hill Tank site

Cultural Resources

- Should any archaeological resources or human remains be encountered during construction, all work within a 50-meter (150-foot) radius of the find shall be immediately halted. A qualified archaeologist shall be contacted to conduct field investigations to evaluate the nature and significance of the discovery and to prepare a report recommending appropriate mitigation measures. The mitigation measures contained in the archeological report shall be implemented by incorporating them into the project's plans and specifications.

Geology, Soils and Seismicity

- Plans and specifications would include recommendations contained in the geotechnical report for the project.

Noise

- Construction would comply with Monterey County noise ordinances.
- Construction would occur between 7 AM and 5 PM on weekdays.
- Compliance with state equipment noise standards including the use of equipment mufflers is required.

Transportation/Circulation

- Truck trips would be limited to the most direct routes and designated employee parking areas would be provided.

2.8 Permits Required

Anticipated Permits Include:

- Conditional Use Permit from Monterey County
- Coastal Development Permit from Monterey County
- Grading permit from Monterey County

2.9 CEQA Process

The District will consider this Initial Study, along with the 1993 IS/ND, in determining whether to proceed with the construction of the Huckleberry Hill Tank. Because no new impacts have been identified, the District intends to adopt a Supplemental Mitigated Negative Declaration for the project.

Chapter 3 Environmental Checklist Form

1. **Project Title:** Huckleberry Hill Tank

2. **Lead Agency Name and Address:** Pebble Beach Community Services District
3101 Forest Lake Road
Pebble Beach, CA 93953

3. **Contact Person and Phone Number:** Christina Baca, Associate Engineer
Pebble Beach Community Services District
3101 Forest Lake Road
Pebble Beach, CA 93953
(831) 647-5605
cbaca@pbcsd.org

4. **Project Location:** Sunset Lane, Pebble Beach
APNs: 008 111 014 and 008 111 015

5. **Project Sponsor's Name:** Pebble Beach Community Services District

6. **General Plan Designation:** Residential, 2 units/acre

7. **Zoning:** MDR/4-D (CZ) Medium Density Residential

8. **Description of Project**: The Pebble Beach Community Services District proposes to construct an 800,000-gallon tank on Sunset Lane to provide water storage for improved fire fighting capacity.

9. **Surrounding Land Uses and Setting.** The site is surrounded by residences. The nearest residence is located about 25 feet south of the proposed tank location.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

- Conditional Use Permit from Monterey County
- Coastal Development Permit from Monterey County
- Grading permit from Monterey County

Environmental Factors Potentially Affected

The key environmental factors checked below would be potentially affected by this Project. However, as described in the checklist below, the Project would not cause significant impacts in any of these areas given measures incorporated into the Project construction design and operation.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation /Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

_____ _____

Signature Date

_____ Pebble Beach Community Services District

Printed Name For

3.1 Aesthetics

Would the Project:	*Potentially Significant Impact*	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☒	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Discussion

a) The project would not affect a scenic vista. Although the site is very close to nearby residences, it would not obstruct views. There would be no impact to scenic vistas.

b) Construction of the tank would require removal of trees at the site, but the site is not located adjacent to a scenic highway, historic building or other identified scenic resource. There would be no impact.

c) Figure 3-1 shows the proposed tank site on Sunset Lane. Construction of the tank would not substantially alter the overall character of the site, which is already occupied by an existing tank. However, existing vegetation within the footprint of the tank, primarily consisting of Monterey pines, would be removed. During construction adjacent residents would have views of a highly disturbed construction site, and this change in visual character would last for the one-year duration of the construction period.

As specified by mitigation in the 1993 IS/ND, the tank would be designed to blend into the environment, and is subject to design and siting criteria of section 20.147.070 of the CIP. The tank would be painted a dull green color or earth tones to blend in with the surrounding environment and would be screened by vegetation. Landscape plans showing the type of plants proposed to screen the tank were included in the 1993 IS/ND and, although the tank is proposed to be located at a different site, plans would be similar to those proposed at that time. The landscape plans show screening with an overstory of Monterey pine and an understory of various locally occurring species including toyon, coffeeberry, ceanothus, manzanita and coyote bush. Visual disruption during construction would be temporary, and mitigation would ensure that the tank is visually consistent with existing facilities. This impact would thus be less than significant with mitigation.

Figure 3-1: View of Tank Site

Source: Denise Duffy & Associates 2010

d) As specified by mitigation in the 1993 IS/ND, the storage tank would be painted a non-reflective neutral color and screened by natural vegetation to avoid glare. Exterior lighting is proposed, but lights would be manually operated and only used if nighttime operations and maintenance activities were required. This impact would be less than significant.

Mitigation Measures

The following mitigation was included in the 1993 IS/ND, no additional measures are required or recommended.

- Monterey County Coastal Implementation Plan (CIP), *Regulations for Development in the Del Monte Forest (DMF) Land Use Plan Area* (Chapter 20.147 CIP) would be implemented.
- The tank would be painted dull green or earth tones to blend into the surrounding environment
- The tank would be screened from view by landscaping. The landscape plan includes an overstory of Monterey pine and an understory of various locally occurring species including toyon, coffeeberry, ceanothus, manzanita and coyote bush.

Conclusion: New Impacts Less than Significant with Mitigation

3.2 Agriculture Resources

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Discussion

a,b,c) The tank site is not considered to be farmland, and is not under Williamson Act contract. Because there are no agricultural lands in the surrounding area, construction of the tank would not lead to changes resulting in conversion of farmland to a non-agricultural use. There would be no impact.

Mitigation Measures

None required or recommended.

Conclusion: No New Impacts

3.3 Air Quality

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Would the Project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐

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)?	☐	☒	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Discussion

a,b,c) The project is located within the North Central Coast Air Basin, which is classified as "attainment" for all federal air quality standards, but "non-attainment" for the California Ambient Air Quality Standards for ozone and fine particulate matter (PM_{10}) (Monterey Bay Unified Air Pollution Control District 2009). The attainment status for the basin is the same as it was at the time of preparation of the 1993 IS/ND. As specified by mitigation in the 1993 IS/ND, during construction PM_{10} (dust) would be generated from exposed soils during grading of the tank site. Small amounts of criteria pollutants are also emitted in the exhaust of construction equipment. Measures to control dust and minimize exhaust emissions were included in the 1993 IS/ND. With incorporation of these mitigation measures, any impacts would be less than significant.

d) Although there are sensitive receptors immediately adjacent to the tank site, dust generated by construction would be controlled by watering. The Monterey Bay Area Unified Air Pollution Control District (MBUAPCD) CEQA Guidelines identify the level of construction activity that could result in significant temporary impacts if not mitigated. Construction sites with earthmoving on 2.2 acres per day are considered to have the potential for significant construction emissions (Monterey Bay Unified Air Pollution Control District 2008). Because the tank site is only about 1/3 acre impacts would be expected to be less than significant. There would be no operational emissions associated with the tank.

e) The tank would contain potable water and would not be a source of orders. There would be no impact.

Mitigation Measures

The following mitigation was included in the 1993 IS/ND, no additional measures are required or recommended.

- Exposed soils would be watered twice daily during construction to reduce dust and particulate emissions
- Construction equipment would be kept tuned according to specifications

Conclusion: No New Impacts

3.4 Biological Resources

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Would the Project:				
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?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
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?	☐	☐	☐	☒

Discussion

a) A biological report (Denise Duffy & Associates 2010) was prepared for the tank site to determine if there are any new potentially significant impacts to biological resources at or near the proposed site; the report is included in Appendix B. The survey considered species listed as threatened or endangered under either the Federal Endangered Species Act or California Endangered Species Act, and also evaluated plants considered sensitive by the California Native Plant Society (CNPS). Sensitive plants and wildlife are discussed below:

Plants

There are a variety of sensitive plant species that occur in the project area, but the only species present at the project site is Monterey pine (*Pinus radiata*), a CNPS 1B species.

Monterey pine would be removed from the site, but would be replanted as part of the landscaping plan. However, there would not be room to replant trees on site at an appropriate ratio to meet Monterey County requirements. The Forest Management Plan (Staub 2010), which is included in Appendix C, thus recommends that the remaining trees be planted on either the Forest Lake parcel owned by the District, or on dedicated open space lands of the Del Monte Forest Foundation (DMFF). With implementation of tree replacement as recommended in the Forest Management Plan, impacts to Monterey pine would be less than significant.

Wildlife

There are five species of concern that occur in the project vicinity, but none of the following are present at the project site (Denise Duffy & Associates 2010):

- Smith's blue butterfly (*Euphilotes enoptes smithi*), federally listed as endangered; no habitat on site, because host plant is not present.
- Monarch butterfly (*Danaus plexippus*), no formal status; none observed on site
- Monterey dusky-footed woodrat (*Neotoma macrotis*), California species of special concern; no woodrat nests were found on the project site.
- California tiger salamander (*Ambystoma californiense*), federally listed as threatened, state listed as endangered; no ponds or streams on site or nearby to support reproduction.
- California red-legged from (*Rana aurora draytonii*), federally listed as threatened; no ponds or streams on site or nearby to support reproduction.

There would be no impact to sensitive wildlife species.

b) There is one habitat types located on the project site: Monterey pine forest (urban stand). Monterey pine forest is considered sensitive by the California Department of Fish and Game's Natural Diversity Data Base (CNDDB). Although Monterey pine forest is often designated as an Environmentally Sensitive Habitat Area (ESHA), the stand at the tank site is urban in nature and according the Biological Report for the project "does not exhibit the significant habitat values, associated species, age class distribution, or natural regeneration of a natural forest stand" (Denise Duffy & Associates 2010).

Monterey pine forest is the dominant community at the project site, and is considered a sensitive habitat. Though the project would result in a loss of forest habitat, impacts would be mitigated to less than significant through the recommendations of the Forest Management Plan.

c) There are no jurisdictional wetlands on the project site, so there would be no impact.

d) The project site is relatively small and surrounded by residential properties. Construction of a tank on the site would not, therefore, 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. Tree removal would be conducted in accordance with the terms of the Forest Management Plan for the project, which was prepared pursuant to the *Regulations for Development in the Del Monte Forest Land Use Plan Area.* Impacts would be less than significant.

e) The project would require the removal of 74 Monterey pine trees from the tank site, as summarized in Table 3-1. A total of 14 trees considered "Significant" would be removed. A tree

removal permit would be obtained, and as required under County ordinance, the 14 significant trees would be replanted on site. With implementation of tree replacement as recommended in the Forest Management Plan, the project would be consistent with local policies regarding tree removal and impacts would be less than significant.

Table 3-1: Tree Removal by Diameter Class

Diameter	Number of Trees
6-11 inches	60
12-23 inches (Significant Tree)[a]	14
24 inches or greater (Landmark Tree)[a]	3
Total	74

Source: Staub Forestry and Environmental Consulting, 2010.
Forest Management Plan for Pebble Beach Community Services District Sunset Lane Water Tank – Alternate Site
[a] As defined by Monterey County Planning Department

f) There are no adopted Habitat Conservation Plans for the Del Monte Forest Area. The project would comply with Monterey County's Regulations for Development in the Del Monte Forest Land Use Plan Area. There would be no impact.

Mitigation Measures

The following mitigation was included in the 1993 IS/ND.

- Native trees, shrubs and grasses would be replanted as appropriate at the Huckleberry Hill Tank site.
- The project will comply with Regulations for Coastal Development Permits (Chapter 20.140)
- The project will comply with Monterey County Coastal Implementation Plan (CIP), *Regulations for Development in the Del Monte Forest (DMF) Land Use Plan Area* (Chapter 20.147 CIP)

Since completion of the 1993 IS/ND, biological resources and forestry evaluations required by the CIP regulations have been completed, and more detailed mitigation has been developed, consistent with the requirements of the 1993 IS/ND. As noted in the 1993 IS/ND, removal of trees would be done in accordance with a Forest Management Plan. A Forest Management Plan was prepared for the new tank site in May 2010, and the project would comply with the recommendations of the plan. A biological survey for the new tank site was completed in June 2010, and specific mitigation requirements identified in that survey would be implemented. Specific measures described in the biological survey and Forest Management Plan are:

- At least 14 Monterey pines would be planted at the tank site as part of the landscaping plan. All replacement trees shall be maintained in good condition. Occasional watering during dry months may be necessary during the first year or two after planting. If desired and appropriate for the site, coast live oaks may be substituted for up to one-fifth of the replacement plantings.
- Trees not planned for removal shall be protected during construction to the maximum extent feasible. This shall include the use of exclusionary fencing such as hay bales, orange cyclone

fencing, and or protective wood barriers. Only certified weed-free star shall be used so as to avoid the introduction of non-native invasive species. Protective fencing shall be placed so as to keep construction vehicles and personnel from impacting trees adjacent to the project site outside of work limits.

- Bare soil shall be seeded with California Department of Food and Agricultural (CDFA) recommended seed mix from locally adapted species to preclude the invasion of noxious weeds at the project site.
- All French broom plants removed from the project site shall be hauled to the landfill with specific instructions not to include the vegetation in composting.
- Construction activities that may affect nesting raptors (e.g. vegetation or tree removal) should be timed to avoid the nesting season, if feasible. Specifically, vegetation and/or tree removal should be scheduled after September 1 and before January 31, if feasible. Alternatively, pre-construction surveys shall be conducted for nesting raptors within 300 feet of proposed construction activities if construction is to be initiated between February 1 and August 1. Preconstruction surveys should be conducted no more than 15 days before the start of construction. If raptor nests are identified during the preconstruction surveys, the DFG shall be contacted and an appropriate no-disturbance buffer should be imposed within which no construction activities or disturbance should take place (generally 300 feet in all direction) until the young of the year have fledged and are no longer reliant upon the nest of parental care for survival, as determined by a qualified biologist and the DFG.

Conclusion: No New Impacts

3.5 Cultural Resources

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Discussion

a-d) A cultural resources survey was conducted for the 1993 IS/ND. A surface reconnaissance of the site was conducted because it was proposed as the location for a pump station. As noted in that study (Archaeological Consulting 1993), the site had also been covered by a previous larger cultural resources survey. The study identified no evidence of historic or prehistoric cultural resources at the new tank site. In the unlikely event that previously undiscovered cultural resources or human remains are uncovered during construction, the accidental discovery measures identified in the 1993 IS/ND would be implemented. Impacts would be less than significant with mitigation.

Mitigation Measures

The following mitigation was included in the 1993 IS/ND, no additional measures are required or recommended.

- Should any archaeological resources or human remains be encountered during construction, all work within a 50-meter (150-foot) radius of the find shall be immediately halted. A qualified archaeologist shall be contacted to conduct field investigations to evaluate the nature and significance of the discovery and to prepare a report recommending appropriate mitigation measures. The mitigation measures contained in the archeological report shall be implemented by incorporating them into the project's plans and specifications.

Conclusion: No New Impacts

3.6 Geology and Soils

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Would the Project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐
iv) Landslides?	☐	☐	☐	☒

b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on 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?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☒	☐	☐
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?	☐	☐	☐	☒

Discussion

a, c) The project site is not within an Alquist-Priolo fault zone and because the site is fairly level it is not subject to landslide risk. As specified by mitigation in the 1993 IS/ND, design would adhere to County-wide Geologic Policy guidelines referenced in Section 20.147.060 of the CIP. Facilities would be designed for Seismic Design Category D in accordance with the California Building Code, 2007; International Building Code, 2006; and the requirements of AWWA Standard D-100, 2005. A geotechnical report will be prepared for the tank site, and recommendations will be incorporated in plans and specifications for the tank. This would reduce impacts to less than significant.

b) As specified in the 1993 IS/ND, soil erosion would be controlled as required by Title 16, Chapter 16.08 and 16.12 of the Monterey County Code. This would reduce impacts to less than significant.

d) As noted in the 1993 IS/ND, the project area has the potential to contain soils with high shrink-swell potential. As specified by mitigation in the 1993 IS/ND, recommendations contained in the geotechnical report for the tank site would be incorporated in design and would reduce impacts to less than significant.

e) The project would not require construction of a septic tank or other wastewater disposal system, thus there would be no impact.

Mitigation Measures

The following mitigation was included in the 1993 IS/ND, no additional measures are required or recommended.

- The project would comply with Monterey County Grading and Erosion Control Ordinances (Chapter 16.08 and 16.12)
- The project would comply with Monterey County County-wide Geologic Policy Guidelines (Chapter 20.147.060)

- Facilities would be designed to withstand ground accelerations of 0.4 g or greater.
- Plans and specifications would include recommendations contained in the geotechnical report for the project.

Conclusion: No New Impacts

3.7 Hazards and Hazardous Materials

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

a) Operation of the water tank would not involve the routine transport, use, or disposal of hazardous materials. There would be no impact.

b) During construction there would be routine use of diesel fuel and minor amounts of hazardous materials such as paints and solvents. Use of these materials during construction would comply with applicable laws and regulations and is not expected to create a significant hazard to the public.

c) The project site is not located within one-quarter mile of an existing or proposed school. There would be no impact.

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There would be no impact.

e,f) The project is not located within an airport land use plan; the Monterey Peninsula Airport is over three miles from the tank site. There are no private airstrips in the vicinity of the site. There would be no impact.

g) The project would provide water storage for fire fighting and would improve fire protection in the project area. The construction of the tank would not physically interfere with emergency response or evaluation plans. There would be no adverse impact.

h) The project would provide water storage to ensure that adequate water is available for fire fighting in the project area. There would be no adverse impact.

Mitigation Measures

No mitigation is required or recommended.

Conclusion: No New Impacts

3.8 Hydrology and Water Quality

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Would the Project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
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)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion of siltation on- or off-site?	☐	☒	☐	☐
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 flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality? (erosion potential)	☐	☒	☐	☐
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?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☒	☐
j) Inundation of seiche, tsunami, or mudflow?	☐	☐	☐	☒

Discussion

a) Construction of the project would be subject to the Monterey County Grading and Erosion Control Ordinances. Compliance with ordinance requirements would be expected to avoid violation of water quality standards. There are no waste discharge requirements applicable to the project. There would be no impact.

b) The project would not use local groundwater resources. The tank and access road would create about 16,000 square feet of new impervious surface, but this would not interfere substantially with groundwater recharge. Therefore, any impacts would be less than significant.

c,f) There would be no alteration of the course of a stream or river, and the site does not border any natural drainages. However, the project would require grading of the tank site, and erosion control would be necessary during construction. As specified by mitigation in the 1993 IS/ND,

the project would comply with the Monterey County Grading and Erosion Control Ordinances, which require implementation of erosion control plans prepared by a registered civil engineer or forester. This erosion control plan would be incorporated in plans and specifications, and would prevent runoff from leaving the construction site. Because less than one acre of land would be disturbed during construction, the project would not require preparation of a Storm Water Pollution Prevention Plan, and would not need to obtain coverage under the Statewide Construction Storm Water Permit. After construction, the site would be landscaped and vegetative cover would be designed to prevent erosion and sedimentation during tank operation. Impacts would be less than significant with incorporation of mitigation that was described in the 1993 IS/ND.

d,e) The project would result in a minor change in the drainage pattern of the area, because the site would need to be graded to form a level pad for the tank. The site is relatively small, and the creation of about 16,000 square feet of impervious surface is not expected to substantially increase runoff in the area. During design calculations will be made to confirm that runoff from the site would not exceed the capacity of the existing storm drain facilities, but no modifications to the existing off-site drainage system are expected to be necessary. New piping and catch basins within the site would be constructed as needed. Problems with flooding are thus not expected. Runoff from the site would not be expected to contain pollutants because the water tank would not be a source of contaminants. Impacts would be less than significant.

g,h,i) The project does not involve construction of housing, and the tank site is not within a 100-year flood hazard area. The project would not involve construction of a levee or dam. The tank would be constructed of welded steel, designed in accordance with American Water Works Association Standard D100-2005 and does not present a significant risk of flooding due to failure of the tank. The nearest residence is about 25 feet from the tank site.

j) The project area is not subject to seiche, tsunami, or mudflow. There would be no impacts.

Mitigation Measures

The following mitigation was included in the 1993 IS/ND, no additional measures are required or recommended.

- The project would comply with Monterey County Grading and Erosion Control Ordinances (Chapter 16.08 and 16.12)

Conclusion: No New Impacts

3.9 Land Use and Planning

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Would the Project:				
a) Physically divide an established community?	☐	☐	☐	☒

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?	☐	☐	☐	☒
c) Conflict with any applicable HCP or NCCP?	☐	☐	☐	☒

Discussion

a) The site is located on undeveloped land adjacent to an existing water tank, and would not divide the existing community. There is an existing water storage tank immediately to the north of the tank, residences south and east of the tank, and Sunset Lane borders the west side of the site. The nearest residence is located about 25 feet to the south of the proposed tank. Residences are located in close proximity to the site, but because there is an existing tank directly north of the site, the new tank would not divide the community and there would be no impact.

b) The existing zoning for the project site is MDR/4-D (CZ), Medium Density Residential, which allows construction of a water tank upon obtaining a conditional use permit (Monterey County Zoning Coastal Implementation Plan - Title 20, Section 20.12.050). The District will obtain a use permit from the County for construction of the tank. The District will also obtain the required Coastal Development Permit from the County. There would be no impact.

c) There are no adopted Habitat Conservation Plans for the Del Monte Forest Area. The project would comply with Monterey County's Regulations for Development in the Del Monte Forest Land Use Plan Area. There would be no impact.

Mitigation Measures

None required or recommended.

Conclusion: No New Impacts

3.10 Mineral Resources

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

a,b) Construction of the tank within the Del Monte Forest is not expected to affect the availability of mineral resources, so there would be no impact.

Mitigation Measures

None required or recommended.

Conclusion: No New Impacts

3.11 Noise

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Would the Project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	☐	☒	☐	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

a, c, d) As noted in the 1993 IS/ND, the construction of the Huckleberry Hill Tank would result in a temporary increase in ambient noise levels as a result of construction activities. Mitigation was included in the IS/ND, which requires compliance with Monterey County noise ordinances and state equipment noise standards for use of equipment mufflers, and limitation of construction to the hours between 7 AM and 5 PM on weekdays. With these measures, noise impacts during construction are expected to be less than significant. The operation of the tank would not result in an increase in noise levels in the project area.

b) Construction activity would involve use of standard earth moving equipment (front loaders, backhoes, dozers, tractors, graders, and trucks), none of which would be expected to produce groundborne vibration levels that would exceed the vibration threshold criterion of 0.2 inches per second peak particle velocity (PPV) at the nearest residence. This criterion has been established by the Federal Transit Administration to protect non-engineered timber and masonry buildings. Large bulldozers produce a PPV of 0.089 inches/second at 25 feet (Federal Transit Administration 2006), and other equipment would be expected to produce similar or lower levels of vibration. Impacts would be less than significant.

e,f) The project is not located within an airport land use plan or in the vicinity of a private airstrip, so there would be no noise impacts from aircraft operation.

Mitigation Measures

The following mitigation was included in the 1993 IS/ND, no additional measures are required or recommended.

- Construction would comply with Monterey County noise ordinances.
- Construction would occur between 7 AM and 5 PM on weekdays.
- Compliance with state equipment noise standards including the use of equipment mufflers is required.

Conclusion: No New Impacts

3.12 Population and Housing

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Would the Project:				
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)?	☐	☐	☐	☒

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion

a) As noted in the 1993 IS/ND, the project would not increase domestic water supply, and would thus not induce or accommodate growth in the Del Monte Forest. Although the project increases the reliability of water storage available for fire protection, it is intended to meet fire protection standards for existing developed areas. The project would provide fire protection to meet needs anticipated at full buildout of the Del Monte Forest Land Use Plan, which controls growth in the project area. No impact on growth is anticipated.

b, c) The tank would be constructed on currently undeveloped land, and would not displace existing housing or people. There would be no impact.

Mitigation Measures

None required or recommended.

Conclusion: No New Impacts

3.13 Public Services

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Would the Project:				
a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Discussion

a) As noted in the 1993 IS/ND, the project would benefit fire protection by providing a reliable source of water. Because the project would not induce or accommodate growth, it would not create a need for additional police or fire protection services, or for new schools, parks or other facilities. There would be no impact.

Mitigation Measures

None required or recommended.

Conclusion: No New Impacts

3.14 Recreation

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Would the Project:				
a) Would the Project 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

a, b) Because the project would not induce or accommodate growth, it would not create a need for additional parks or other recreational facilities. Use of existing facilities is not expected to increase and new or expanded facilities would not be needed. There would be no impact.

Mitigation Measures

None required or recommended.

Conclusion: No New Impacts

3.15 Transportation/Traffic

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Would the Project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Discussion

a,b) During construction there would be a short-term increase in traffic to the tank site as construction workers would need to travel to the site, and trucks would need to access the site to deliver materials. Access to the construction site would be via Sunset Lane. Construction traffic would not be expected to exceed 60 trips per day, based on the anticipated size of the construction crew and estimated number of truck deliveries. This would represent a minor temporary increase in traffic, and the roads in the project area are not congested. The 1993 IS/ND requires that truck trips would be limited to the most direct routes, thereby minimizing the impact of construction traffic. Impacts of construction traffic would be less than significant. Operation of the tank would require occasional trips for maintenance. This would not be expected to increase traffic because operations of the tank would be coordinated with operation of the existing tank at the site. No operational impact is expected.

c) The project, by its nature, would not have any impact on air traffic patterns. There would be no impact.

d) Tank construction would not include design of roadway facilities, and would not require use of equipment within existing public roadways. There would be no impact.

e) Tank construction would not affect any public roadways, and would thus have no impacts on emergency access.

f) Construction activities would occur within the Huckleberry Hill tank site, with potential materials storage at Spruance Road near the previously proposed tank site, which is not a public road at that location. As specified by mitigation in the 1993 IS/ND, designated employee parking areas would be provided for construction vehicles. The staging areas are expected to have sufficient parking for construction vehicles. There would be no impact on parking capacity in the project vicinity.

g) The project would not affect any public roadways, and would thus have no effect on any policies, plans, or programs for alternative transportation. There would be no impact.

Mitigation Measures

The following mitigation was included in the 1993 IS/ND, no additional measures are required or recommended.

- Truck trips would be limited to the most direct routes and designated employee parking areas would be provided.

Conclusion: No New Impacts

3.16 Utilities and Service Systems

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
Would the Project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
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?	☐	☒	☐	☐
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?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the Project from existing entitlements and				

resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion

a,e) The project would not generate wastewater, and thus would not be subject to wastewater treatment requirements, or require wastewater treatment capacity. There would be no impact.

b) The Huckleberry Hill Tank is a new water system facility; impacts of the project are evaluated in this document and have been determined to be less than significant with mitigation. No new or expanded wastewater facilities would be required to serve the project, which would not generate wastewater.

c) The project is not expected to require new or expanded storm drainage facilities.

d) The Huckleberry Hill Tank would be part of the existing Cal-Am distribution and storage system serving Pebble Beach. The tank would provide storage for water and would not require additional water supplies. Cal-Am would use existing water resources to supply the tank. There would be no impact associated with obtaining new water supplies.

f,g) The project would not require demolition of existing facilities, so it is not expected to generate appreciable quantities of solid waste during construction. Operation of the tank would not generate solid waste. There would be no impacts associated with solid waste disposal.

Mitigation Measures

Mitigation was included in the 1993 IS/ND, and has been presented here under each issue area. No additional measures are required or recommended.

Conclusion: No New Impacts

3.17 Mandatory Findings of Significance

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Does the Project 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?	☐	☒	☐	☐
b) Does the Project have impacts that are individually limited, but cumulative considerable? ("Cumulative 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)?	☐	☐	☐	☒
c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Discussion

a) There are no known historic or cultural resources on the project site, and with mitigation to address the potential for accidental discovery of cultural resources, impacts would be less than significant. Mitigation would be implemented to replace Monterey pines located on the project site. With mitigation impact of tree removal would be less than significant, and there would be no adverse effects. The project would not 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, or reduce the number or restrict the range of a rare or endangered plant or animal.

b) Since preparation of the 1993 IS/ND, several of the cumulative projects discussed in that document have been completed. The District has completed the Carmel Area Wastewater District (CAWD)/PBCSD Wastewater Reclamation Project, and recycled water is now provided to irrigate golf courses and athletic fields in Pebble Beach. The District has completed a program of sewer line replacement. Construction and operation of the Huckleberry Hill Tank is expected to have minimal impacts, all of which would be confined to the immediate vicinity of the proposed site. With mitigation, the project is not expected to have cumulatively considerable impacts on the project area.

c) Although the project would have impacts on noise, air quality, and traffic during construction, all of these impacts would be temporary and would be less than significant with mitigation. Potential aesthetic impacts of the tank would be mitigated through implementation of a

landscaping plan. With implementation of the mitigation measures that were included in the 1993 IS/ND, impacts to local residents would be less than significant.

Conclusion: No New Impacts

Chapter 4 Report Preparation

4.1 Report Authors

This report was prepared by the Pebble Beach Community Services District, E2 Consulting Engineers (E2), and RMC Water and Environment (RMC). Staff from these agencies and companies that were involved include:

Pebble Beach Community Services District
- Christina Baca, Associate Engineer

E2 Consulting Engineers
- Vinod Badani, P.E.

RMC Water and Environment
- Robin Cort, Ph.D.

4.2 References

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Appendix A - Fire Protection Storage Requirements

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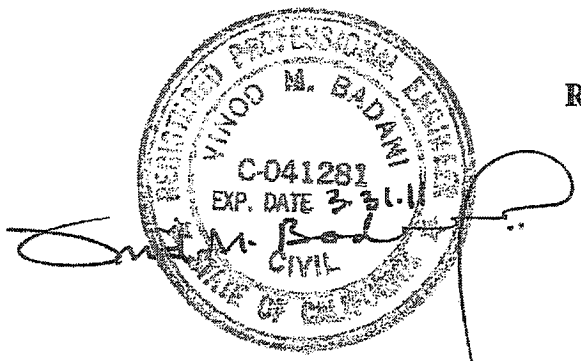
TECHNICAL MEMORANDUM

for

PBCSD WATER SYSTEM
FIRE PROTECTION STORAGE REQUIREMENTS

Prepared for

PEBBLE BEACH COMMUNITY SERVICES DISTRICT



Revised, November 1, 2010.

Prepared by

E2 CONSULTING ENGINEERS, INC.

1900 POWELL STREET, SUITE 250, EMERYVILLE, CA 94608 • 510/428-4721

TECHNICAL MEMORANDUM

PBCSD WATER SYSTM

FIRE PROTECTION STORAGE REQUIREMENTS

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INTRODUCTION

The purpose of this Technical Memorandum (TM) is to establish water storage requirements for existing pressure zone within the Pebble Beach Community Services District (PBCSD), which is served by the California-American Water Company (Cal-Am) water supply and distribution system. The total required water storage for each pressure zone is equal to the sum of the maximum domestic demand and the maximum fire flow demand.

FIRE FLOW STORAGE REQUIREMENTS

DOMESTIC DEMAND

The maximum domestic demand is estimated based on Cal-Am's service connection design value of 721 gallons per day (gpd) per connection and using equivalent residential dwelling units (ERDUs). One (1) equivalent residential unit is defined as a single- family dwelling. Light commercial and industrial developments are defined in terms of multiple single family dwelling units. Therefore, the use of equivalent residential dwelling units for domestic demand estimation is comparable to the use of service connections for similar flow estimation. Hence a value of 721 gpd will be used as a maximum domestic demand per equivalent residential dwelling units to estimate the required domestic storage.

FIRE PROTECTION FLOW CRITERIA

Water supply standards for the fire suppression are established for maximum hydrant flows, duration and residual pressure based upon land use criteria. The California Department of Forestry and Fire Protection (CAL FIRE), acting as the PBCSD's fire department, has adopted the modified version of the fire suppression standards established in the Monterey County General Plan. Current fire flow requirements within the PBCSD are shown in **Figure 1**. All duration values for the PBCSD's fire flow demand are two (2) hours, (120 minutes). Fire flow storage is then calculated for the maximum demand in a pressure zone (e.g. Fire Flow demand of 2,500 gallons per minute x 120 minutes duration = 300,000 gallons). This demand is in addition to the maximum domestic demand.

CURRENT EQUIVALENT DWELLING UNITS

The current Equivalent Residential Dwelling Units (EDRUs) were estimated by PBCSD. The distribution of ERDUs by each pressure zone is summarized in **Table 1**.

TABLE 1- CURRENT USERS AND ERDUs SUMMARY

					Estimated ERDUs in Each Pressure zone			
Source	**Units**	**Estimated Number of Units**	**ERDUs per Unit**	**Total No. ERDUs per Source**	**Gravity**	**1st Lift and 1st Lift Reduced**	**2nd Lift and 2nd Lift Reduced (1)**	**3rd Lift (2)**
Total Residential Developed and Undeveloped Units (1), (2)	Each	2,960	1	2,960	1,801	714	305	140
Motel/Hotel								
Private	Room	4	1/5	1	1			
Commercial	Room	161	1/2	81	81			
School-RSL								
Boarding Students	Each	257	1/4	65		65		
Day Students	Each	266	1/20	14		14		
Restaurant/Bar	Seat*Meal	2,179	1/15	146	130		16	
Dining Room								
Private	Seat*Meal	500	1/50	10	10			
Commercial	Seat*Meal	765	1/20	39	39			
Gas Station	Pump	5	2	10	10			
Miscellaneous Commercial								
1-10 Employee		26	1	26	26			
11-20 Employee		7	2	14		14		
21-30 Employee		20	3	60			60	
Post Office	Each	1	1	1	1			
Miscellaneous Restrooms	Each	35	1/8	5	5			
Laundry				221	221			
Spanish Bay				345	345			
Total				**3,998**	**2,670**	**807**	**381**	**140**

(1) Does not include community hospital, neighboring Skyline Forest Area and Shepherd's Knoll condominiums served from the Dry Creek Pump Station in Second Lift Zone.

(2) Does not include Ocean Pine Area served by Third Lift Zone.

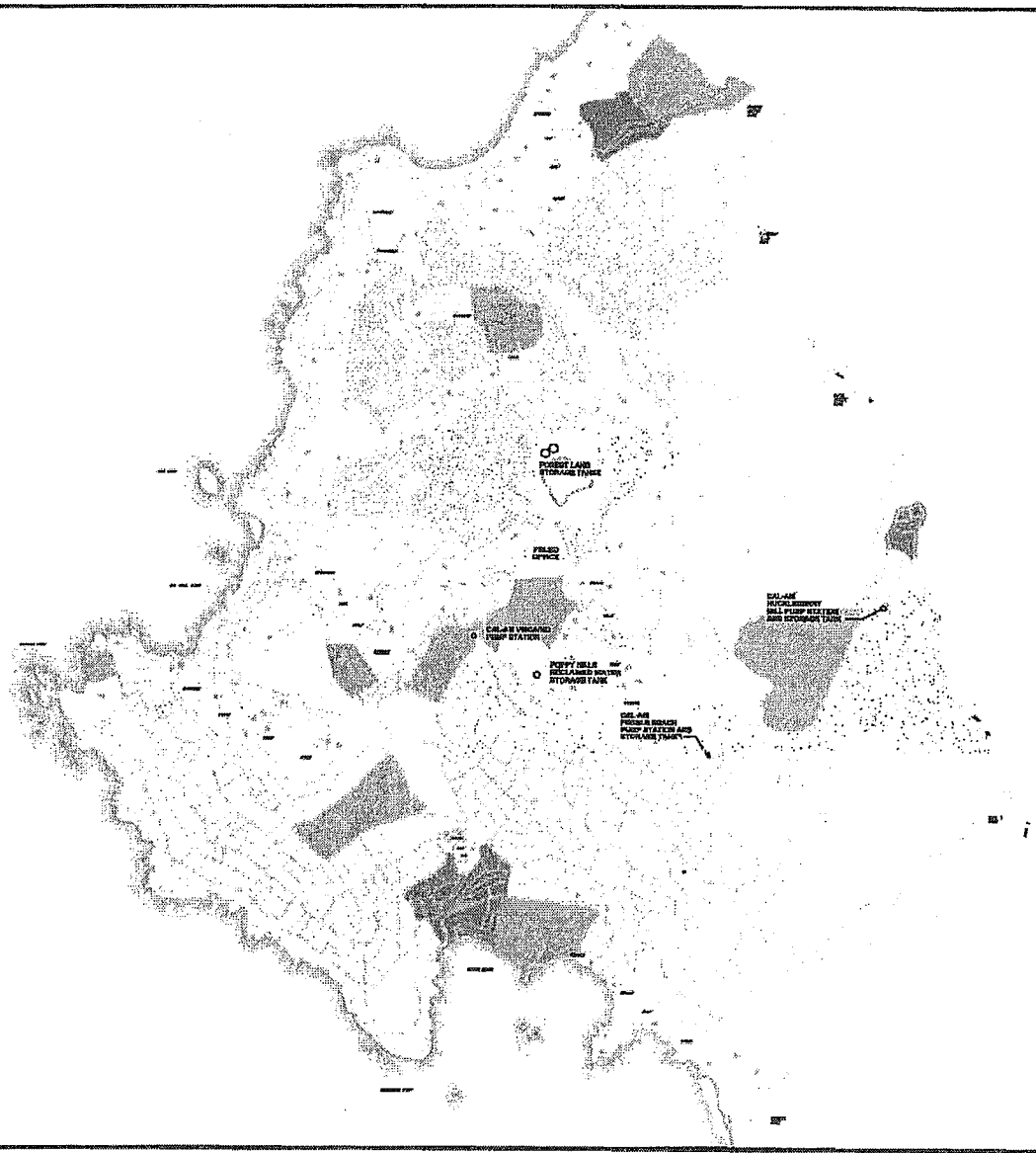
FIGURE 1

PBCSD CURRENT FIRE FLOW REQUIREMENT AREAS

FIRE FLOW REQUIREMENT

NOTE:
FIRE FLOW DEMAND EQUALS 1,000 GPM UNLESS OTHERWISE SHOWN.

- 2,000 GPM+
- 2,500 GPM+



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EXISTING WATER STORAGE

The 22-inch water transmission main from Carmel Valley serves the Gravity Zone below elevation 232 feet. Water flows through the transmission main to the Forest Lake Storage Tanks, located at the Forest Lake Reservoir site. Total storage capacity of three (3) Forest Lake Tanks is 15 million gallons. The Water in these tanks is used to handle peak flows and serves the gravity zone (below elevation 232) of PBCSD and adjoining cities. The hydro-pneumatic system, serving large lots along the Padre Lane where a local increase in elevation made the gravity feed system not feasible, was replaced by a new 12-inch distribution main from the First Lift Zone.

The First Lift Pressure Zone is served by Pump Stations on Crespi Lane and Viscaino Road, which pumps to three (3) Pebble Beach Tanks, (50,000 gallon, 100,000 gallon, and 176,000 gallon capacity) located near the intersection of Spruance Road and Ronda Road. The Viscaino and Crespi Lane pump stations pump directly from the Carmel Valley transmission main to the First Lift Tanks (Pebble Beach Tanks). The area immediately to the north and west of Forest Lake is a reduced pressure zone within the First Lift.

The Second Lift Pressure Zone is pumped by the Pebble Beach pump station from the First Lift Storage Tanks (Pebble Beach Tanks) to 800,000 gallon and 50,000 gallon Second Lift Storage Tanks atop Huckleberry Hill. Huckleberry Hill tanks are also supplied with water from Dry Creek Pumping Plant in Monterey and, in addition to upper Pebble Beach, provide water to upper Skyline Forest area of Monterey, Shepherd's Knoll Condominiums and the Community Hospital Area (Outside PBCSD service area). In 1993, PBCSD constructed new pumping facility and modified existing pumping at the 800,000 gallon storage tank such that the entire storage volume of the 800,000 gallon storage tank is now available for the Third Lift Pressure Zone through the new pumping facilities and the existing hydro-pneumatic system.

The Third Lift Pressure Zone serves lots around the Huckleberry Hill tanks and Ocean Pine Condominiums, which are too high for the Second Lift Pressure Zone. This Zone is being served by new pumping facilities (2,500 gpm) and by a hydro-pneumatic system with approximately 4,000 gallons of operating storage volume. The hydro-pneumatic tank and supply pumps (Huckleberry Hill Pumping Plant) are located at the site of two (2) Second Lift storage tanks.

Figure 2 shows the locations of the various facilities and pressure zones. Figure 3 shows a schematic diagram of the Pebble Beach Distribution System.

Table-2 provides summary of Total available storage for each pressure zone.

FIGURE 2

PBCSD WATER STORAGE AND DISTRIBUTION SYSTEM PRESSURE ZONE MAP

PRESSURE ZONES

- GRAVITY ZONE
- 1st LIFT PRESSURE ZONE
- 1st LIFT REDUCED PRESSURE ZONE
- 2nd LIFT PRESSURE ZONE
- 2nd LIFT REDUCED PRESSURE ZONE
- 3rd LIFT PRESSURE ZONE

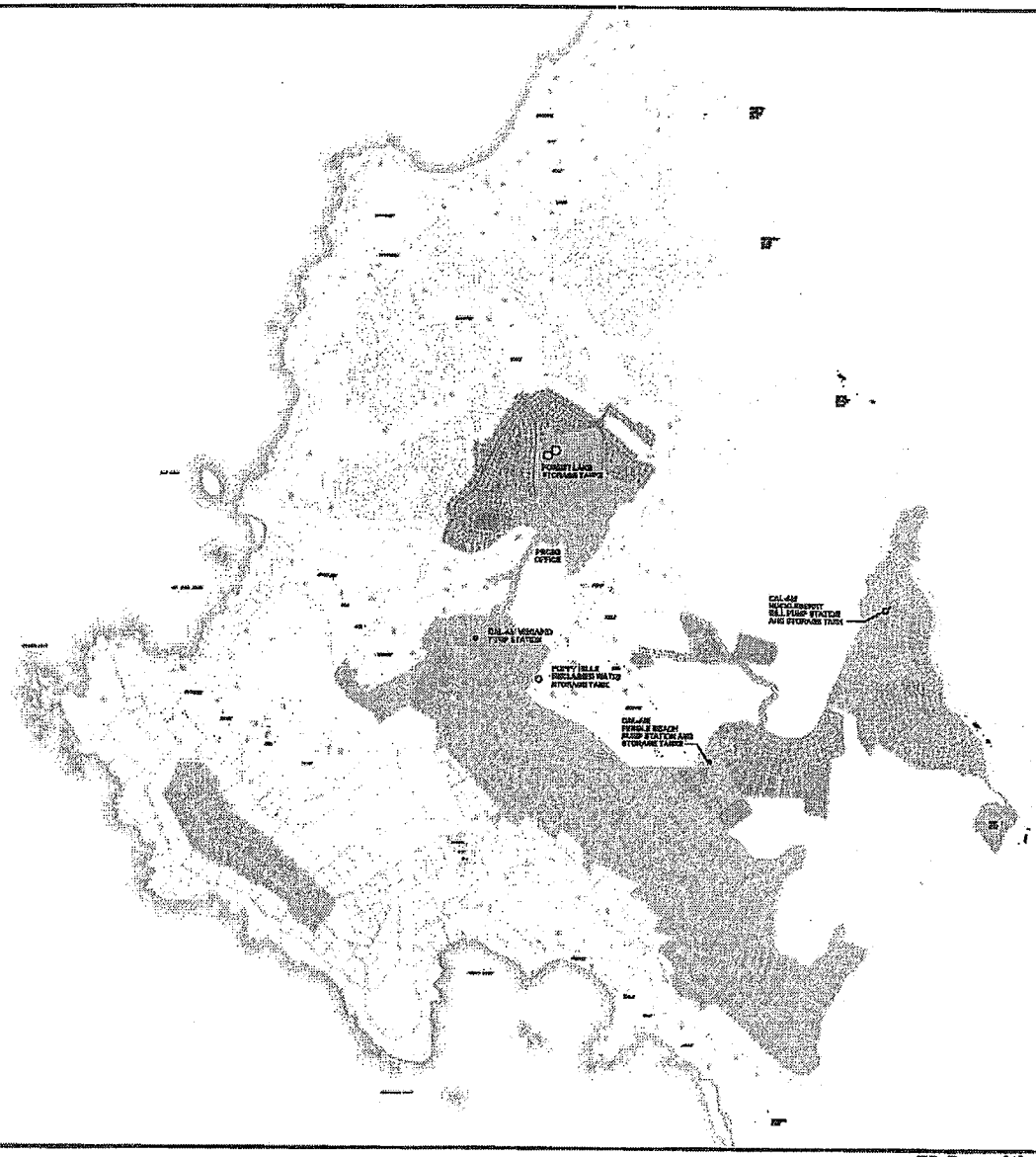

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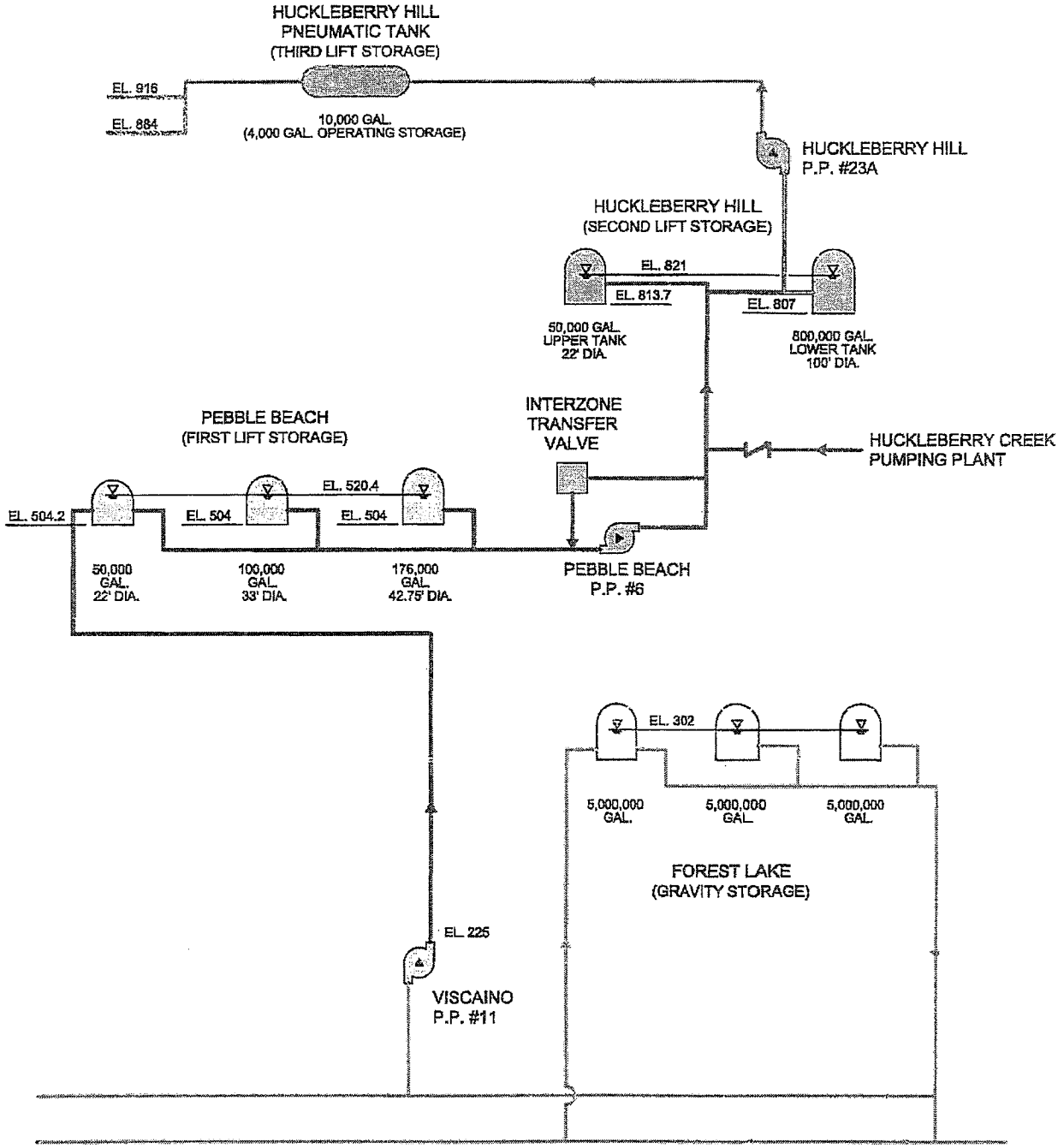
FIGURE 3

PEBBLE BEACH WATER DISTRIBUTION SYSTEM NETWORK DIAGRAM



CAL-AM PUMP STATION	NO. PUMPS	TOTAL CAPACITY, GPM	280 TDH FT.
VISCAINO	3	1,020	290
HUCKLEBERRY HILL	3	2,500	96
PEBBLE BEACH	3	910	366

LEGEND

DISTRIBUTION TANK
PNEUMATIC TANK
PUMPING PLANT
GATE VALVE
CHECK VALVE

E2 Consulting Engineers, Inc.

AVAILABLE SRORAGE – TABLE 2		
Pressure Zone	**Storage Facilities**	**Storage Available, in 1,000 gallons**
Gravity	Three (3) 5 million gallon Steel Tanks	13,431 [(1)]
First Lift and First Lift Reduced	One (1) 50,000 gallon; One (1) 100,000 gallon; and One (1) 176,000 gallon.	271 [(1)]
Second Lift and Second Lift Reduced	One (1) 800,000 gallon; and One (1) 50,000 gallon	648 [(1)]
Third Lift	One Hydro-Pneumatic Tank	[(2)]

(1) Usable storage volume, provided by Cal-Am.

(2) Fire Flow for 3rd Lift Zone is met by 2nd List Zone Storage Tank.

STORAGE REQUIREMENT for Current Domestic and Fire Flow Demand

Using the storage criteria established above, total storage requirements, for domestic and fire flow demand, for each pressure zone have been calculated and summarized in **Table 3**.

TABLE 3 EXISTING WATER STORAGE FOR EACH PRESSURE ZONE

	A	B	C	D	E	F	G
Pressure Zone	**Maximum Domestic Demand, gpd**	**No. of Units, ERDUs**	**Required Domestic Storage, in 1,000 gallons (A x B)**	**Maximum Fire Flow Demand, gpm**	**Fire Flow Duration, Minutes**	**Required Fire Flow Storage in 1,000 gallons (D x E)**	**Total Required Storage, in 1,000 gallons (C + F)**
Gravity	**721**	**2,670**	**1,926**	**2,500**	**120**	**300**	**2,226**
First Lift and First Lift Reduced	**721**	**807**	**582**	**2,000**	**120**	**240**	**822**
Second Lift and second Lift Reduced (PBCSD)	721	381	275	2,000	120	240	515
Second Lift and second Lift Reduced (Community Hospital)	721	100[b]	72	1,500 [a]	240	360	432
Second Lift and second Lift Reduced (Skyline Forest & (Shepherd's Knoll)	721	250[b]	180	2,000	120	240	420
Total Maximum Demand for Second Lift and Second Lift Reduced			**527**			**360**	**887**
Third Lift Zone (PBCSD)	721	140	101	2,500	120	300	401
Ocean Pine Area	721	50	36	2500	120	300	336
Total Maximum Demand for Third Lift			**137**			[c]	137

(a) Assumed to have Automatic Sprinkler System (75% reduction but no less than 1,500 gpm, Type II one-Hour Construction with Fire Area between 72,400 and 166,500 SF, Table A-1-III-A-1 of California Fire Code).

(b) Estimated number of ERDUs.

(c) Fire Flow demand for Third Lift zone is being met by the Storage Facility for the Second Lift and Second Lift reduced zones.

DISCUSSIONS AND ANALYSIS – Current Requirements

Available storage, Domestic and Fire Flow storage, and storage surplus or deficiencies for each zone are summarized in Table 4.

STORAGE SURPLUS OR DEFICIENCIES – TABLE 4			
Pressure Zone	Available Storage – in 1,000 of gallons	Domestic and Fire Flow Storage Required – in 1,000 gallons	Storage – Surplus or Deficiencies - in 1,000 gallons
Gravity	13,431	2,226	11,205 - Surplus
First Lift and First Lift Reduced	271	822	551 - Deficiencies
Second Lift and Second Lift Reduced	684	887	203 - Deficiencies
Third Lift	0	137	137 - Deficiencies

FUTURE EQUIVALENT RESIDENTIAL DWELLING UNITS

The future Equivalent Residential Units (ERDUs) were estimated based on the new project proposed by Pebble Beach Company (PBCo) for the Del Monte Forest. The future distribution of ERDUs (Existing ERDUs plus additional ERDUs due to future development) by each pressure zone is summarized in Table 5.

FUTURE WATER STORAGE

Using the storage criteria established above and the information regarding future development provided PBCo, the future storage requirements for each pressure zone have been calculated and are summarized in Table 6. Fire Flow demand in the First Lift Zone has been increased to 2,500 gpm for the duration of two hours due to the commercial hotel in future development plan provided by PBCo.

TABLE 5- CURRENT AND FUTURE USERS AND ERDUs SUMMARY

					Estimated ERDUs in Each Pressure zone			
Source	**Units**	**Estimated Number of Units**	**ERDUs per Unit**	**Total No. ERDUs per Source**	**Gravity**	**1st Lift and 1st Lift Reduced**	**2nd Lift and 2nd Lift Reduced (1)**	**3rd Lift (2)**
Total Residential Developed and Undeveloped Units (1), (2)	Each	2,996	1	2,996	1821	730	305	140
Motel/Hotel								
Private	Room	4	1/5	1	1			
Commercial	Room	401	1/2	201	151	50		
School-RSL								
Boarding Students	Each	257	1/4	65		65		
Day Students	Each	266	1/20	14		14		
Restaurant/Bar	Seat*Meal	2,179	1/15	146	130		16	
Dining Room								
Private	Seat*Meal	500	1/50	10	10			
Commercial	Seat*Meal	765	1/20	39	39			
Gas Station	Pump	5	2	10	10			
Miscellaneous Commercial								
1-10 Employee		50	1	50	40		10	
11-20 Employee		37	2	74		74		
21-30 Employee		20	3	60			60	
Post Office	Each	1	1	1	1			
Miscellaneous Restrooms	Each	35	1/8	5	5			
Laundry				221	221			
Spanish Bay				345	345			
Total				**4,238**	**2,774**	**933**	**391**	**140**

(1) Does not include community hospital, neighboring Skyline Forest Area and Shepherd's Knoll condominiums served from the Dry Creek Pump Station in Second Lift Zone.

(2) Does not include Ocean Pine Area served by Third Lift Zone.

TABLE 6 FUTURE WATER STORAGE FOR EACH PRESSURE ZONE

	A	B	C	D	E	F	G
Pressure Zone	**Maximum Domestic Demand, gpd**	**No. of Units, ERDUs**	**Required Domestic Storage, in 1,000 gallons (A x B)**	**Maximum Fire Flow Demand, gpm**	**Fire Flow Duration, Minutes**	**Required Fire Flow Storage in 1,000 gallons (D x E)**	**Total Required Storage, in 1,000 gallons (C + F)**
Gravity	721	2,774	2,000	2,500	120	300	2,300
First Lift and First Lift Reduced	721	933	673	2, 500	120	300	973
Second Lift and second Lift Reduced (PBCSD)	721	391	282	2,000	120	240	522
Second Lift and second Lift Reduced (Community Hospital)	721	100[b]	72	1,500 [a]	240	360	432
Second Lift and second Lift Reduced (Skyline Forest & (Shepherd's Knoll)	721	250[b]	180	2,000	120	240	520
Total Maximum Demand for Second Lift and Second Lift Reduced			534			360	894
Third Lift Zone (PBCSD)	721	140	101	2,500	120	300	401
Ocean Pine Area	721	50	36	2,500	120	300	336
Total Maximum Demand for Third Lift			137			[c]	137

[a] Assumed to have Automatic Sprinkler System (75% reduction but no less than 1,500 gpm, Type II one-Hour Construction with Fire Area between 72,400 and 166,500 SF, Table A-1-III-A-1 of California Fire Code).

[b] Estimated number of ERDUs

[c] Fire Flow demand for Third Lift zone is being met by the Storage Facility for the Second Lift and Second Lift reduced zones

DISCUSSIONS AND ANALYSIS –Future requirements

Available storage, Domestic and Fire Flow storage, and storage surplus or deficiencies for each zone are summarized in Table 7.

STORAGE SURPLUS OR DEFICIENCIES – TABLE 7			
Pressure Zone	Available Storage – in 1,000 of gallons	Domestic and Fire Flow Storage Required – in 1,000 gallons	Storage – Surplus or Deficiencies - in 1,000 gallons
Gravity	13,431	2,300	11,131 - Surplus
First Lift and First Lift Reduced	271	973	702 - Deficiencies
Second Lift and Second Lift Reduced	684	894	210 - Deficiencies
Third Lift	0	137	137 - Deficiencies

CONCLUSIONS

1. Existing storage facilities for current and future requirements are adequate for both maximum domestic demand needs and maximum fire flow requirements for Gravity Zone.

2. Existing storage facilities for current and future requirements are not adequate to meet maximum domestic demand and maximum fire flow requirements for First Lift and First Lift Reduced Zones. Total combine storage deficiency is estimated at 551,000 gallons for current and 702,000 gallons for future requirements.

3. Existing storage facilities for current and future requirements are not adequate to meet maximum domestic demand and maximum fire flow requirements for Second Lift and Second Lift Reduced Zones. Total combine storage deficiency is estimated at 203,000 gallons for current and 210,000 gallons for future requirements.

4. The Third Lift Zone has a shortage of 137,000 gallons for current and future requirements; however due to the piping modifications constructed by PBCSD in 1993, storage in the Second Lift and Second Lift Reduced Zone is now available for the Third Lift Zone. Therefore, if simultaneous fire flow demands for the Second and Third Lift Zones are not required, the

existing storage facilities at Second Lift and Second Lift Reduced Zone are inadequate; additional combine storage of 340,000 (203,000 + 137,000) gallons would be required for current and 347,000 (210,000 + 137,000) for future requirements.

5. Total Storage deficiency for both maximum domestic demand needs and maximum fire flow requirements for First lift and First Lift Reduced Zones, Second Lift and Second Lift Reduced Zones, and Third Lift Zone is estimated at 891,000 (551,000+203,000+137,000) gallons for current and 1,049,000 (702,000 + 210,000 + 137,000) gallons for future requirements.

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Appendix B - Biological Report

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Biological Assessment for the Sunset Lane Water Tank – Alternative Site Project

Prepared for:

Pebble Beach Community Services District
3101 Forest Lake Road
Pebble Beach, CA 93953

Prepared by:

Denise Duffy & Associates, Inc.
947 Cass St. Suite 5
Monterey, CA 93940

June 2010

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FIGURES

INTRODUCTION

DENISE DUFFY & ASSOCIATES, Inc. (DD&A) was contracted by the Pebble Beach Community Services District (PBCSD) to prepare this biological assessment for the Sunset Lane Water Tank – Alternative Site Project (Project), located on the top of Huckleberry Hill on Sunset Lane in Pebble Beach, California (Figures 1 and 2). The emphasis of this study is to describe existing biological resources within and surrounding the Project site, identify any special-status species and sensitive habitats within the project area, assess potential impacts that may occur to biological resources, and recommend appropriate avoidance and minimization measures to reduce those impacts in accordance with the California Environmental Quality Act (CEQA).

Project Description

The proposed Project consists of constructing an 800,000 gallon potable water storage tank adjacent to the existing Sunset Lane water tank. The new tank would be approximately 100 feet in diameter and 24 feet high and would occupy most of APN #008-111-014 and a portion of APN #008-111-015 (Figure 3). Additionally, yard piping would be installed to connect the new tank to the existing tank and water system. Construction of the new tank will help to alleviate fire protection deficiencies in the existing California-American Water Company (Cal-Am) water system associated with storage, pressure, and access to water, which may prevent the Pebble Beach Fire Department from combating large or multiple fires.

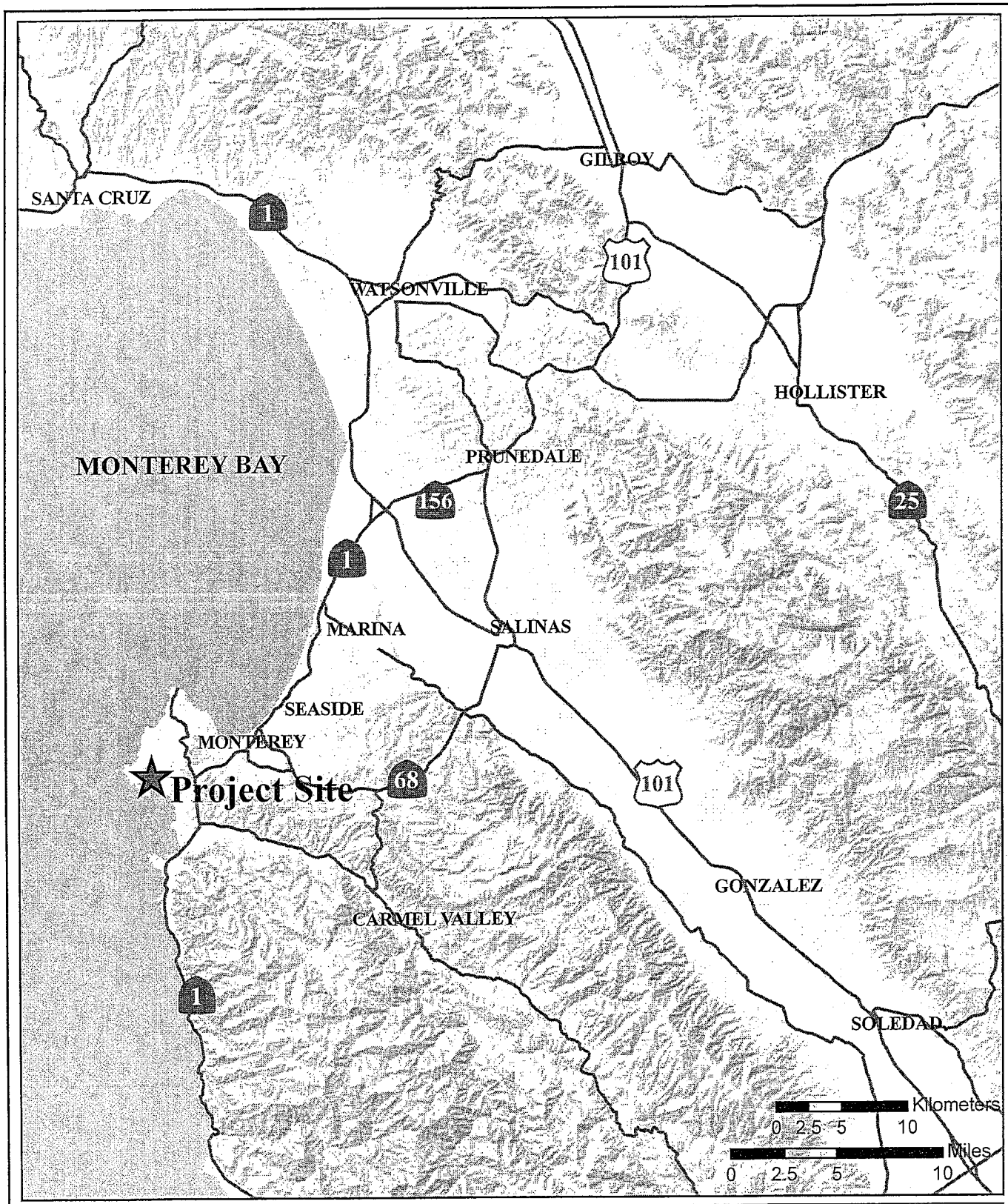
Summary of Results

The results of field survey indicate that one habitat type, Monterey Pine forest (urban stand), is present within the Project site. Monterey pine forest is listed as a sensitive habitat on the CNDDB's working list of high priority and rare natural communities (DFG, 2003). Additionally, the Del Monte Forest Land Use Plan (LUP) identifies Monterey pine forest as a "Special Treatment Area" and Monterey pine forest is often designated as an Environmentally Sensitive Habitat Area (ESHA) under the Coastal Act, although some areas of Monterey pine forest may not meet ESHA criteria (DMF Preservation and Development Plan, Monterey County Application Notebook, 2001). However, because the Monterey pine forest within the Project site is an urban forest stand, a stand "generally associated with development areas where a conscious effort was made to preserve at least a portion of that native forest" (DMF Preservation and Development Plan, Monterey County Application Notebook, 2001), and does not exhibit the habitat values of a natural forest stand, it is my professional opinion that this area should not be designated as ESHA.

No special-status wildlife species were identified within or adjacent to the Project site and none are expected to occur. However, raptors may nest in trees within and adjacent to the Project site.

One special-status plant species, Monterey Pine, was identified within the Project site. No other special-status plants were identified or are expected to occur within or adjacent to the Project site.

Mitigation measures included in this report will reduce potentially significant impacts to sensitive natural resources to a less-than-significant level.



N	Project Vicinity	Figure 1

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Project Location

Figure
2

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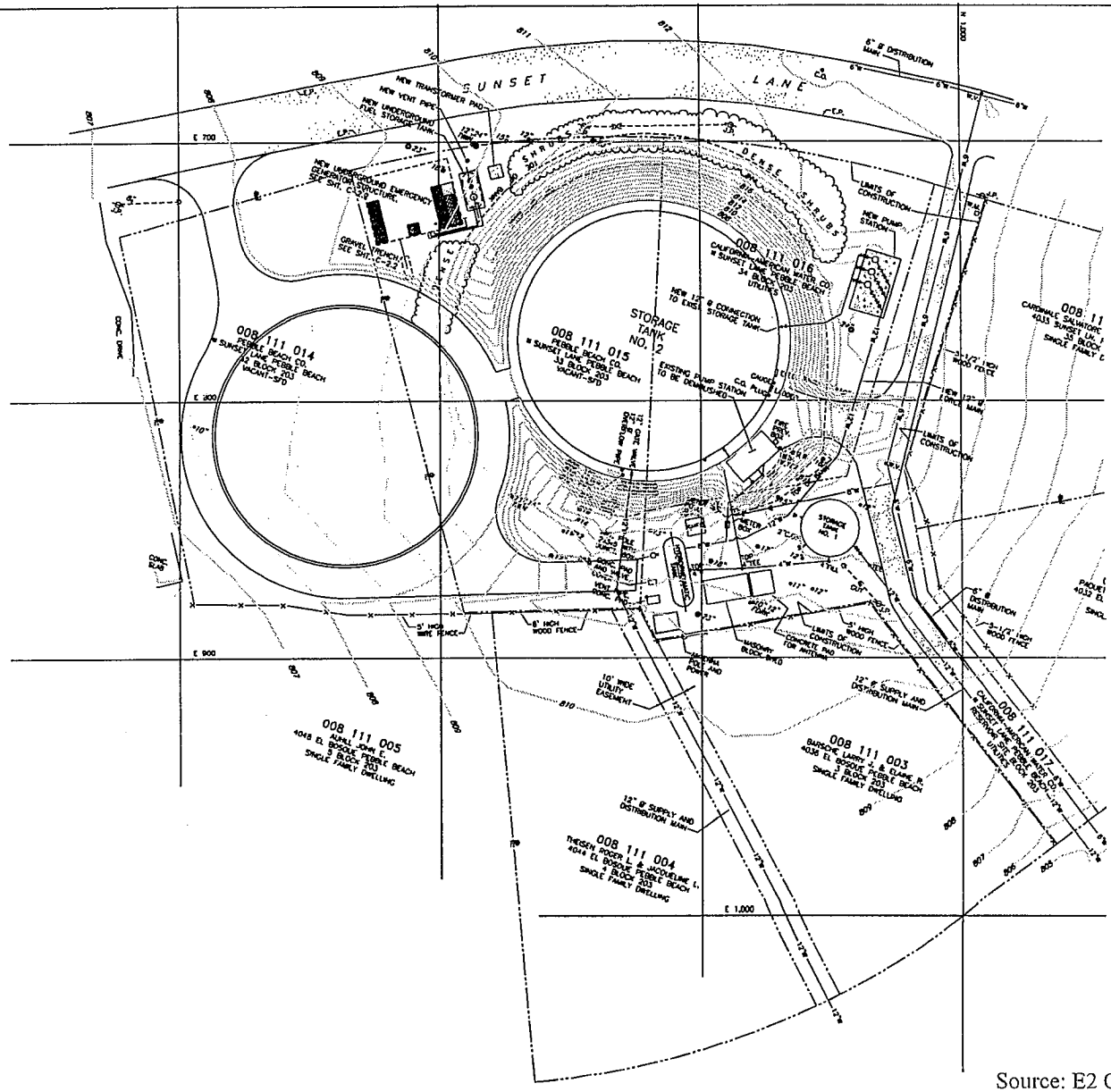

Source: E2 Consulting Engineers, July 2009

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Project Plans

Figure 3

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METHODS

Personnel and Survey Dates

Surveys were conducted by DD&A Senior Environmental Scientist, Josh Harwayne, and Assistant Environmental Scientist, Jami Davis, on May 13, 2010, and by Jami Davis on June 10, 2010. The purpose of the first survey was to assess the environmental conditions of the site and its surroundings, evaluate the general habitat features and environmental constraints at the site and within the local vicinity, locate and map special-status plants, and provide a basis for recommendations to minimize and avoid impacts to biological resources. The second survey was conducted to locate *Piperia* sp. individuals that may have sprouted within the Project site following the first survey. No protocol-level wildlife surveys were conducted as a part of this survey effort.

Special-Status Species

Special-status species are those plants and animals that have been formally listed or proposed for listing as Endangered or Threatened, or are Candidates for such listing under the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA). Listed species are afforded legal protection under the ESA and CESA. Species that meet the definition of Rare or Endangered under the California Environmental Quality Act (CEQA) Section 15380 are also considered special-status species. State species of special concern meet this definition and are typically provided management consideration through the CEQA process, although they are not legally protected under the ESA or CESA.

Plants listed as rare under the California Native Plant Protection Act (CNPPA) or on the California Native Plant Society (CNPS) lists are also treated as special-status species. In general, DFG considers plant species on List 1 (List 1A (Plants Presumed Extinct in California) and List 1B (Plants Rare, Threatened, or Endangered in California and Elsewhere)), or List 2 (Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere) of the CNPS *Online Inventory of Rare and Endangered Vascular Plants of California* (online edition, v7-07c) as qualifying for legal protection under this CEQA provision.[1] In addition, species of vascular plants, bryophytes, and lichens listed as having special status by DFG are considered special-status plant species (DFG, 2009).

Raptors (e.g., eagles, hawks, and owls) and their nests are protected under both federal and state laws and regulations. The federal Migratory Bird Treaty Act (MBTA) of 1918 and California Fish and Game Code Section 3513 prohibit killing, possessing, or trading migratory birds except in accordance with regulation prescribed by the Secretary of the Interior. Birds of prey are protected in California under Fish and Game Code Section 3503.5. Section 3503.5 states that it is "unlawful to take, possess, or destroy the nest or eggs of any such bird except otherwise provided by this code or any regulation adopted pursuant thereto." In addition, fully protected species under the DFG Code Section 3511 (birds), Section 4700 (mammals), Section 5515 (fish), and Section 5050 (reptiles and amphibians) are also considered special-status animal species. Species with no formal special status designation but thought by experts to be rare or in serious decline are also considered special-status animal species (DFG, 2009).

After careful consideration, the DFG has removed the U. S. Fish and Wildlife Service (Service) federal species of concern designation from the CNDDB. The federal species of concern list was a Service internal list maintained by some of the field offices comprised of taxa that were formerly designated as Candidate categories C1 and C2 plus some other miscellaneous taxa. This list is no longer updated within

[1] Species on CNPS List 3 (Plants About Which We Need More Information - A Review List) and List 4 (Plants of Limited Distribution - A Watch List) may, but generally do not, qualify for protection under this provision.

the Service. As a result, the federal species of concern designation is not considered an indicator of special-status species status in this analysis.

Sensitive Habitats

Sensitive habitats include riparian corridors, wetlands, habitats for legally protected species, areas of high biological diversity, areas supporting rare or special-status wildlife habitat, and unusual or regionally restricted habitat types. Habitat types considered sensitive include those listed on the CNDDB's working list of high priority and rare natural communities (i.e., those habitats that are Rare or Endangered within the borders of California) (California Department of Fish and Game [DFG], 2003), those that are occupied by species listed under ESA or are critical habitat in accordance with ESA, and those that are defined as ESHA under the Coastal Act. Specific habitats may also be identified as sensitive in City or County General Plans or ordinances. Sensitive habitats are regulated under federal regulations (such as the Clean Water Act and Executive Order 11990 – Protection of Wetlands), state regulations (such as CEQA and the DFG Streambed Alteration Program), or local ordinances or policies (such as City or County tree ordinances, Habitat Management Plan areas, and General Plan elements).

Data Sources

The primary literature and data sources reviewed in order to determine the occurrence or potential for occurrence of special-status species at the project site are as follows: current agency status information from the Service and the DFG for species Listed, Proposed for listing, or Candidates for listing as Threatened or Endangered under ESA or CESA, and those considered DFG "species of special concern" (2010); the CNPS *Inventory of Rare and Endangered Vascular Plants of California* (CNPS, 2010); and CNDDB occurrence reports (2010). The Monterey quadrangle and the four surrounding quadrangles (Marina, Mt. Carmel, Seaside, and Soberanes Point) from the CNDDB were also reviewed for documented special-status species occurrences within and in the vicinity of the project site.

From these resources, a list of special-status plant and wildlife species known or with the potential to occur in the vicinity of the project was created (please refer to Appendix A). The list presents these species along with their legal status, habitat requirements, and a brief statement of the likelihood to occur.

Botany

The generalized vegetation classification schemes for California described by Holland (1986) and Sawyer and Keeler-Wolf (1995) were consulted in classifying the vegetation of the Project Site. The final classification and characterization of the vegetation of the Project Site is based on field observations. Information regarding the distribution and habitats of local and state vascular plants were reviewed (Munz and Keck, 1973; Matthews, 1997; Hickman, 1993; Jepson Flora Project, 2009). All plants observed within the Project Site were identified to species or intraspecific taxon using keys and descriptions in Hickman (1993).

The entire Project Site was surveyed for botanical resources following the applicable guidelines outlined in *Guidelines for Conducting and Reporting Botanical Inventories for Federally listed, Proposed and Candidate Plants* prepared by the Service (January 2000), *Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities prepared by CDFG* (revised November, 2009), and *CNPS Botanical Survey Guidelines* prepared by the California Native Plant Society (revised June 2, 2001).

Wildlife

The following literature and data sources were reviewed: DFG reports on special-status wildlife (Remsen, 1978; Williams, 1986; Jennings and Hayes, 1994; Thelander, 1994); California Wildlife Habitat Relationships Program species-habitat models (DFG, 2009; Zeiner et al., 1988; and Zeiner et al., 1990); and general wildlife references (Stebbins, 1985).

RESULTS

Habitat Types

The Project site is located within a developed portion of Huckleberry Hill and includes the existing Sunset Lane tank, the associated water system, and the undeveloped parcel adjacent to the existing tank. One habitat type is present within the Project site: Monterey pine forest (urban stand). However, the vegetation within the entire site is regularly maintained and the entire site is disturbed.

Monterey Pine Forest (Urban Stand)

The Project site is dominated by Monterey pine trees and in some areas, acacia (*Acacia longifolia*), which appears to have been planted as a screen around the existing tank. The understory is highly disturbed and consists mostly of non-native grasses, such as rabbitsfoot grass (*Polypogon monspeliensis*), slender oat (*Avena barbata*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), bur clover (*Medicago* sp.), hairy cat's ear (*Hypochaeris radicata*), fescue (*Vulpia* sp.), and acacia seedlings. However, in areas where the Monterey pine trees are somewhat denser, a few native understory species are still present, including shaggy-barked manzanita (*Arctostaphylos tomentosa* ssp. *bracteosa*), California blackberry (*Rubus ursinus*), huckleberry (*Vaccinium ovatum*), and Douglas' iris (*Iris douglasiana*).

Monterey pine forest is listed as a sensitive habitat on the CNDDB's working list of high priority and rare natural communities (DFG, 2003). Additionally, the LUP identifies Monterey pine forest as a "Special Treatment Area" and Monterey pine forest is often designated as ESHA, although some areas of Monterey pine forest may not meet ESHA criteria (DMF Preservation and Development Plan, Monterey County Application Notebook, 2001). However, within the Project site, this habitat can be defined as an urban forest stand; a forest stand "generally associated with development areas where a conscious effort was made to preserve at least a portion of that native forest" (DMF Preservation and Development Plan, Monterey County Application Notebook, 2001). An urban forest stand does not exhibit the significant habitat values, associated species, age class distribution, or natural regeneration of a natural forest stand. As such, in my professional opinion, the project site should not be designated as ESHA. However, the FMP (Staub, 2010) for the Project includes tree replacement, protection measures for trees and vegetation during construction, and other measures to preserve the Monterey pine forest habitat, in compliance with Policy #32 of the LUP. Mitigation measures identified below will further avoid and reduce impacts to this sensitive habitat.

Special-Status Plant Species

The Project site and adjacent areas were evaluated for the presence or potential presence of a variety of special-status plant species (Appendix A). It was determined that one special-status plant species, Monterey pine, is present within the Project site. Field surveys were conducted during the appropriate blooming period for most species. Species that do not bloom during the time of the survey were determined "unlikely to occur" based on a lack of suitable habitat within the Project site.

Monterey Pine

Monterey pine is a CNPS List 1B species. This evergreen tree occurs in closed-cone coniferous forests at elevations from 82-607 feet. Only four native stands of this species exist in the world. One stand is found on Guadalupe Island off Baja California. The other three stands are all within California at Ano Nuevo, Cambria, and the Monterey Peninsula. Monterey pines are introduced in many areas, including in New Zealand where it is used as a plantation crop. Only one-half of the species' historical extent remains undeveloped on the Monterey Peninsula. Monterey pines are threatened by development, genetic

contamination, pine pitch canker disease, and forest fragmentation, especially in the Del Monte Forest on the Monterey Peninsula.

Monterey pines are the dominant plant species within the Project site. All of these trees are of native genetic stock as the Project site is located within the Del Monte Forest, one of the few known native stands of Monterey Pine in the world. The FMP identifies that 152 Monterey pine trees are present within the Project site, 74 of which would need to be removed for construction of the new tank (Staub, 2010). The majority of these trees (60) are in the smaller size/age class. Three Landmark trees, trees greater than 24 inches dbh as defined by Monterey County Code, are present within the Project site; however no Landmark trees will need to be removed for construction of the new tank.

Although Monterey pine is listed as a CNPS List 1B species, the intent of this designation was not for the purpose of protecting every individual tree, but rather to provide a means of addressing the protection of a sustainable population of Monterey pines in the context of a viable forest habitat (Zander, 2001). As described above under the description of the Monterey pine forest habitat, these trees constitute and urban forest stand that does not exhibit the habitat values of a natural forest stand. As such, removal of a portion of the trees at the Project site is not likely to have a significant impact on the population of Monterey pines in the Del Monte Forest. However, Monterey County Code identifies Monterey pine trees of 12 inches dbh or greater as "protected trees." The Project would remove 14 "protected trees"; however, the FMP for the Project includes replacement of these trees within the Project site, as well as measures to protect trees that will be retained. Mitigation measures identified below will further avoid and reduce impacts to this sensitive species.

Special-Status Wildlife Species

The Project site and adjacent areas were evaluated for the presence or potential presence of a variety of special-status wildlife species (Appendix A). It was determined that all wildlife species presented in Appendix A are assumed "unlikely to occur" within the Project site based on a lack of suitable habitat. However, raptors may nest in trees within and adjacent to the Project site.

Nesting Raptors

Raptors and their nests are protected under Fish and Game Code and the MBTA. While the life histories of these species vary, overlapping nesting and foraging similarities (approximately February through August) allow for their concurrent discussion. Most raptors are breeding residents throughout most of the wooded portions of the state. Stands of live oak, riparian deciduous, or other forest habitats, as well as open grasslands, are used most frequently for nesting. Breeding occurs February through August, with peak activity May through July. Prey for these species includes small birds, small mammals, and some reptiles and amphibians. Many raptor species hunt in open woodland and habitat edges. Various species of raptors (such as red-tailed hawk [*Buteo jamaicensis*], red-shouldered hawk [*Buteo lineatus*], and great horned owl [*Bubo virginianus*]) have a potential to nest within the large trees present within the Project Site.

Sensitive Habitats

Monterey pine forest is listed as a sensitive habitat on the CNDDB's working list of high priority and rare natural communities (DFG, 2003). Additionally, the LUP identifies Monterey pine forest as a "Special Treatment Area" and Monterey pine forest is often designated as ESHA, although some areas of Monterey pine forest may not meet ESHA criteria (DMF Preservation and Development Plan, Monterey County Application Notebook, 2001). Please refer to the habitat description above for more information.

IMPACTS AND MITIGATION MEASURES

Impact 1: Fourteen "protected" Monterey pine trees, as defined by Monterey County code, will be removed as a result of Project construction. Additionally, approximately 1.30 acre of Monterey pine forest, a sensitive habitat on the CNDDB's working list of high priority and rare natural communities and a "Special Treatment Area" identified in the LUP, will be temporarily disturbed by construction activities. This is considered a potentially significant impact that can be reduced to a less-than-significant level with implementation of the mitigation measures identified below.

Mitigation 1a: All avoidance, minimization, and mitigation measures identified in the FMP for the Project shall be followed.

Mitigation 1b: Trees not planned for removal shall be protected during construction to the maximum extent feasible. This shall include the use of exclusionary fencing such as hay bales, orange cyclone fencing, and/or protective wood barriers. Only certified weed-free straw shall be used to avoid the introduction of non-native, invasive species. Protective fencing shall be placed so as to keep construction vehicles and personnel from impacting trees adjacent to the project site outside of work limits.

Mitigation 1c: Bare soil shall be seeded with California Department of Food and Agriculture (CDFA) recommended seed mix from locally adopted species to preclude the invasion on noxious weeds in the project site.

Mitigation 1d: All French broom plants removed from the Project site shall be hauled to the landfill with specific instructions not to include the vegetation in composting.

Impact 2: Raptors have the potential to nest within the project site. Impacts may include direct mortality of individuals and destruction or disturbance of nests as a result of construction activities. This is considered a potentially significant impact that can be reduced to a less-than-significant level with implementation of the mitigation measure identified below.

Mitigation 2: Construction activities that may affect nesting raptors (e.g., vegetation or tree removal) can be timed to avoid the nesting season. Specifically, vegetation and/or tree removal can be scheduled after September 1 and before January 31. Alternatively, pre-construction surveys shall be conducted for nesting raptors within 300 feet of proposed construction activities if construction is to be initiated between February 1 and August 31. Preconstruction surveys should be conducted no more than 15 days prior to the start of construction. If raptor nests are identified during the preconstruction surveys, the DFG shall be contacted and an appropriate no-disturbance buffer should be imposed within which no construction activities or disturbance should take place (generally 300 feet in all directions) until the young of the year have fledged and are no longer reliant upon the nest or parental care for survival, as determined by a qualified biologist and the DFG.

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APPENDIX A.

Special-status species table for species occurring in the Monterey quadrangle and the four surrounding quadrangles (Marina, Mt. Carmel, Seaside, Soberanes Point)

Special Status Species Database

Species	Status (USFWS/ CDFG/ CNPS)	General Habitat	Potential Occurrence within Project Vicinity
MAMMALS			
Lasiurus cinereus Hoary bat	-- / -- / --	Prefers open habitats or habitat mosaics with access to trees for cover and open areas or edge for feeding. Generally roost in dense foliage of trees; does not use buildings for roosting. Winters in California and Mexico and often migrates towards summer quarters in the north and east during the spring. Young are born and reared in summer grounds, which is unlikely to occur in California.	**Unlikely:** Although suitable habitat is present within the Project site, this species is unlikely to give birth and rear young within California.
Neotoma macrotis luciana Monterey dusky-footed woodrat	-- / CSC / --	Forest and oak woodland habitats of moderate canopy with moderate to dense understory. Also occurs in chaparral habitats.	**Unlikely:** No suitable habitat present.
Reithrodontomys megalotis distichlis Salinas harvest mouse	-- / -- / --	Known only to occur from the Monterey Bay region. Occurs in fresh and brackish water wetlands and probably in the adjacent uplands around the mouth of the Salinas River.	**Unlikely:** No suitable habitat present.
Taxidea taxus American badger	-- / CSC / --	Dry, open grasslands, fields, pastures savannas, and mountain meadows near timberline are preferred. The principal requirements seem to be sufficient food, friable soils, and relatively open, uncultivated grounds.	**Unlikely:** No suitable habitat present.
BIRDS			
Agelaius tricolor Tricolored blackbird	-- / CSC / --	Nest in colonies in dense riparian vegetation, along rivers, lagoons, lakes, and ponds. Forages over grassland or aquatic habitats.	**Unlikely:** No suitable habitat present.

Species	Status (USFWS/ CDFG/ CNPS)	General Habitat	Potential Occurrence within Project Vicinity
Athene cunicularia hypugea Burrowing owl	-- / CSC / --	Year round resident of open, dry grassland and desert habitats, and in grass, forb and open shrub stages of pinyon-juniper and ponderosa pine habitats. Frequent open grasslands and shrublands with perches and burrows. Use rodent burrows (often California ground squirrel) for roosting and nesting cover. Pipes, culverts, and nest boxes may be substituted for burrows in areas where burrows are not available.	**Unlikely:** No suitable habitat present.
Buteo regalis Ferruginous hawk	-- / WL / --	An uncommon winter resident and migrant at lower elevations and open grasslands in the Modoc Plateau, Central Valley, and Coast Ranges and a fairly common winter resident of grassland and agricultural areas in southwestern California. Frequent open grasslands, sagebrush flats, desert scrub, low foothills surrounding valleys, and fringes of pinyon-juniper habitats. Does not breed in California.	**Unlikely:** No suitable habitat present.
Charadrius alexandrinus nivosus Western snowy plover	FT / CSC / --	Sandy beaches on marine and estuarine shores, also salt pond levees and the shores of large alkali lakes. Requires sandy, gravelly or friable soil substrate for nesting.	**Unlikely:** No suitable habitat present.
Cypseloides niger Black swift	-- / CSC / --	Regularly nests in moist crevice or cave on sea cliffs above the surf, or on cliffs behind, or adjacent to, waterfalls in deep canyons. Forages widely over many habitats.	**Unlikely:** No suitable habitat present..
Eremophila alpestris actia California horned lark	-- / WL / --	Variety of open habitats, usually where large trees and/or shrubs are absent. Found from grasslands along the coast to deserts at sea-level and alpine dwarf-shrub habitats are higher elevations. Builds open cup-like nests on the ground.	**Unlikely:** No suitable habitat present.
Oceanodroma homochroa Ashy storm-petrel	-- / CSC / --	Tied to land only to nest, otherwise remains over open sea. Nests in natural cavities, sea caves, or rock crevices on offshore islands and prominent peninsulas of the mainland.	**Unlikely:** No suitable habitat present.

Species	Status (USFWS/ CDFG/ CNPS)	General Habitat	Potential Occurrence within Project Vicinity
Pelecanus occidentalis californicus California brown pelican	FE / Delisted / --	Found in estuarine, marine subtidal, and marine pelagic waters along the California coast. Usually rests on water or inaccessible rocks, but also uses mudflats, sandy beaches, wharfs, and jetties.	**Unlikely:** No suitable habitat present.
REPTILES AND AMPHIBIANS			
Actinemys marmorata Western pond turtle (includes *A. m. pallida* and *A. m. marmorata* as recognized by the DFG)	-- / CSC / --	Associated with permanent or nearly permanent water in a wide variety of habitats including streams, lakes, ponds, irrigation ditches, etc. Require basking sites such as partially submerged logs, rocks, mats of vegetation, or open banks.	**Unlikely:** No suitable habitat present.
Ambystoma californiense California tiger salamander	FT / SC&CSC /--	Annual grassland and grassy understory of valley-foothill hardwood habitats in central and northern California. Need underground refuges and vernal pools or other seasonal water sources.	**Unlikely:** No suitable habitat present.
Anniella pulchra California legless lizard (includes *A. p. nigra* and *A. p. pulchra* as recognized by the DFG)	-- / CSC / --	Requires moist, warm habitats with loose soil for burrowing and prostrate plant cover, often forages in leaf litter at plant bases; may be found on beaches, sandy washes, and in woodland, chaparral, and riparian areas.	**Unlikely:** No suitable habitat present.
Phrynosoma blainvillii Coast horned lizard	-- / CSC / --	Associated with open patches of sandy soils in washes, chaparral, scrub, and grasslands.	**Unlikely:** No suitable habitat present.
Rana drayonii California red-legged frog	FT / CSC / --	Lowlands and foothills in or near permanent or late-season sources of deep water with dense, shrubby, or emergent riparian vegetation. During late summer or fall adults are known to utilize a variety of upland habitats with leaf litter or mammal burrows.	**Unlikely:** No suitable habitat present.

Species	Status (USFWS/ CDFG/ CNPS)	General Habitat	Potential Occurrence within Project Vicinity
Taricha torosa torosa Coast Range newt (Monterey County south only)	-- / CSC / --	Occurs mainly in valley-foothill hardwood, valley-foothill hardwood-conifer, coastal scrub, and mixed chaparral but is known to occur in grasslands and mixed conifer types. Seek cover under rocks and logs, in mammal burrows, rock fissures, or man-made structures such as wells. Breed in intermittent ponds, streams, lakes, and reservoirs.	**Unlikely:** No suitable habitat present.
FISH			
Eucyclogobius newberryi Tidewater goby	FE / CSC / --	Brackish water habitats, found in shallow lagoons and lower stream reaches.	**Unlikely:** No suitable habitat present.
Oncorhynchus mykiss irideus Steelhead (Central California Coast ESU)	FT / -- / --	Coastal perennial and near perennial streams, with suitable spawning and rearing habitat and no major barriers.	**Unlikely:** No suitable habitat present.
INVERTEBRATES			
Danaus plexippus Monarch butterfly	-- / -- / --	Overwinters in coastal California using colonial roosts generally found in Eucalyptus, pine and acacia trees. Overwintering habitat for this species within the Coastal Zone represents ESHA. Local ordinances often protect this species as well.	**Unlikely:** No suitable habitat present.
Euphilotes enoptes smithi Smith's blue butterfly	FE / -- / --	Most commonly associated with coastal dunes and coastal sage scrub plant communities in Monterey and Santa Cruz Counties. Plant hosts are *Eriogonum latifolium* and *E. parvifolium*.	**Unlikely:** No suitable habitat present. Host plant species not present.
Linderiella occidentalis California linderiella fairy shrimp	-- / -- / --	Ephemeral ponds with no flow. Generally associated with hardpans.	**Unlikely:** No suitable habitat present.
PLANTS			
Allium hickmanii Hickman's onion	-- / -- / 1B	Closed-cone coniferous forests, maritime chaparral, coastal prairie, coastal scrub, and valley and foothill grasslands at elevations of 5-200 meters. Bulbiferous herb in the Alliaceae family; blooms March-May.	**Not Present:** Not observed during field surveys.
Arctostaphylos edmundsii Little Sur manzanita	-- / -- / 1B	Coastal bluff scrub and chaparral on sandy soils at elevations of 30-105 meters. Evergreen shrub in the Ericaceae family; blooms November-April.	**Not Present:** Not observed during field surveys.

Species	Status (USFWS/ CDFG/ CNPS)	General Habitat	Potential Occurrence within Project Vicinity
Arctostaphylos hookeri ssp. *hookeri* Hooker's manzanita	-- / -- / 1B	Closed-cone coniferous forest, chaparral, cismontane woodland, and coastal scrub on sandy soils at elevations of 85-536 meters. Evergreen shrub in the Ericaceae family; blooms January-June.	**Not Present:** Not observed during field surveys.
Arctostaphylos montereyensis Toro mazanita	-- / -- / 1B	Maritime chaparral, cismontane woodland, and coastal scrub on sandy soils at elevations of 30-730 meters. Evergreen shrub in the Ericaceae family; blooms February-March.	**Not Present:** Not observed during field surveys.
Arctostaphylos pajaroensis Pajaro manzanita	-- / -- / 1B	Chaparral on sandy soils at elevations of 30-760 meters. Evergreen shrub in the Ericaceae family; blooms December-March.	**Not Present:** Not observed during field surveys.
Arctostaphylos pumila Sandmat manzanita	-- / -- / 1B	Closed-cone coniferous forests, maritime chaparral, cismontane woodland, coastal dunes, and coastal scrub on sandy soils at elevations of 3-205 meters. Evergreen shrub in the Ericaceae family; blooms February-May.	**Not Present:** Not observed during field surveys.
Astragalus tener var. *titi* Coastal dunes milk-vetch	FE / SE / 1B	Coastal bluff scrub on sandy soils, coastal dunes, and mesic areas of coastal prairie at elevations of 1-50 meters. Annual herb in the Fabaceae family; blooms March-May.	**Not Present:** Not observed during field surveys.
Callitropsis goveniana Gowen cypress	FT / -- / 1B	Closed-cone coniferous forest and maritime chaparral at elevations of 30-300 meters. Evergreen tree in the Cupressaceae family. Natively occurring only at Point Lobos near Gibson Creek and the Huckleberry Hill Nature Preserve near Highway 68.	**Not Present:** Not observed during field surveys.
Callitropsis macrocarpa Monterey cypress	-- / -- / 1B	Closed-cone coniferous forest at elevations of 10-30 meters. Evergreen tree in the Cupressaceae family. Natively occurring only at Cypress Point in Pebble Beach and Point Lobos State Park.	**Not Present:** Not observed during field surveys.
Ceanothus cuneatus ssp. *rigidus* Monterey ceanothus	-- / -- / List 4	Closed cone coniferous forest, chaparral, coastal scrub/ sandy; elevation 3-200 meters. Evergreen shrub. Blooms: February-April.	**Not Present:** Not observed during field surveys.

Species	Status (USFWS/ CDFG/ CNPS)	General Habitat	Potential Occurrence within Project Vicinity
Centromadia parryi ssp. *congdonii* Congdon's tarplant	-- / -- / 1B	Valley and foothill grassland on alkaline soils at elevations of 1-230 meters. Annual herb in the Asteraceae family; blooms June-November.	**Not Present:** Not observed during field surveys.
Chorizanthe pungens var. *pungens* Monterey spineflower	FT / -- / 1B	Maritime chaparral, cismontane woodland, coastal dunes, coastal scrub, and valley and foothill grassland on sandy soils at elevations of 3-450 meters. Annual herb in the Polygonaceae family; blooms April-June.	**Not Present:** Not observed during field surveys.
Chorizanthe robusta var. *robusta* Robust spineflower	FE / -- / 1B	Openings in cismontane woodland, coastal dunes, and coastal scrub on sandy or gravelly soils at elevations of 3-300 meters. Annual herb in the Polygonaceae family; blooms April-September.	**Not Present:** Not observed during field surveys.
Clarkia jolonensis Jolon clarkia	-- / -- / 1B	Cismontane woodland, chaparral, riparian woodland, and coastal scrub at elevations of 20-660 meters. Annual herb in the Onagraceae family; blooms April-June.	**Not Present:** Not observed during field surveys.
Collinsia multicolor San Francisco collinsia	-- / -- / 1B	Closed-cone coniferous forest and coastal scrub, sometimes on serpentinite soils, at elevations of 30-250 meters. Annual herb in the Scrophulariaceae family; blooms March-May.	**Not Present:** Not observed during field surveys.
Cordylanthus rigidus ssp. *littoralis* Seaside bird's-beak	-- / SE / 1B	Closed-cone coniferous forests, chaparral, cismontane woodlands, coastal dunes, and coastal scrub on sandy soils, often on disturbed sites, at elevations of 0-425 meters. Hemi-parasitic, annual herb in the Scrophulariaceae family; blooms April-October.	**Not Present:** Not observed during field surveys.
Delphinium hutchinsoniae Hutchinson's larkspur	-- / -- / 1B	Broadleaved upland forest, chaparral, coastal scrub, and coastal prairie at elevations of 0-427 meters. Perennial herb in the Ranunculaceae family; blooms March-June.	**Not Present:** Not observed during field surveys.
Ericameria fasciculata Eastwood's goldenbush	-- / -- / 1B	Closed-cone coniferous forest, maritime chaparral, coastal dunes, and openings in coastal scrub on sandy soils at elevations of 30-275 meters. Evergreen shrub in the Asteraceae family; blooms July-October.	**Not Present:** Not observed during field surveys.

Species	Status (USFWS/ CDFG/ CNPS)	General Habitat	Potential Occurrence within Project Vicinity
Eriogonum nortonii Pinnacles buckwheat	-- / -- / 1B	Chaparral and valley and foothill grassland on sandy soils, often on recent burns, at elevations of 300-975 meters. Annual herb in the Polygonaceae family; blooms May-August.	**Not Present:** Not observed during field surveys.
Erysimum ammophilum Sand-loving wallflower	-- / -- / 1B	Maritime chaparral, coastal dunes, and openings in coastal scrub on sandy soils at elevations of 0-60 meters. Perennial herb in the Brassicaceae family; blooms February-June.	**Not Present:** Not observed during field surveys.
Erysimum menziesii ssp. *menziesii* Menzies' wallflower	FE / SE / 1B	Coastal dunes at elevations of 0-35 meters. Perennial herb in the Brassicaceae family; blooms March-June.	**Not Present:** Not observed during field surveys.
Erysimum menziesii ssp. *yadonii* Yadon's wallflower	FE / SE / 1B	Coastal dunes at elevations of 0-35 meters. Perennial herb in the Brassicaceae family; blooms March-June.	**Not Present:** Not observed during field surveys.
Fritillaria liliacea Fragrant fritillaria	-- / -- / 1B	Cismontane woodland, coastal prairie, coastal scrub, and valley and foothill grassland, often serpentinite, at elevations of 3-410 meters. Bulbiferous perennial herb in the Liliaceae family; blooms February-April.	**Not Present:** Not observed during field surveys.
Gilia tenuiflora ssp. *arenaria* Sand gilia	FE / ST / 1B	Maritime chaparral, cismontane woodland, coastal dunes, and openings in coastal scrub on sandy soils at elevations of 0-45 meters. Annual herb in the Polemoniaceae family; blooms April-June.	**Not Present:** Not observed during field surveys.
Horkelia cuneata ssp. sericea Kellogg's horkelia	-- / -- / 1B	Closed-cone coniferous forests, maritime chaparral, and openings in coastal scrub on sandy or gravelly soils at elevations of 10-200 meters. Perennial herb in the Rosaceae family; blooms April-September.	**Not Present:** Not observed during field surveys.
Lasthenia conjugens Contra Costa goldfields	FE / -- / 1B	Mesic areas of valley and foothill grassland, alkaline playas, cismontane woodland, and vernal pools at elevations of 0-470 meters. Annual herb in the Asteraceae family; blooms March-June.	**Not Present:** Not observed during field surveys.
Layia carnosa Beach layia	FE / SE / 1B	Coastal dunes and coastal scrub on sandy soils at elevations of 0-60 meters. Annual herb in the Asteraceae family; blooms March-July.	**Not Present:** Not observed during field surveys.

Species	Status (USFWS/ CDFG/ CNPS)	General Habitat	Potential Occurrence within Project Vicinity
Lupinus tidestromii Tidestrom's lupine	FE / SE / 1B	Coastal dunes at elevations of 0-100 meters. Perennial rhizomatous herb in the Fabaceae family; blooms April-June.	**Not Present:** Not observed during field surveys.
Malacothamnus palmeri var. *involucratus* Carmel Valley bush-mallow	-- / -- / 1B	Chaparral, cismontane woodland, and coastal scrub at elevations of 30-1100 meters. Deciduous shrub in the Malvaceae family; blooms May-August.	**Not Present:** Not observed during field surveys.
Malacothamnus palmeri var. *palmeri* Santa Lucia bush-mallow	-- / -- / 1B	Chaparral on rocky soils at elevations of 60-360 meters. Deciduous shrub in the Malvaceae family; blooms May-July.	**Not Present:** Not observed during field surveys.
Malacothrix saxatilis var. *arachnoidea* Carmel Valley macothrix	-- / -- / 1B	Chaparral and coastal scrub on rocky soils at elevations of 25-1036 meters. Perennial rhizomatous herb in the Asteraceae family; blooms June-December.	**Not Present:** Not observed during field surveys.
Microseris paludosa Marsh microseris	-- / -- /1B	Closed- cone coniferous forest, cismontane woodland, coastal scrub, and valley and foothill grasslands at elevations of 3-300 meters. Perennial herb in the Asteraceae family; blooms April-June (July).	**Not Present:** Not observed during field surveys.
Pinus radiata Monterey pine	-- / -- / 1B	Closed-cone coniferous forest at elevations of 25-185 meters. Evergreen tree in the Pinaceae family. Only three native stands in CA, at Ano Nuevo, Cambria, and the Monterey Peninsula; introduced in many areas.	**Present:** Monterey pine is the dominant plant species at the project site. All individuals are of native genetic stock as the Project site is located within the Del Monte Forest, one of the few known native stands of Monterey Pine in the world.
Piperia yadonii Yadon's rein orchid	FE / -- / 1B	Sandy soils in coastal bluff scrub, closed-cone coniferous forest, and maritime chaparral at elevations of 10-510 meters. Annual herb in the Orchidaceae family; blooms May-August.	**Not Present:** Not observed during field surveys.
Plagiobothrys uncinatus Hooked popcorn-flower	-- / -- / 1B	Chaparral, cismontane woodlands, and valley and foothill grasslands on sandy soils at elevations of 300-760 meters. Annual herb in the Boraginaceae family; blooms April-May.	**Not Present:** Not observed during field surveys.

Species	Status (USFWS/ CDFG/ CNPS)	General Habitat	Potential Occurrence within Project Vicinity
Potentilla hickmanii Hickman's cinquefoil	FE / SE / 1B	Coastal bluff scrub, closed-cone coniferous forests, vernally mesic meadows, and freshwater marshes and swamps at elevations of 10-149 meters. Perennial herb in the Rosaceae family; blooms April-August.	**Not Present:** Not observed during field surveys.
Rosa pinetorum Pine rose	-- / -- / 1B	Closed-cone coniferous forest at elevations of 2-300 meters. Shrub in the Rosaceae family; blooms May-July.	**Not Present:** Not observed during field surveys.
Sidalcea malachroides Maple-leaved checkerbloom	-- / -- / List 4	Broadleaved upland forest, coastal prairie, coastal scrub, north coast coniferous forest, and riparian woodlands, often in disturbed areas, at elevations of 2-700 meters. Perennial herb in the Malvaceae family; blooms April-August.	**Not Present:** Not observed during field surveys.
Stebbinsoseris decipiens Santa Cruz microseris	-- / -- / 1B	Broadleaved upland forest, closed-cone coniferous forest, chaparral, coastal prairie, coastal scrub, and openings in valley and foothill grassland, sometimes on serpentinite, at elevations of 10-500 meters. Annual herb in the Asteraceae family; blooms April-May.	**Not Present:** Not observed during field surveys.
Tortula californica California screw moss	-- / -- / 1B	Valley and foothill grassland and chenopod scrub on sandy soils at elevations of 10-1460. Moss	**Not Present:** Not observed during field surveys.
Trifolium buckwestiorum Santa Cruz clover	-- / -- / 1B	Broadleaved upland forest, cismontane woodland, and margins of coastal prairie on gravelly soils at elevations of 105-610 meters. Annual herb in the Fabaceae family; blooms April-October.	**Not Present:** Not observed during field surveys.
Trifolium polyodon Pacific Grove clover	-- / SR / 1B	Closed-cone coniferous forest, coastal prairie, meadows and seeps, and mesic areas in valley and foothill grassland at elevations of 5-120 meters. Annual herb in the Fabaceae family; blooms April-June.	**Not Present:** Not observed during field surveys.
Trifolium trichocalyx Monterey clover	FE / SE / 1B	Sandy openings and burned areas of closed-cone coniferous forest at elevations of 30-240 meters. Annual herb in the Fabaceae family; blooms April-June.	**Not Present:** Not observed during field surveys.

STATUS DEFINITIONS

Federal

FE	= listed as Endangered under the federal Endangered Species Act
FT	= listed as Threatened under the federal Endangered Species Act
--	= no listing

State

SE	= listed as Endangered under the California Endangered Species Act
ST	= listed as Threatened under the California Endangered Species Act
SR	= listed as Rare under the California Endangered Species Act
SC	= Candidate for listing under the California Endangered Species Act
CSC	= California Department of Fish and Game Species of Concern
CFP	= California Fully Protected Animal
WL	= California Department of Fish and Game Watch List
--	= no listing

California Native Plant Society

1B	= List 1B species; rare, threatened or endangered in California and elsewhere
List 4	= Limited distribution (CNPS Watch List)
--	= no listing

POTENTIAL TO OCCUR

Present	= known occurrence of species within the site; presence of suitable habitat conditions; or observed during field surveys
High	= known occurrence of species in the vicinity from the CNDDB or other documentation; presence of suitable habitat conditions
Moderate	= known occurrence of species in the vicinity from the CNDDB or other documentation; presence of marginal habitat conditions within the site
Low	= species known to occur in the vicinity from the CNDDB or other documentation; lack of suitable habitat or poor quality
Unlikely	= species not known to occur in the vicinity from the CNDDB or other documentation, no suitable habitat is present within the site
Not Present	= species was not observed during surveys

Appendix C - Forest Management Plan

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FOREST MANAGEMENT PLAN

for

PEBBLE BEACH COMMUNITY SERVICES DISTRICT
SUNSET LANE WATER TANK - ALTERNATE SITE

Tank Easement Owner: Pebble Beach Community Services District

Applicant: Michael A. Niccum, District Manager
Pebble Beach Community Services District
Forest Lake & Lopez Roads
Pebble Beach, CA 93953
(831) 373-1274

Introduction

This Forest Management Plan is prepared for the Pebble Beach Community Services District (PBCSD) by Staub Forestry and Environmental Consulting, Stephen R. Staub, Registered Professional Forester, License #1911, and Dylan Windt, Forest Technician. It provides information on tree and forest resources and potential impacts to them associated with construction of new water storage tank and facility improvements for water delivery at an alternative site located adjacent to the existing tank and facilities located at the top of Huckleberry Hill on Sunset Lane in Pebble Beach.

Description of Project:

The Pebble Beach Community Services District (PBCSD) is the local agency responsible for fire protection in the Pebble Beach area of Monterey County. PBCSD contracts with the California Department of Forestry and Fire Protection (CDF) to operate the Fire Department. The California-American Water Company (Cal-Am) is the water purveyor for PBCSD's potable water and fire flow requirements. In the early 1990's, the existing Cal-Am water system was evaluated for deficiencies. It was determined that the system contained fire protection deficiencies in storage, pressure and access to water, which may prevent the Pebble Beach Fire Department from combating adequately large, or multiple, fires. Following the evaluation, many improvements were identified to address the deficiencies. There are four pressure zones that define the system; and it was determined that the 1st lift zone in particular does not have adequate storage for the purposes of fire suppression.

The PBCSD Water Storage Tank Project consists of constructing an 800,000-gallon potable water storage tank adjacent to an existing tank at an alternate site on Sunset Lane at the top of Huckleberry Hill. The structure is a 100-foot diameter steel tank that extends 24 feet in height, and will occupy most of APN# 008-111-014 and approximately one-fourth of 008-111-015. In addition to the tank structure, the project will include yard piping to connect to the existing tank and water system.

The scope of this plan covers the trees on the property easement associated with the improvements to the existing system including tank construction and access with principal emphasis on trees that will be impacted by construction activities. The site and its trees were reviewed in the field on April 22 and 23, 2010.

Site Description

Assessor's Parcel Number: The new tank will be constructed on 008-111-014 and 008-111-015 owned by Pebble Beach Company. Access and existing facilities also occur on 008-111-016, and a portion of 008-111-017 owned by California-American Water Company.

Location: Sunset Lane near its junction with El Bosque Drive in Pebble Beach.

Area covered: The total area covered under the site analysis is approximately 1.2 acres. The total area scoped for the PBCSD tank easement area is approximately 0.35 ac out of the total combined parcel acreage of 1.2 acres.

Existing Land Use: APN 008-111-014 is primarily undeveloped forest with an existing, un-paved road that bisects the parcel, permitting access to the existing water storage tank and its infrastructure on portions of parcels 008-111-15, 008-111-016, and 008-111-017.

Slope: Slopes within the expansion construction area do not exceed 5%.

Soils: Soils on the property are generally loamy fine sands with clay subsoil at a depth of 12 to 20 inches. The Soil Survey of Monterey County, California (USDA, 1978) classifies them as Narlon Series sands and suggests that runoff is medium and the erosion hazard is moderate. These gently and moderately sloping soils occur on dissected marine terraces and have a low seedling mortality rate, potentially severe windthrow hazard, and a moderate productivity for Monterey pine.

Vegetation: Installed tank and water service facilities and maintenance traffic have affected vegetation on and near the alternate tank site. An uneven-age stand of Monterey pine (*Pinus radiata*) provides the tree canopy with a significant presence of the tree/shrub golden wattle (*Acacia longifolia*) that was apparently planted for screening around the existing tank. One cluster of small coast live oaks (*Quercus agrifolia*) occurs in the understory as well. Areas of disturbed soils support primarily non-native annual grasses, seedling acacias, genista and bur clover while some native plants remain in a small area between the road and alternate tanks site that has seen little direct disturbance. Native species found include manzanita (*Arctostaphylos tomentosa*), huckleberry (*Vaccinium ovatum*), blackberry (*Rubus ursinus*), Douglas iris (*Iris douglasiana*), bent grass (*Agrostis pallens*) and others.

Forest Condition and Health: Fire scars and charcoal on the trunks of some trees indicate that portions of the alternate tank site were affected by the 1987 Huckleberry Hill fire. As a result, the Monterey pine stand at the site has two predominant size/age classes: a small number of older trees from 13" to 23" and many young trees from 3" to 12" in diameter. Density is variable with small trees being overly dense in some areas and absent in others. We tallied a

total of 104 trees 6" dbh and larger within the alternate tank project area. 81 trees (79 pines and 2 oaks) are from 6"-11" and 23 (all pines) are from 12" to 23" in diameter. We also tallied an additional 50 Monterey pines surrounding the existing tank and facilities that would not be affected by development of the alternate tank site, making a total of 154 trees currently growing on the approximately 1.2 acres of the four parcels with existing or possible water facilities.

The majority of trees less than 9" in diameter are in relatively poor condition due to overcrowding and some of the larger trees are also in relatively poor condition as they are reaching the end of the life cycle and in many cases have been affected by some combination of fire and soil compaction. Relatively few trees showed symptoms of pitch canker (*Fusarium circinatum)* and the symptoms were not severe. Dwarf mistletoe (*Endocronartium harknessii)* and sequoia pitch moth (*Synanthedon sequoiae)* were present at more or less normal levels for such native organisms. The general health of the stand can be rated as fair with some mortality expected in smaller size classes and the most senescent of the older trees.

Project Description

Facilities improvements that would directly impact trees include: the grading and construction of a 100' diameter, 24' tall water tank with an 800,000-gallon capacity and appurtenant facilities; an access road from Sunset Lane to and surrounding the tank that also provides access to facilities behind the existing tank; necessary fencing to protect the installation. See Site Plan prepared by E2 Consulting Engineers for details.

Tree Removals: As currently drawn the water tank and appurtenances will occupy the majority of APN 008-111-014 and approximately one-fourth of 008-111-015 where the existing tank is located. All trees proposed for removal are Monterey pines (*Pinus radiata*). Following the current Site Plan, 30 out of a total of 104 trees 6" or greater in diameter will be able to be protected and retained while 74 pines will be removed. It is possible that through careful construction techniques, a few more trees might be saved but because that is uncertain, it is best to assume that a total of 74 pine trees will be removed to permit construction of the proposed facilities. A summary of tree removals by size class for the project is presented below. Included are removals necessary to widen the existing access road from Sunset Lane and from opening the existing earthen berm so the alternate tank can be connected directly to the existing tank. More than 80% of the trees to be removed are less than 12" in diameter, 14 trees are 12" or larger, and no landmark size trees will be removed.

Estimated Tree Removal Tally by Diameter Class

Diameter Class	Total
6"-11"	60
12-23"	14
24"+	0
Total	74

Within the immediate project area of less than one-half acre, 30 out of 104 trees would be retained, 9 of which are 12" or larger. Combined with the 50 trees being retained around

existing facilities, a total of 80 trees would be retained on the approximately 1.2 acres devoted to water infrastructure. A summary of tree retention by size class for the entire area is presented below.

Proposed Tree Retention Tally by Diameter Class

Diameter Class	Total
6"-11"	44
12-23"	33
24"+	3
Total	**80**

All trees on adjoining water facility parcels are being retained. The health and general condition of the retained trees is comparable to those of the trees being removed. Retained trees are of larger average size than those being removed and include all three landmark size trees. Tree removal and protection measures are outlined in the Tree Care During Construction section below. Specific measures to minimize impacts and enhance health of retained trees are also prescribed.

Tree Replacement: Replacement of all protected trees (native trees 12 inches in diameter or greater) to be removed (a total of 14 as shown in the table above) is required under County ordinance unless shown to be a hardship or detrimental to the long-term health of the remaining habitat. As previously noted, construction of the tank will occupy the majority of APN 008-111-014 and one-fourth of 008-111-015. Even though available planting areas are limited by development, site review indicates that sufficient planting space will be available within the two parcels for replacement planting of at least 14 trees post-construction. Planting will occur largely along the parcel boundary and between the existing and alternate tank where grading to accommodate the two tanks creates openings. Detailed mapping is not necessary at this time but tree replacement locations and numbers should be documented in an "As-Built" Tree Replacement Plan prepared by a qualified forester during the first winter when tree seedlings can be planted after completion of construction activities.

Protection and/or transplanting of volunteer seedlings and saplings already existing on the site are a preferred source of local stock for required tree replacement. Small trees of super cell or D-40 treepot size are strongly recommended to promote good root and trunk development well adapted to local conditions and are much preferred to larger planting stock. In addition, the Pebble Beach Company has some tested pitch canker resistant trees and such planting stock is recommended if available at the time of planting. Planting areas should be cleared of competing vegetation within at least three feet of the planted tree seedlings. Occasional watering during dry months may be necessary during the first year or two after planting. If desired and appropriate to the planting site, coast live oaks may be substituted for up to one-fifth of the replacement plantings to enhance diversity, but only on drier soil sites where the soil should be allowed to go dry at least briefly between waterings to discourage growth of oak root fungus. Browse protection for oaks should be provided for at least the first two years.

Tree Care During Construction

To protect trees during construction activities, the following measures shall be adhered to:

1) Tree Protection Zones (TPZs) should be established using protective fencing installed by the contractor as reviewed and approved in an on-site meeting and inspection by a qualified forester or arborist. Fencing shall be chain link or similar, at least five feet in height, and supported by wood or metal stakes driven into the ground. TPZs may extend within retained tree driplines only with forester/arborist approval and requires use of chips and/or mulch to provide supplemental soils and root protection throughout the tree dripline areas.

2) No storage of equipment or construction materials, or parking of vehicles is permitted beyond the construction boundary so identified. All materials and equipment should be staged, stored and parked on Sunset Lane, on already graded and developed areas, or on areas approved for grading and construction.

3) No soil may be removed from within the dripline of any tree and no fill of additional soil can exceed two inches (2") within the driplines of trees, unless it is part of approved construction and is reviewed by a qualified forester or certified arborist. Fill over existing root systems should be minimized by removing spoils from the site, incorporating them as engineered fill beneath driveway, parking areas or the structure, or spread thinly and always retained away from trunks (a minimum of one foot clearance) and as much rooting area as possible. See specific tree applications under #8 below.

4) Bark injury to any tree from equipment or materials is not acceptable and is prevented by respecting the exclusionary fencing, which may be supplemented by use of staked straw bales and/or boards wrapped around tree trunks to prevent inadvertent mechanical damage.

5) No significant tree as defined by County code may be removed or trimmed unless authorized under this Management Plan or County regulation.

6) All tree work shall be monitored by a qualified forester or certified arborist and work completed by qualified tree service personnel. Oaks should not be trimmed during periods of rapid growth in the spring and early summer so that deformed "witches broom" growth is not stimulated. Tree crowns that lean into the construction area should be pruned prior to commencement of excavation and construction to minimize potential for inadvertent damage.

7) Roots exposed by excavation must be pruned and recovered as quickly as possible to promote callusing, closure and healthy regrowth. Where excavation will occur within retained tree driplines, the following root severing procedures during excavation and trenching are recommended: Gently expose and cleanly sever roots one foot further from the tree than the final limit of grading and then hand dig the final foot of width. Roots should then be cleanly pruned to the side wall of excavation with a saw, sawzall, narrow trencher with sharp blades, or clippers. Hydraulic or pneumatic excavation technologies are available which can expose and minimize damage to roots. Exposed roots should be draped immediately with at least two layers of untreated burlap or carpets secured to cover the excavated surface to a depth of 3 feet. Burlap or carpeting (or temporary fill) shall be soaked nightly and kept in place until the excavated surface is backfilled and watered.

8) Not surprisingly, trees closest to construction perimeters are at the greatest risk of damage from construction activities. Wherever excavation will occur near retained trees within a straight line closer than four trunk diameters from the retained tree's base, excavation should be done by hand once the first roots are encountered so that roots can be exposed and preserved as much as feasible by tunneling under or bridging over roots, or by cleanly severing roots with sharp cutting tools as described in #7 above.

Project Assessment

Potential for adverse environmental impacts due to proposed tree removals in the following subject areas:

Soil Erosion: Potential is low. Slope is gentle and the project is small. Appropriate erosion control measures required for the construction site will apply and can address potential impacts.

Water Quality: The limited size and nature of these utility construction plans is such that it is unlikely to generate harmful substances that could be detrimental to the plant, animal or human environment.

Ecological Impacts: Low potential. Less than half an acre will be directly affected by the project which is surrounded by roads and homes in a developed residential neighborhood.

Noise Pollution: Noise associated with tree removal will be brief as most trees are very small in size and can be removed quickly and easily. Tree removal operations should be scheduled so as not to disturb neighbors before 8 AM or after 6 PM.

Air Movement: The number and size of trees proposed for removal will have little or no effect on the movement of air in this vicinity.

Wildlife Habitat: Low impact since its use is already very limited due to its isolation within a developed residential neighborhood. Existing wildlife use will decline as a result of the project, however

Forest Management Agreement

The following standard conditions are required by the Monterey County Planning Department in Forest Management Plans but apply only as appropriate in the specific case:

Definitions

Forest Management Area (FMA). That portion of the subject parcel, which is presently forested and lies beyond the immediate vicinity of the permitted structures within this parcel.
Landmark tree. Any native tree more than 24" in diameter.
Significant tree. Any living tree more than 12" in diameter.

Retained tree. Any significant tree not shown for removal on an approved final site plan submitted in compliance with coastal development permit.
Diameter (dbh). Thickness of main trunk of tree as measured 4'6" above the average ground surface at base of tree ("diameter at breast height").
Dripline. The outer edge of the area beneath the crown of a tree.
Greenbelt. An area around the construction zone, which, for purposes of fire protection, is kept free of highly flammable vegetation and is stabilized with green, growing plants.

Management Objectives

1) Minimize erosion (in order to prevent soil loss and siltation).
2) Preserve natural habitat (includes native oak forest, understory vegetation, and associated wildlife on site).
3) Prevent forest fire (i.e., uncontrolled fires.)
4) Preserve scenic forest canopy as located within any Critical Viewshed (any public viewing area).
5) Preserve landmark trees.

Management Measures

Tree Removal. No significant tree shall be removed without a separate Tree Removal Permit (other than trees designated for removal on the approved site plan) unless diseased or hazardous, as designated by a qualified forester.

Application Requirements. Where a Tree Removal Permit is required, trees proposed for removal will be conspicuously marked by flagging or paint. A site plan showing the location of each significant tree to be removed will accompany the application. If a substantial number of trees are requested for removal, they will generally be distributed over a wide area so that the overall unbroken appearance of the forest canopy is not altered.

Waiver of Permit Requirements. It is understood that the Director of the Monterey County Planning Department may waive the requirement to obtain a Tree Removal Permit in the following instances:

1) removal of diseased tree(s) which threaten to spread contagion to nearby healthy trees;
2) removal of dangerous tree(s) which present a clear and imminent threat to human life or property;
3) outside the FMA, removal of tree(s) where needed to allow construction of approved structures or roads.

Landmark Trees. All landmark trees will be protected from damage if not required to be removed under the above instances.

Dead Trees. Because of their great value for wildlife habitat (particularly as nesting sites for birds), large dead trees beyond the greenbelt will normally be left in place. Smaller dead trees will normally be removed in order to reduce fire hazard. Because no Tree Removal Permit is

needed for their removal, dead trees may be removed at the convenience of the owner, provided such removal is otherwise in conformance with this plan and designated by a qualified forester. Large dead trees may be removed from the greenbelt upon a finding of hazard or sufficient presence of this habitat element by a qualified forester.

Thinning. Non-significant trees, where weak, diseased, or overcrowded, may be thinned to promote the growth of neighboring trees. Subject to the above permit requirements, significant trees may be removed for the same purpose.

Replacement Trees. Every effort will be made secure native seedlings rather than nursery stock of unknown origin. For Monterey pine trees, use of special pitch canker resistant stock of local origin is reasonable if available. In the event that such stock is not available, substituting coast live oak for Monterey pine replacement trees shall be acceptable. Monterey pine or coast live oak replacement trees should be supercell or D40 treepot size, since experience shows that roots adapt to the site best when allowed to follow their natural tendency to grow rapidly in all directions as they reach about three feet in height. .

Protection of Trees. All significant and replacement trees, other than those approved for removal, shall be retained and maintained in good condition. Trimming, when not injurious to the health of the tree(s), may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards.
Retained trees which are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in the foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees. See Tree Care During Construction section above for more detail.

Fire Prevention. In addition to any measures required by local of California Department of forestry fire authorities, owner will:

a. maintain spark arrester screen atop chimney;
b. maintain spark arresters on gasoline-powered equipment;
c. establish "greenbelt" by keeping vegetation around house to a distance of 50 feet in a green, growing condition;
d. break up and clear away any dense accumulations of dead or dry underbrush or plant litter, especially near landmark trees and within greenbelt.

Use of Fire (for Clearing, Etc.). Open fires will be set or allowed within the FMA only as a forest management tool under the direction of Department of Forestry authorities, pursuant to local fire ordinances and directives. No use of open fires are anticipated here.

Clearing Methods. Brush and other undergrowth, if removed, will be cleared through method(s), which will not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice. Use of fire and herbicides will be subject to the limitations listed elsewhere in this Plan.

normally be the methods of choice. Use of fire and herbicides will be subject to the limitations listed elsewhere in this Plan.
Areas laid bare by clearing, other than firebreaks, will be sown with annual rye grass (if nothing else is to be planted in the area). Sowing of cleared areas will be completed prior to the onset of the winter rainy season.

Irrigation. In order to avoid further depletion of groundwater resources, prevent root disease, and otherwise maintain favorable conditions for the native pine forest, the FMA will not be irrigated except within the greenbelt area. Caution will be exercised to avoid overwatering around the trees within the greenbelt.

Exotic Plants. Care will be taken to eradicate, and to avoid introduction of, the following pest species:

a. Pampas grass
b. Genista (Scotch broom, French broom)
c. Eucalyptus (large types)
d. Gorse

Amendments. It is understood that the Director of the Monterey County Planning Department, in consultation with the California Department of Forestry, may approve amendments to this Plan, provided that such amendments are consistent with the provisions of the County Development Permit.

Compliance. It is further understood that failure to comply with this Plan will be considered failure to comply with the conditions of the County Development Permit.

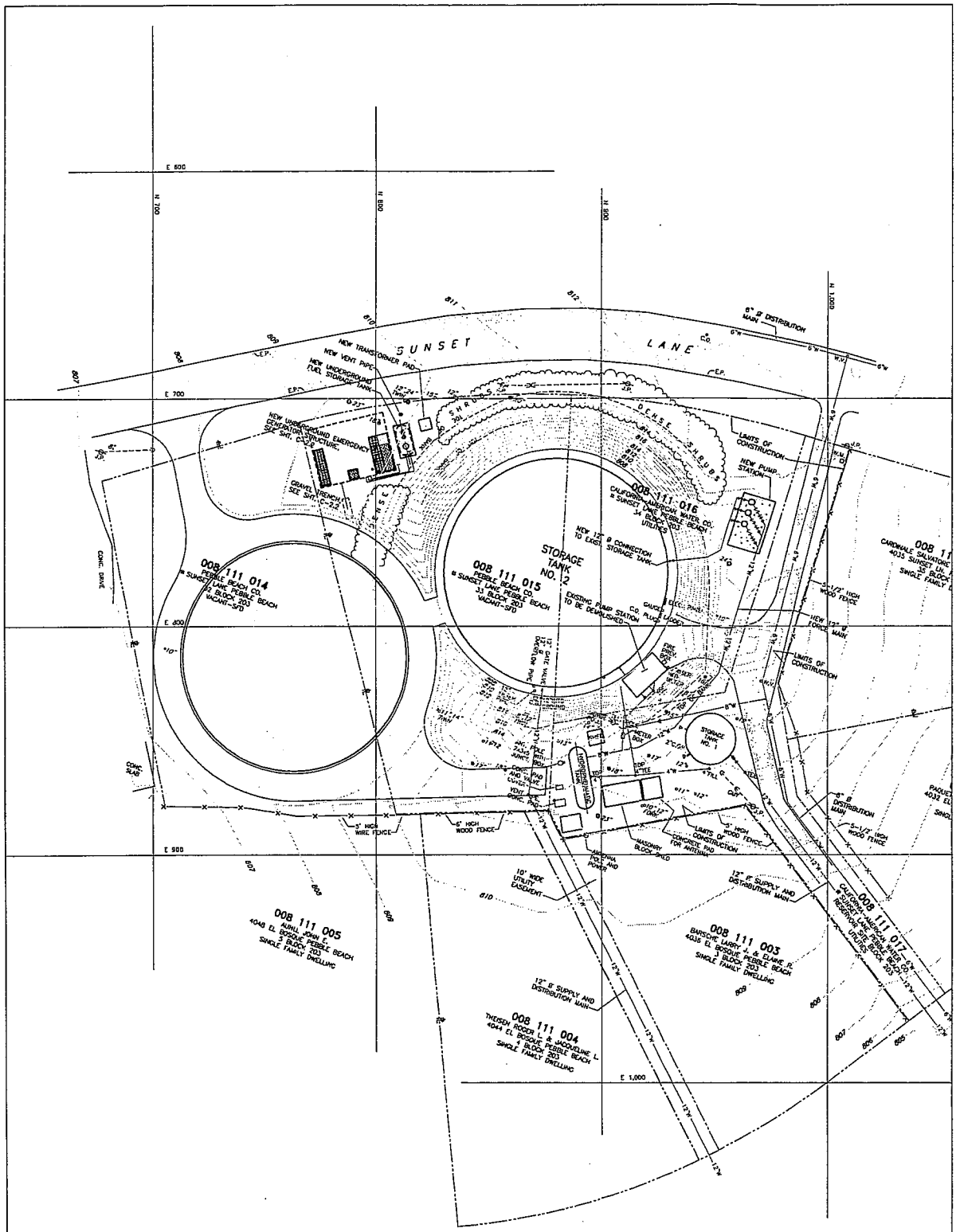
Transfer of Responsibility. This Plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of change in ownership this Plan shall be as binding on the new owner(s) as it is upon the present owner. To this end, this Plan will be conveyed to the future owner upon sale of the property.

Forest Management Plan Prepared by:

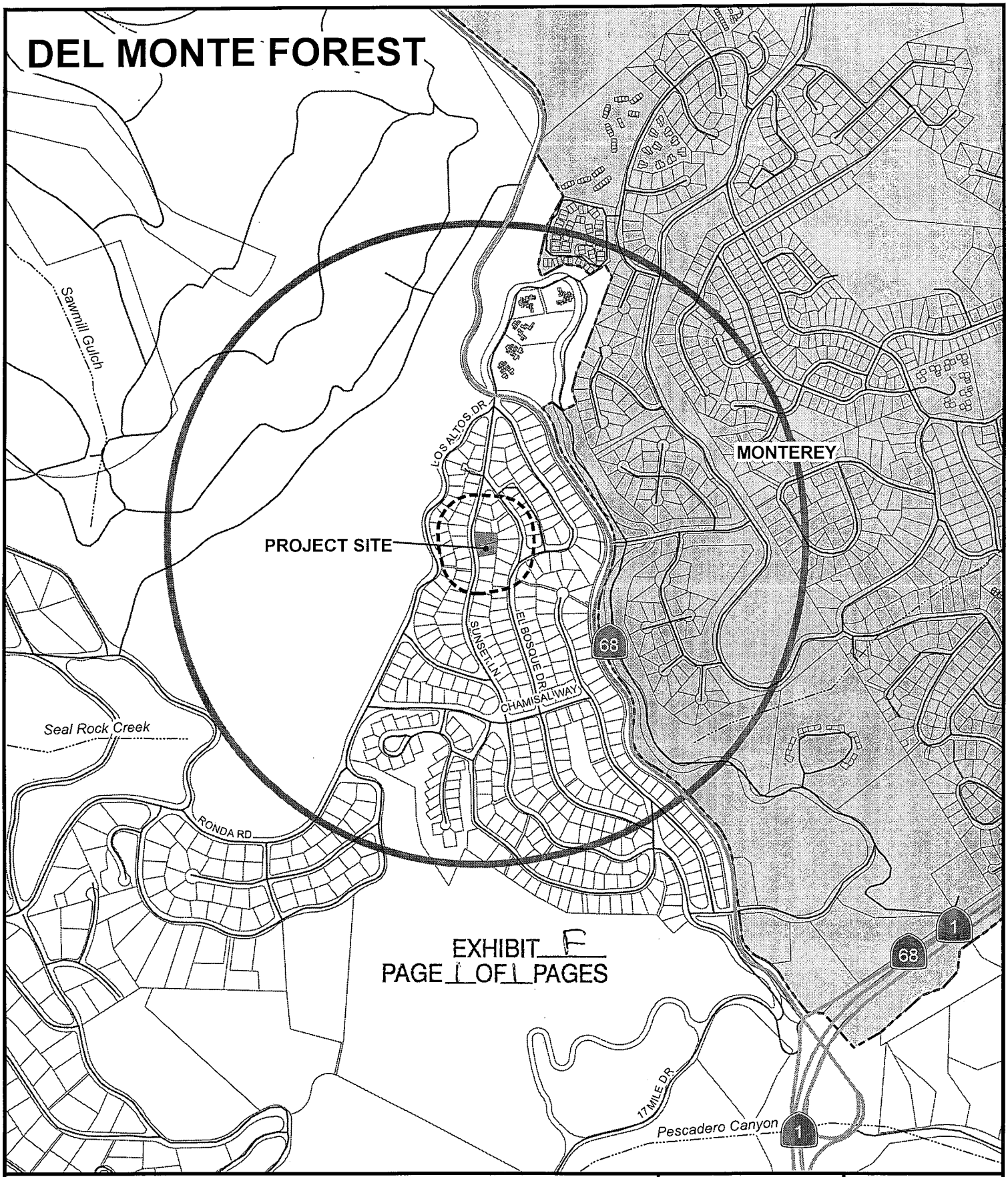
Stephen R. Staub — Date: 5/7/10

Owner's Agreement to Provisions of the Plan:

Pebble Beach Community Services District — Date



DRAWING NO.	HUCKLEBERRY HILL 600,000 GALLON WATER STORAGE TANK	PEBBLE BEACH COMMUNITY SERVICES DISTRICT PBCSD	EZ Consulting Engineers, Inc. 1900 Powell Street, Ste. 250, Emeryville, CA 94608, (510) 428-4721 444 Airport Blvd., Suite 201, Watsonville, CA 95076, (831) 728-3232	Job No. WW-PCB-1182 Designed by Drawn by Checked by Approved	A	7/29/09	50% DESIGN REVIEW SUBMITTAL	VMB
					Rev	Date	Description	By



APPLICANT: PEBBLE BEACH CO

APN: 008-111-014-000 & 008-111-015-000 **FILE #** PLN100608

Water | 2500' Limit | 300' Limit | City Limits

N

0 1,000 Feet

MONTEREY COUNTY CALIFORNIA 1850

PLANNER: MONTANO

EXHIBIT G

Del Monte Forest Land Use Advisory Committee Land Use Advisory Committee Minutes

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **July 7, 2011**

Project Title: PEBBLE BEACH COMPANY
File Number: PLN100608
File Type: ZA
Planner: MONTANO
Location: 008-111-015-000-M
Project Description:
Combined Development Permit consisting of: 1) a Coastal Development Permit for the construction of a 800,000 gallon potable water storage tank for fire suppression; 2) a Coastal Development Permit to allow the removal of 68 Monterey Pine trees; 3) Coastal Development Permit to allow Lot Line Adjustment between two legal lots of 0.34 acres (Assessor's Parcel Number 008-111-014-000), and 0.38 acres (Assessor's Parcel Number 008-111-014-000). The adjustment will result in a single parcel of approximately 0.74 acres]. Design Approval (to match existing) and grading consisting of approximately 2,100 cubic yards of cut and 1,400 cubic yards of fill. The property is located at 4049 Sunset Lane, Pebble Beach (Assessor's Parcel Numbers 008-111-015-000 and 008-111-014-000), Del Monte Forest area, Coastal Zone.

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

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Roger Heisen 4044 El Basque	X		Approved

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)
None		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION :

Motion by _____ (LUAC Member's Name)

Second by _____ (LUAC Member's Name)

__X__ Support Project as proposed

_____ Recommend Changes (as noted above)

_____ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Verbanec, Stock, Dewar, Caneer

NOES: None

ABSENT: Lietzke, Getreu

ABSTAIN: None