

MONTEREY COUNTY PLANNING COMMISSION

Meeting: December 10, 2014	Agenda Item No.: 2
Project Description: Combined Development Permit to allow: 1) a Coastal Administrative Permit to construct a 4,061 square foot two-story single family residence; 2) Coastal Development Permit to remove 36 Monterey Pine trees; and 3) Design Approval. The project includes approximately 560 cubic yards of cut and fill. The property is located at 4134 Sunridge Road, Pebble Beach (Assessor's Parcel Number 008-072-001-000), Del Monte Forest Land Use Plan, Coastal Zone	
Project Location: 4134 Sunridge Road, Pebble Beach	APN: 008-072-001-000
Planning File Number: PLN140554	Owner: Andres & Leslie Flores, Owner Agent: Chad Brown, Agent
Planning Area: Del Monte Forest Land Use Plan	Flagged and staked: Yes
Zoning Designation: : MDR/4-D(CZ) [Medium Density Residential, 4 units per acre with Design Control (Coastal Zone)]	
CEQA Action: Negative Declaration	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit B**) to:

- 1) Adopt a Negative Declaration; and
- 2) Approve a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to construct a 4,061 square foot two-story single family residence; 2) Coastal Development Permit to remove 36 Monterey Pine trees; and 3) Design Approval, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

The subject site is a 0.27-acre parcel located at 4134 Sunridge Road in the coastal area of Del Monte Forest (Pebble Beach). The applicant seeks entitlements to allow the construction of a 4,061 square foot single family dwelling, and attached garage, including the removal of 36 Monterey Pine trees. Colors and Materials include: “clay” colored stucco exterior walls with “creme” stone veneer; “brown” roof tiles; “spanish moss” (brown) stained fascia; “brown” windows; and “brown transparent stain” entry, exterior, and garage doors. All colors and materials will blend with the neighborhood character and general setting of the property. The project complies with all applicable height and coverage restrictions. The primary issues associated with the project are the removal of 36 protected Monterey Pine Trees.

Tree Removal

The subject site is an undeveloped, residential parcel of approximately 0.27 acres (11,816 square feet) in a Monterey Pine dominated woodland community. The site contains approximately 91 total trees (88 Monterey Pine and 3 Coast live oaks). A tree evaluation report was prepared for the site by Forest City Consulting, to address construction related impacts to trees on the project site.

The project site is dominated by Monterey Pine woodland and does not support any other type of native habitat or biologically significant habitat. Due to the dense population of the trees, and the lack of an alternative site to construct the driveway and residence, 36 of the 88 Monterey pine trees onsite are shown to be removed. Given the conditions and relative small size of the

site, in combination with the dense population of trees, staff agrees that the project has been designed to minimize and avoid tree removal to the maximum extent feasible. There is no way to develop the project site without the removal of trees and the proposed residence is consistent with the size/scale of the residences in the surrounding neighborhood.

The Monterey Pine forest on site does not meet the definition of Environmentally Sensitive Habitat Area (ESHA), as defined in the Del Monte Forest Land Use Plan (DFLUP) and Coastal Implementation Plan (CIP), Section 20.147.040, as it does not provide ecosystem support for a rare species or community; therefore, the removal will not result in a potentially significant environmental impact. However, the DFLUP and CIP Section 20.147.050.6 (Forest Resources) requires native tree species that are not considered to be ESHA, and/or are not part of a forest area, that are proposed for removal be replanted either on- or off-site, whichever option is better for the overall forest. A condition of approval has been added to the project to ensure that Monterey Pines are replaced at a ratio of 1:1 on-site, for a total replacement/replanting of 36 Monterey Pine trees (Condition 14).

Environmental Review

An Initial Study/Negative Declaration was prepared and circulated for a period of 20 days, from November 18 to December 8, 2014. Issues that were analyzed in the Negative Declaration include biological resources. A Biological Assessment (BA) was prepared by Thompson Wildland Management to determine potential impacts to sensitive habitat which could be located on the project site. The BA took inventory of the site relative to special status species (plants and animals) as found in the California Natural Diversity Database (CNDB). The BA identified only Monterey Pine and Coast Live oak to be present on site. Sensitive plant habitat and/or nesting birds were not observed on or adjacent to the property. The Negative Declaration/Initial Study has been attached to this report as Exhibit E.

At the time of preparation of this report, no public comments have been received on the Negative Declaration. Any comment letters received on the publication of this Staff Report will be submitted to the Planning Commission prior to consideration on December 10, 2014.

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

- √ RMA-Public Works Department
- √ RMA-Environmental Services
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Pebble Beach Community Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA-Planning, RMA-Public Works, RMA-Environmental Services, Monterey County Water Resources Agency, and Pebble Beach Community Fire Protection District have been incorporated into the Condition Compliance Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) on October 2, 2014. The LUAC recommended approval of the project by a 6-0 vote (1 member absent) with a request to include additional architectural enhancements to the front wall. A copy of the LUAC minutes has been attached for review.

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

/S/ David J. R. Mack



David J. R. Mack, Associate Planner
(831) 755-5096, mackd@co.monterey.ca.us
November 17, 2014

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; John H. Ford, RMA-Services Manager; David J. R. Mack, Associate Planner; Andres & Leslie Flores, Owner; Chad Brown, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN140554

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


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

EXHIBIT A

Project Information for PLN140554

Application Name: Flores Andres J & Flores Leslie P
Location: 4134 Sunridge Rd, Pebble Beach
Applicable Plan: Del Monte Forest LUP
Advisory Committee: Del Monte Forest Advisory Committee
Permit Type: Combined Development Permit
Environmental Status: Negative Declaration
Zoning: MDR/4-D(CZ)

Primary APN: 008-072-001-000
Coastal Zone: Yes
Final Action Deadline (884): 3/18/2015
Land Use Designation: Residential - Density as indicated

Project Site Data:

Lot Size: 0.27
Existing Structures (sf): 0
Proposed Structures (sf): 4061
Total Sq. Ft.: 4061

Coverage Allowed: 35%
Coverage Proposed: 33%
Height Allowed: 27
Height Proposed: 27
FAR Allowed: 35%
FAR Proposed: 34%

Special Setbacks on Parcel: Y

Resource Zones and Reports:

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

Soils Report #: LIB140343
Biological Report #: LIB140280
Forest Management Rpt. #: LIB140282
Geologic Report #: N/A
Archaeological Report #: LIB140281
Traffic Report #: N/A

Other Information:

Water Source: CAL-AM
Water Purveyor: CAL-AM
Fire District: Pebble Beach CSD
Tree Removal: 36 MONTEREY PINE

Grading (cubic yds.): 560
Sewage Disposal (method): SEWER
Sewer District Name: PBCSD

**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

ANDRES & LESLIE FLORES (PLN140554)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Adopting a Negative Declaration; and
- 2) Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to construct a 4,061 square foot two-story single family residence; 2) Coastal Development Permit to allow the removal of 36 Monterey Pine trees; and 3) Design Approval.

[PLN140554, Andres & Leslie Flores, 4134 Sunridge Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-072-001-000)]

The Combined Development Permit application (PLN140554) came on for public hearing before the Monterey County Planning Commission on December 10, 2014. 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:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit to allow: 1) a Coastal Administrative Permit to construct a 4,061 square foot two-story single family residence; 2) Coastal Development Permit to allow the removal of 36 Monterey Pine trees; and 3) Design Approval.

 EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140554

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

 EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 5 (Del Monte Forest);
 - Monterey County Zoning Ordinance (Title 20);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 4134 Sunridge Road, Pebble Beach (Assessor's Parcel Number 008-072-001-000), Del Monte Forest Land Use Plan. The parcel is zoned MDR/4-D(CZ) which includes residential development as an allowed use subject to a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site.
- c) The parcel includes a "D" (Design Control) zoning overlay. The purpose of this overlay is to provide a district for the regulation of the location, size, configuration, materials, and colors of structures and fences, in those areas of the County of Monterey where the design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property. The project has been designed to comply with the 27 foot height limit (27 feet proposed), 35% coverage restriction (33% proposed), and 35% Floor-Area Ratio (FAR) (34% proposed) of the MDR zoning designation. Additionally, the project complies with all front, side, and rear setback requirements. The location, size and configuration of the structures have been reviewed and approved by the County of Monterey, Del Monte Forest Land Use Advisory Committee, and the Pebble Beach Design Review Board. The project design is consistent with the neighborhood character of the surrounding area, and has been designed with earth-tone colors to be assist in blending with the natural environment. Therefore, the proposed development is consistent with the provisions of the "D" overlay district.
- d) The project planner conducted a site inspection on September 17, 2014 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The Del Monte Forest Land Use Plan defines Monterey Pine as Environmental Sensitive Habitat Area (ESHA) if the stands are larger than 20 acres, or if the trees (stand) provide ecosystem functions for rare species. The project site is 0.27 acres and therefore does not include a stand of 20 acres or more. Additionally, the site does not provide ecosystem support of a rare species. Based on these factors, the Monterey Pine located on site does not meet the definition of ESHA, and therefore the proposed development is consistent with policies found within the Del Monte Forest Land Use Plan and Monterey County Coastal Implementation Plan Part 5 (Del Monte Forest).
- f) The project was referred to the Del Monte 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 involved development requiring CEQA review (Negative Declaration). The LUAC reviewed the project on October 2, 2014, and recommended approval of the project by a 6-0 vote (1 member absent) with a request to include additional architectural enhancements to the front wall.

- g) 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 PLN140554.

3. **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, Pebble Beach Community Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Biological Resources, and Tree Resources. The following reports have been prepared:
 - “Geotechnical Report for the proposed Flores Residence, 4134 Sunridge Road, Pebble Beach, California APN: 008-072-001-000”, (LIB140343), prepared by Grice Engineering and Geology, Inc., Salinas, California, September 2014.
 - “Biological Assessment for 4134 Sunridge Road in Pebble Beach” (LIB140280), prepared by Thompson Wildland Management, Monterey, California, August 13, 2014.
 - Forester’s Assessment for Private Residence, 4134 Sunridge Road, Pebble Beach, Monterey County, California, APN: 008-072-001-000”, (LIB140282), prepared by Forest City Consulting, August 1999.

The above-mentioned technical reports by outside 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 has independently reviewed these reports and concurs with their conclusions.

- c) The project planner conducted a site inspection on September 17, 2014 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 found in Project File PLN140554.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning, Pebble Beach Community Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies

have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities are available for the proposed development. The project will be connected to public water via California American Water and sewer via the Pebble Beach Community Services District.
- c) The project planner conducted a site inspection on September 17, 2014 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 found in Project File PLN140554.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on September 17, 2014 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140554.

6. **FINDING:** **CEQA (Negative Declaration)** - On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN140554).
 - c) The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a Negative Declaration.
 - d) The Draft Negative Declaration ("ND") for PLN140554 was prepared in accordance with CEQA and circulated for public review from November 18, 2014 through December 08, 2014.
 - e) Issues that were analyzed in the Negative Declaration include Biological Resources.

- f) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in the RMA-Planning Department (PLN140554) and are hereby incorporated herein by reference.
- g) No comments from the public were received.
- h) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 8 in the Del Monte Forest Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN140554
 - e) Staff conducted a site inspection on September 17, 2014, and researched County records to assess if any violation exists on the subject property.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission

- EVIDENCE:**
- a) Section 20.76.040.E of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project site is located between the sea and the first through public road paralleling the sea.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Adopt the Negative Declaration; and
2. Approve a Combined Development Permit to allow: 1) a Coastal Administrative Permit to construct a 4,061 square foot two-story single family residence; 2) Coastal Development Permit to consider the removal of 36 Monterey Pine trees; and 3) Design

Approval, in general conformance with the attached sketch and subject to the attached conditions all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of December, 2014 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

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

Monterey County RMA Planning

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

PLN140554

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN140554) allows the construction of a 4,061 square foot single family dwelling with attached garage and removal of 36 Monterey Pine trees. The property is located at 4134 Sunridge Road (Assessor's Parcel Number 008-072-001-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number ***) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 008-072-001-000 on December 10, 2014. The permit was granted subject to 30 Conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

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

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

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

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

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

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

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

Responsible Department: RMA-Planning

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

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

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

6. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

7. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

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

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

8. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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

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

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

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

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

Responsible Department: RMA-Planning

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

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit to RMA-Planning approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

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

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

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

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

Responsible Department: RMA-Planning

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

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

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

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

11. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A(n) [the Name of the report] (Library No. LIB***), was prepared by [report preparer Name] on [Date of the report] and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."
(RMA - Planning)

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

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

12. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

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

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

13. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

14. PDSP001 - MONTEREY PINE REPLANTING REQUIREMENT (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to Final Inspection, the property owner/applicant shall be required to replant/replace the removal of Monterey Pine at a ratio of 1:1 for a total replacement/replanting of 36 Monterey Pine trees. Replanting/replacement areas shall be identified by a qualified biologist or certified arborist. Replanting/replacement areas shall be of equal or greater value to ensure the success of replanted specimens. Reporting actions on the Flores property should take place and comply with the following: once within two weeks of initial replanting of the specimens, once after the first three months of replanting, and one time per year, in the spring season, for the subsequent 3 years. At each reporting inspection timeframe, a qualified biologist will submit a report to the Director of RMA-Planning verifying the condition of the newly planted Monterey Pine specimens and shall submit a replanting plan and schedule with success criteria to replace any plants that fail to survive the first year of the three year period. Subsequent replanting, shall be subject to the same reporting criteria for the following 3 years.

Compliance or Monitoring Action to be Performed: Prior to Final Inspection, the property owner/applicant shall be required to replant/replace the removal of Monterey Pine at a ratio of 1:1, for a total replacement/replanting of 36 Monterey Pine Trees.

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

15. EROSION CONTROL PLAN

Responsible Department: Environmental Services

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

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

16. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

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

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

17. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations included in the project Geotechnical Investigation prepared by Soil Surveys Inc. The Grading Plan shall be stamped by a California licensed Geotechnical Engineer. (RMA-Environmental Services)

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

18. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

19. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

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

Responsible Department: Environmental Services

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

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

21. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

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

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

22. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

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

Compliance or Monitoring Action to be Performed:

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

23. WR003 - DRAINAGE PLAN - RETENTION

Responsible Department: Water Resources Agency

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

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

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

24. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

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

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

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

25. FIRE007 - DRIVEWAYS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: Pebble Beach Community Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

26. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Responsible Land Use Department: Pebble Beach Community Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

27. FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available Responsible Land Use Department: Pebble Beach Community Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on improvement plans.

Prior to issuance of building permit(s) for development on individual lots within the phase of the subdivision, the Applicant shall complete the installation of water system improvements and shall obtain fire dept. approval of the fire clearance inspection for each phase of development.

28. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. Responsible Land Use Department: Pebble Beach Community Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

29. FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. Responsible Land Use Department: Pebble Beach Community Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall print the text of this condition on the construction plans.

Prior to requesting a framing inspection, Applicant shall obtain fire department approval of the fire alarm system plans.

Prior to requesting a final building inspection, Applicant shall complete the installation of the fire alarm system, obtain fire department approval of the fire alarm acceptance test and final fire inspection.

30. FIRE029 - ROOF CONSTRUCTION - (CYPRESS/PEBBLE BEACH)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction
Responsible Land Use Department: Pebble Beach Community Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

FLORES RESIDENCE

LES & ANDRES FLORES
4134 SUN RIDGE RD.
PEBBLE BEACH, CA 93953
P: 831.236.9002
APN: 008-072-001



358 HARBORLAND
MONTEREY, CALIFORNIA 93940
P: 831.392.7788
montereydesign.com

GENERAL NOTES

1. CONSULT THE APPLICABLE CITY AND COUNTY ORDINANCES AND THE STATE BUILDING CODE TO DETERMINE THE APPLICABLE PERMITS AND REGULATIONS FOR THIS PROJECT. THE APPLICABLE PERMITS AND REGULATIONS MAY BE DIFFERENT FROM THE PERMITS AND REGULATIONS FOR OTHER PROJECTS. THE APPLICABLE PERMITS AND REGULATIONS MAY BE DIFFERENT FROM THE PERMITS AND REGULATIONS FOR OTHER PROJECTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

ABBREVIATIONS

SYMBOL	DESCRIPTION
BUG	Bug
BUR	Bur
CONC	Concrete
D.F.	Drainage Footing
D.O.G.	Drainage Outfall
DM.	Dry Matter
E.N.	Earth Nailing
EXT.	Extension
F.F.	Foundation Footing
F.P.	Foundation Post
F.R.G.	Footing Reinforcement
F.T.	Footing Tie
G.W.	Groundwater

APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.

- PROJECT SHALL COMPLY WITH THE:
- 2013 CALIFORNIA BUILDING CODE
 - 2013 CALIFORNIA FIRE CODE
 - 2013 CALIFORNIA ELECTRICAL CODE
 - 2013 CALIFORNIA ENERGY CODE
 - 2013 CALIFORNIA PLUMBING CODE
 - 2013 CALIFORNIA MECHANICAL CODE
 - 2013 CALIFORNIA WOOD PRESERVATION CODE
 - 2013 CALIFORNIA AIR CONDITIONING AND REFRIGERATION CODE
 - 2013 CALIFORNIA IRRIGATION CODE
 - 2013 CALIFORNIA LANDSCAPE ARCHITECTURE CODE
 - 2013 CALIFORNIA LANDSCAPE ARCHITECTURE CODE

VICINITY MAP



PROJECT DATA

APN	008-072-001
ZONING	H09A-D(2)
SITE AREA	13,186 SQ. FT.
PROPOSED PAVEMENT	ASPH
PROPOSED PARKING	80
PROPOSED PAVEMENT TYPE	ASPH
PROPOSED PARKING TYPE	ASPH
PROPOSED PAVEMENT WIDTH	20 FT.
PROPOSED PARKING WIDTH	20 FT.
PROPOSED PAVEMENT LENGTH	20 FT.
PROPOSED PARKING LENGTH	20 FT.
PROPOSED PAVEMENT AREA	20 FT. x 20 FT.
PROPOSED PARKING AREA	20 FT. x 20 FT.
PROPOSED PAVEMENT PERCENTAGE COVERED	3.43 SQ. FT.
PROPOSED PARKING PERCENTAGE COVERED	3.43 SQ. FT.
PROPOSED PAVEMENT TOTAL TO BE RECYCLED	330 CUBIC YARDS OF RILE
PROPOSED PARKING TOTAL TO BE RECYCLED	330 CUBIC YARDS OF RILE

SCOPE OF WORK

1. DESIGN AND CONSTRUCTION OF SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE.

PROJECT TEAM

- OWNER: LES FLORES, ANDRES FLORES, 4134 SUN RIDGE RD., PEPPERBERRY CA, 93955
- DESIGNER: MONTEREY DESIGN INC., 358 HARBORLAND, MONTEREY, CA 93940, PHONE: 831.392.7788
- STRUCTURAL ENGINEER: LES FLORES, ANDRES FLORES, 4134 SUN RIDGE RD., PEPPERBERRY CA, 93955
- MECHANICAL ENGINEER: MONTEREY DESIGN INC., 358 HARBORLAND, MONTEREY, CA 93940
- ELECTRICAL ENGINEER: MONTEREY DESIGN INC., 358 HARBORLAND, MONTEREY, CA 93940
- PLUMBING ENGINEER: MONTEREY DESIGN INC., 358 HARBORLAND, MONTEREY, CA 93940
- LANDSCAPE ARCHITECT: MONTEREY DESIGN INC., 358 HARBORLAND, MONTEREY, CA 93940

FIRE PROTECTION

1. MEAN WIND SPEED OF 58.5 FT/S SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE.

SHEET INDEX

SHEET NUMBER	SHEET INDEX
A.01	TITLE SHEET
A.02	FOUNDATION/RETENTION/PAVEMENT/HEIGHT/FLORAS/PAVEMENT
A.03	FOUNDATION/RETENTION/PAVEMENT/HEIGHT/FLORAS/PAVEMENT
A.04	FOUNDATION/RETENTION/PAVEMENT/HEIGHT/FLORAS/PAVEMENT
A.05	FOUNDATION/RETENTION/PAVEMENT/HEIGHT/FLORAS/PAVEMENT
A.06	FOUNDATION/RETENTION/PAVEMENT/HEIGHT/FLORAS/PAVEMENT
A.07	FOUNDATION/RETENTION/PAVEMENT/HEIGHT/FLORAS/PAVEMENT
A.08	FOUNDATION/RETENTION/PAVEMENT/HEIGHT/FLORAS/PAVEMENT
A.09	FOUNDATION/RETENTION/PAVEMENT/HEIGHT/FLORAS/PAVEMENT
A.10	FOUNDATION/RETENTION/PAVEMENT/HEIGHT/FLORAS/PAVEMENT

MECHANICAL ENGINEER: MONTEREY DESIGN GROUP, INC., 358 HARBORLAND, MONTEREY, CA 93940

REVISIONS

NO.	REVISION	DATE

FLORES RESIDENCE
FLORES RESIDENCE
4134 SUN RIDGE RD.
PEBBLE BEACH, CA 93953
P: 831.236.9002
APN: 008-072-001

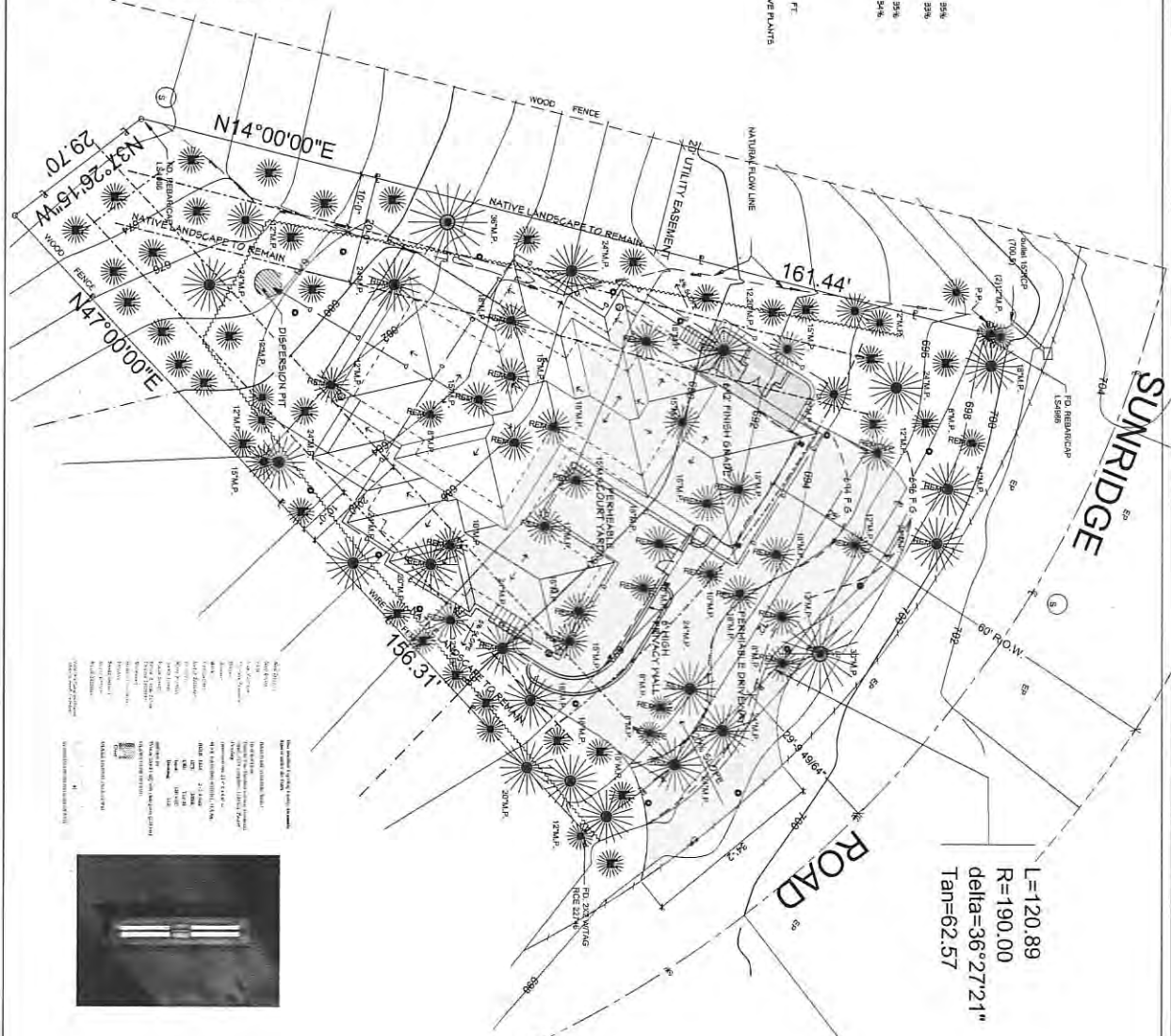
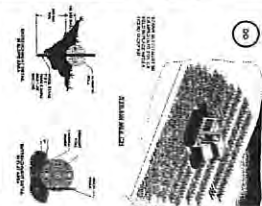
TITLE SHEET

DATE: JUNE 27, 2014
DST: NHB
SHEET: A.01

PROJECT DATA

A.P.N.: 008-072-001
 ZONING: HDRA-4(C)(2)
 SITE AREA: 11,816 SQ. FT.
 OCC 9620P: RESIDENTIAL
 CONST TYPE: VB
 CLIMATE ZONE: 4
 FIRE SPRINKLER: YES
 DEL. MONTE FORCES: 5/18/15

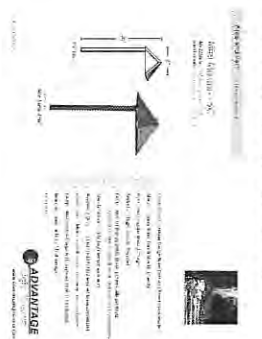
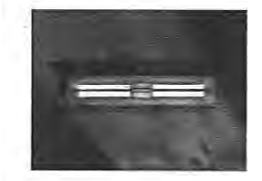
2126 COVERED
 LOT AREA: 11,816 SQ. FT.
 ALLOWED: 4192.6 SQ. FT. 35%
 PROPOSED SITE COVERAGE: 3949.50 SQ. FT. 33%
2126R ALLOWED
 ALLOWED P.A.R.: 4192.6 SQ. FT. 35%
 PROPOSED P.A.R.: 4041.50 SQ. FT. 34%
2126R HEIGHT ALLOWED
 MAX HEIGHT ALLOWED: 27 FT
 NATURAL GRADE: 28 FT 4 IN.
2126R FENCES COVERED
 LANDSCAPING (REMOVABLE PLANTS): 3,483.50 SQ. FT.
 LANDSCAPING (PERMANENT PLANTS): 3,483.50 SQ. FT.
 36 MONTHLY FINE TREES TO BE REMOVED
 36 MONTHLY FINE TREES TO BE ADDED
 200 CUBIC YARDS OF FILL
 CENTER LINE
 CENTER LINE
 CENTER LINE
 CENTER LINE



$L=120.89$
 $R=190.00$
 $\text{delta}=36^{\circ}27'21''$
 $\text{Tan}=62.57$

SYMBOL LEGEND

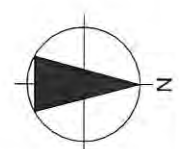
—	WATER LINE
—	ELECTRIC LINE
—	DRAINAGE LINE
—	GAS LINE
—	SEWER LINE
—	PROPERTY LINE
—	SET BACK
—	EDGE OF ASPHALT
—	ROOF OVERHANG
—	CENTER OF RD
—	SITE SECTION
—	TOPO LINE
—	SEDIMENT ROLLE
—	CLEAN CUT
—	CATCH BASIN
—	SPLASH BLK. IW CB
—	TREE PROTECTION
—	EXT. WALL MOUNT
—	AREA OF CUT & FILL



TREES TO BE REMOVED
 36 TOTAL

TREES TO BE ADDED
 36 TOTAL

NOTE: LANDSCAPE TO REMAIN NATURAL



MD
 338 Hampton Ave.
 Monterey, CA 93940
 P: 831.382.7788

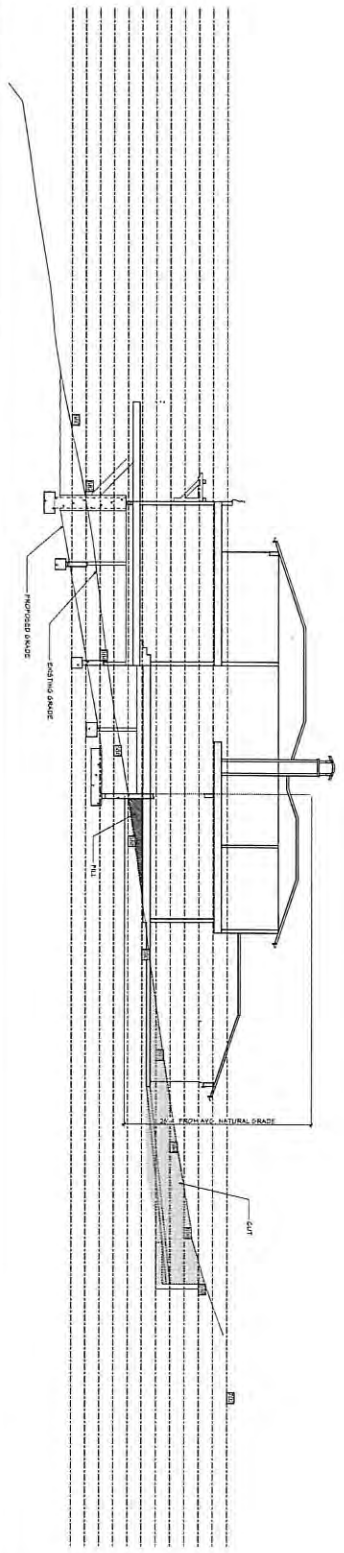
Monterey design, Inc.

FLORES RESIDENCE
 FLORES RESIDENCE
 4134 SUN RIDGE RD.
 PEBBLE BEACH, CA 93955
 P: 831.236.4002
 APN: 008-072-001

No.	Revision	Date
1		JUNE 27, 2014

A.02

SITE SECTION
1/8" = 1'-0"



1

FLORES RESIDENCE
 FLORES RESIDENCE
 4134 SUN RIDGE RD.
 PEBBLE BEACH, CA 93953
 P: 831.236.9002
 APN: 008-012-001

SITE SECTION

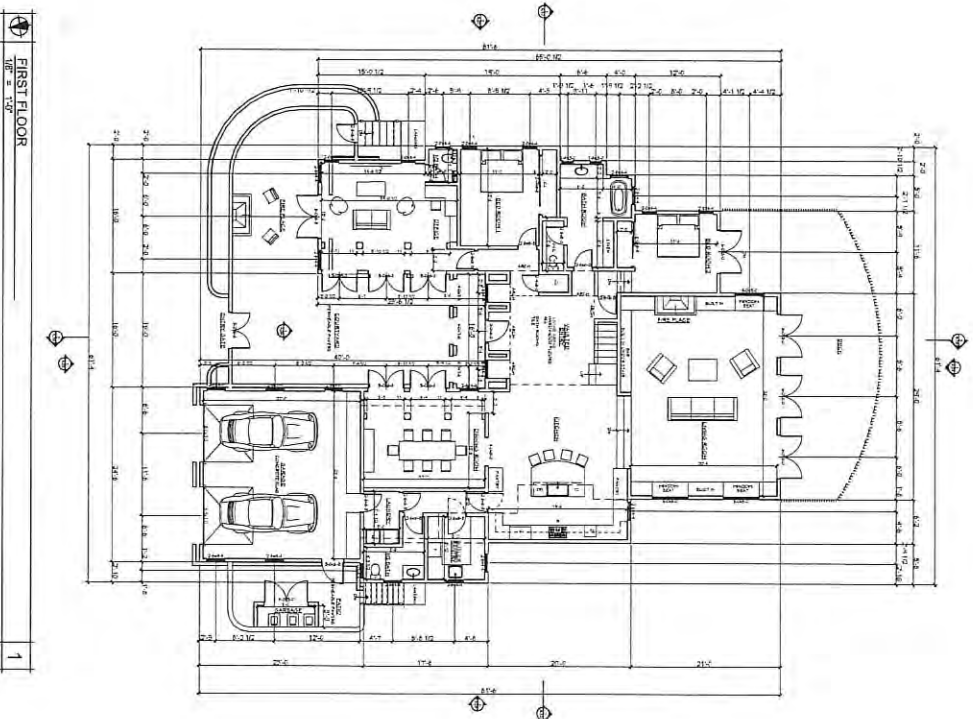
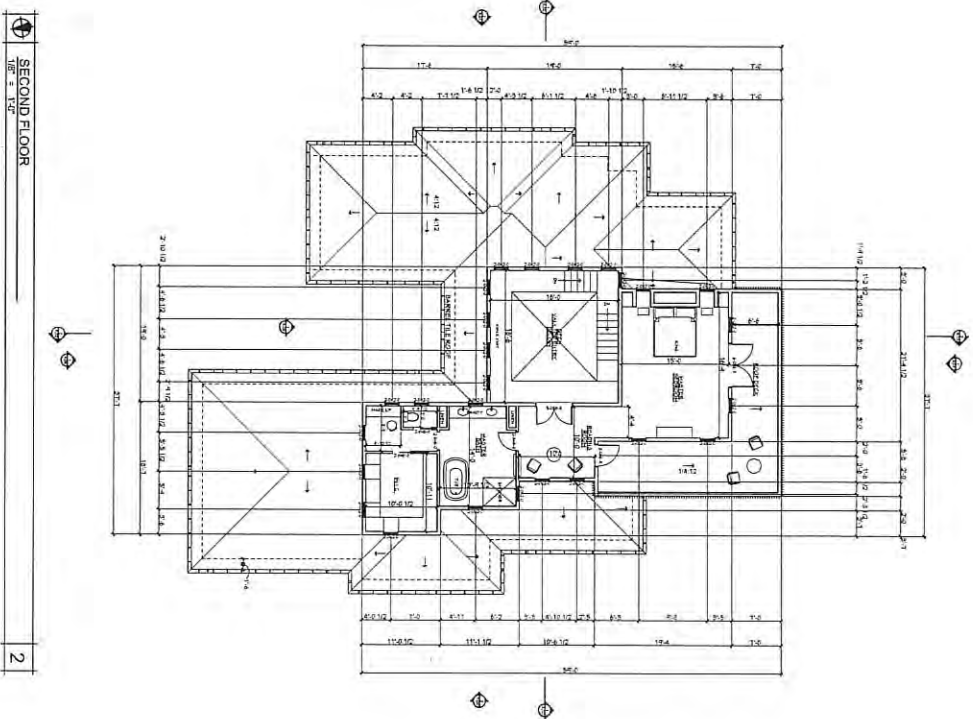
3211 HARRIS AVE.
 MONTEREY, CA 95940
 P: 831.393.7188

Monterey design, Inc.

NO.	REVISION	DATE

DATE: JUNE 27, 2014
 DRAWN BY: CDR
 CHECKED BY: [blank]

A.03



NO.	Revision	DATE

FLORES RESIDENCE
 FLORES RESIDENCE
 4134 SUN RIDGE RD.
 PEBBLE BEACH, CA 93955
 P: 831.236.9002
 APN: 008-072-001

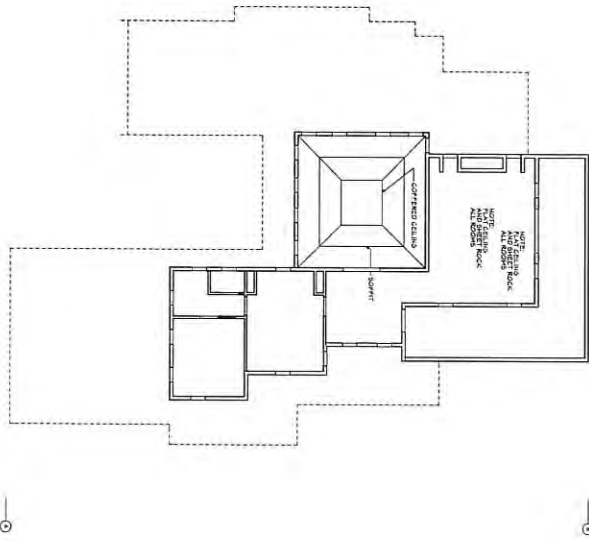
FLOOR PLANS

338 HANCOCK AVE.
 MONTEREY, CALIFORNIA
 P.O. BOX 1292 7788

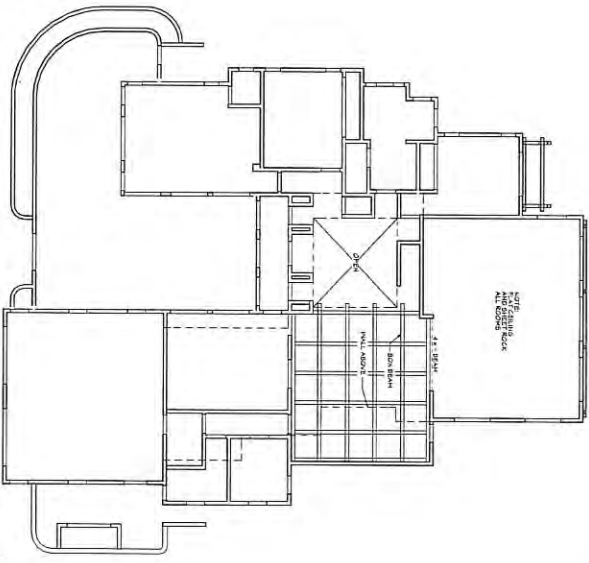
Monterey design, Inc.

Date: JULIE 27, 2014
 CDR: [Signature]
 Scale: [Blank]
A.04

SECOND FLOOR
 1/8" = 1'-0"
 3



FIRST FLOOR
 1/8" = 1'-0"
 3



FLORES RESIDENCE
 FLORES RESIDENCE
 4134 SUN RIDGE RD.
 PEBBLE BEACH, CA 93953
 P: 831.236.9002
 APN: 008-012-001

REFLECTED CEILING / LIGHTING PLAN

338 Hammond Ave.
 Monterey, CA 93940
 P: 831.382.7788



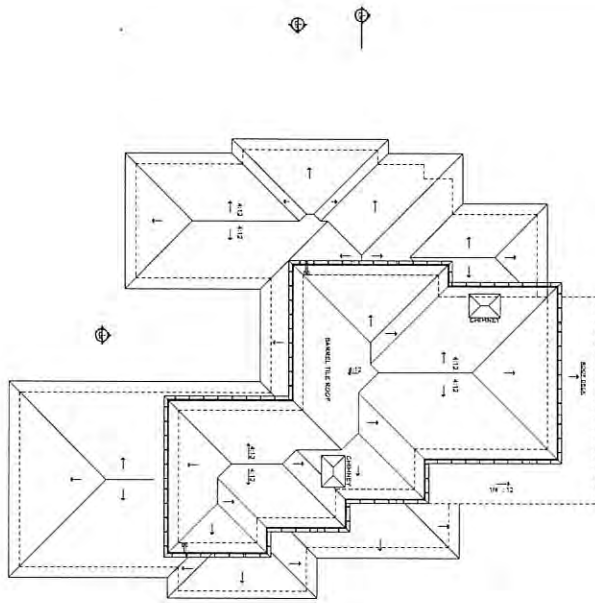
Monterey design, Inc.

NO.	REVISION	DATE

Date: JUNE 27, 2014
 CDR: MHL
 Sheet: **A.05**

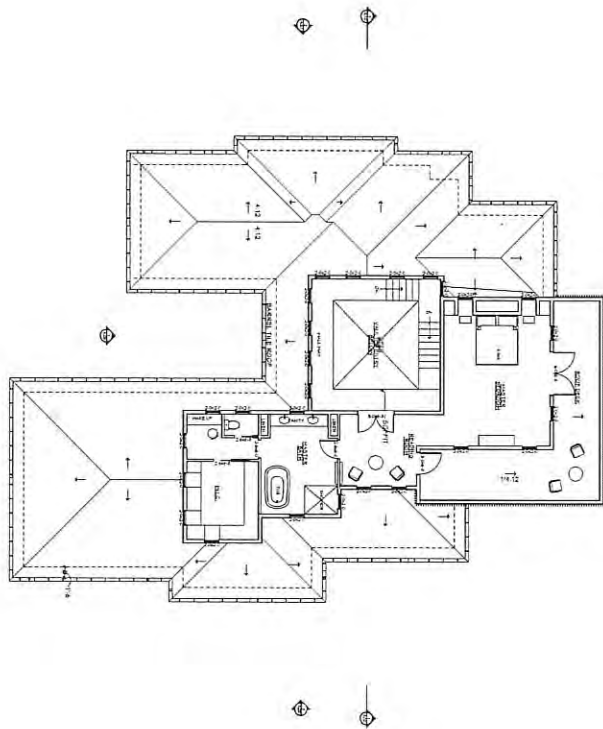
UPPER ROOF PLAN
 1/8" = 1'-0"

2



LOWER ROOF PLAN
 1/8" = 1'-0"

1

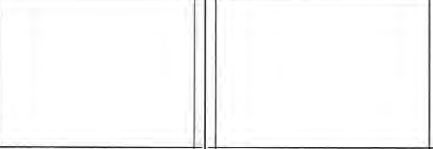


NO.	REVISION	DATE

Date: JUNE 21, 2014
 CDD/SH/MLL
 Sheet: A.06

FLORES RESIDENCE
 FLORES RESIDENCE
 4134 SUN RIDGE RD.
 PEBBLE BEACH, CA 93953
 P: 831.236.9002
 APN: 008-012-001

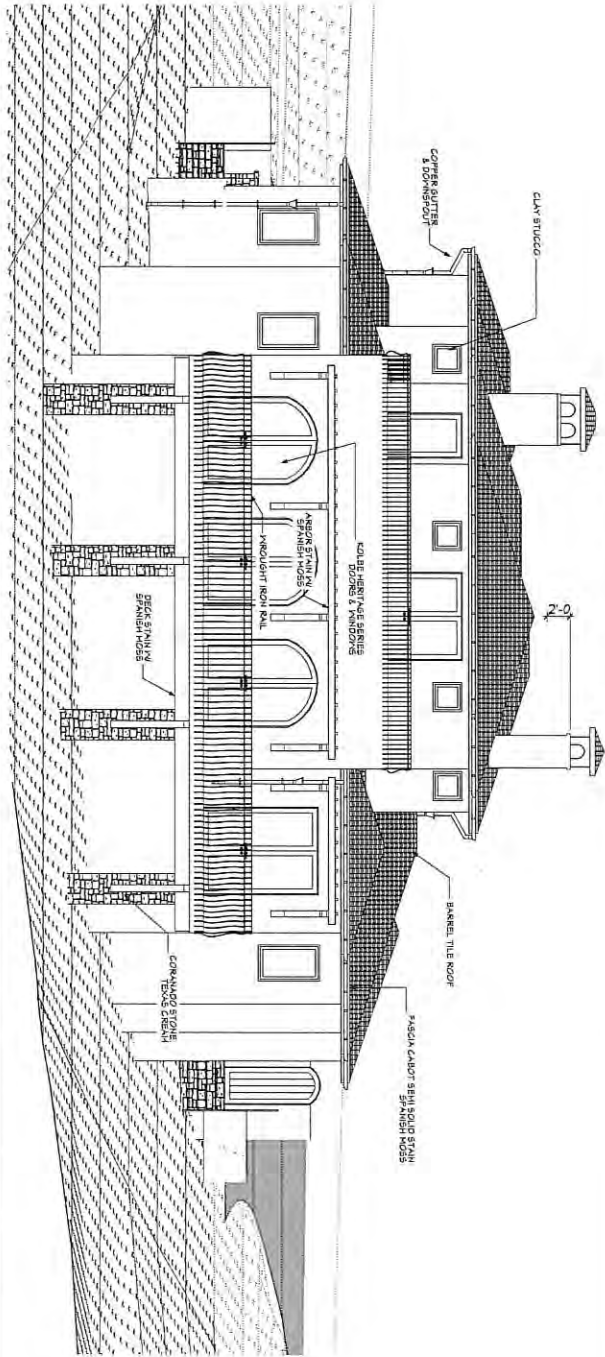
ROOF PLAN



238 HANCOCK AVE.
 MONTEREY, CA 95040
 P: 831.392.7788

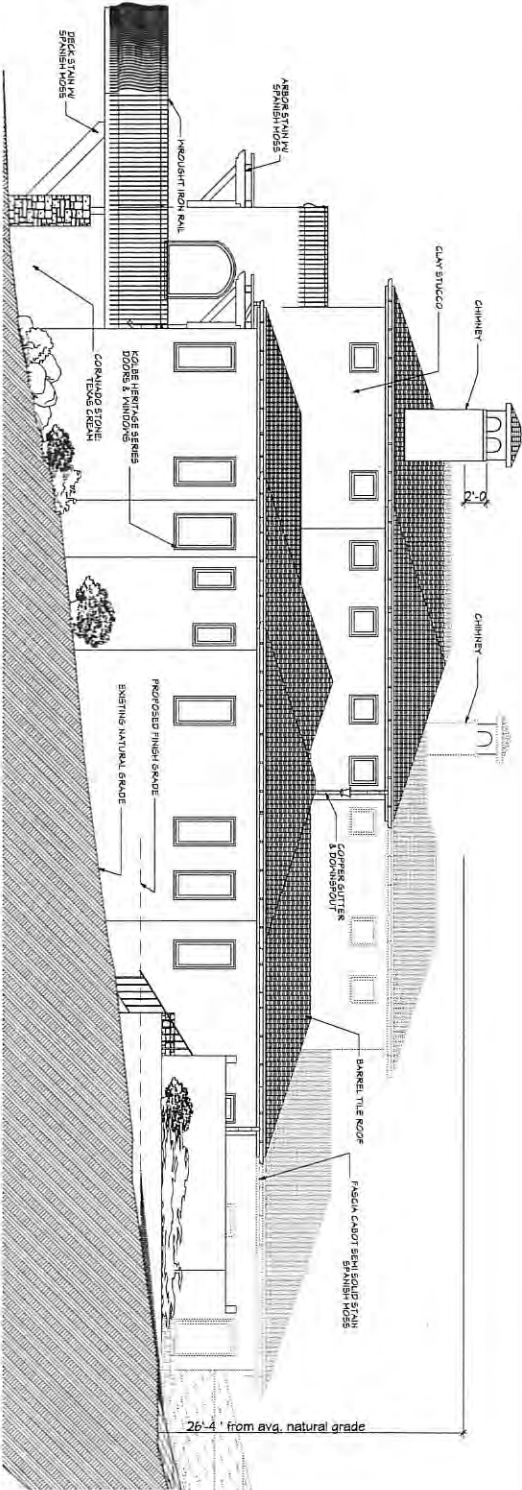
Monterey design, Inc.

SOUTH ELEVATION
 1/8" = 1'-0"



1

WEST ELEVATION
 1/8" = 1'-0"



2

FLORES RESIDENCE
 FLORES RESIDENCE
 4134 SUN RIDGE RD.
 PEBBLE BEACH, CA 93953
 PH: 831.238.4002
 APN: 008-012-001

BUILDING ELEVATIONS

MD
 128 HERRING AVE.
 MONTEREY, CA 93940
 P.831.382.7788

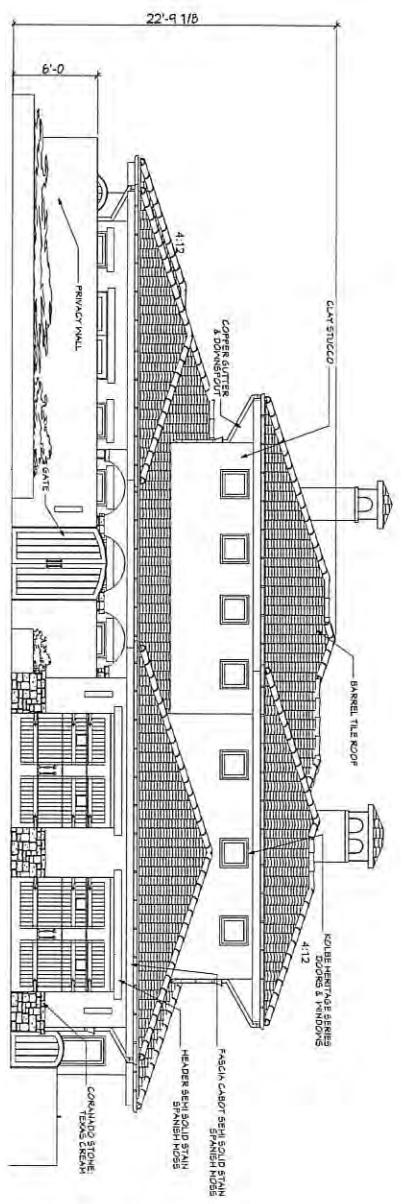
Monterey design, Inc.

REV	REVISION	DATE

DATE: JUNE 21, 2014
 CDR: MHH
 DWR: MHH

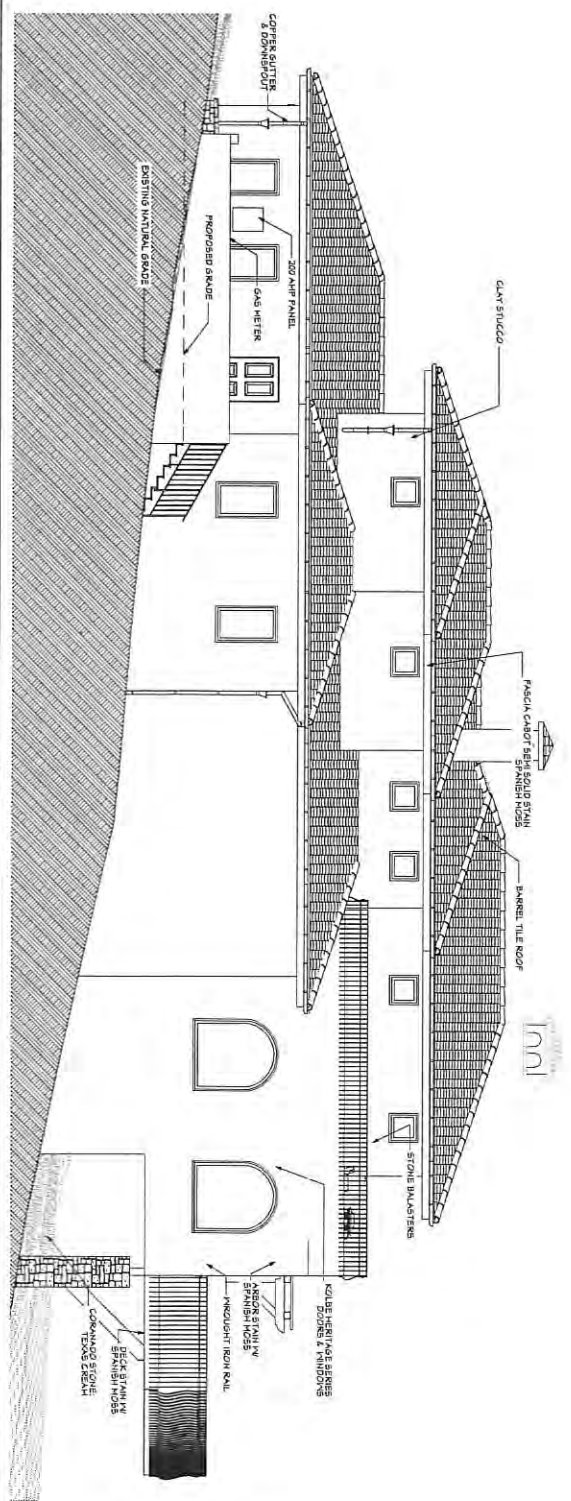
A.07

NORTH ELEVATION
1/8" = 1'-0"



1

EAST ELEVATION
1/8" = 1'-0"

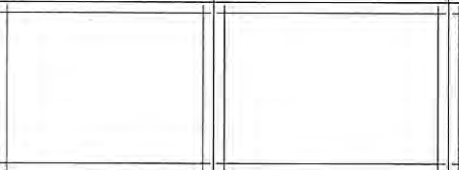


2

No.	Revision	DATE

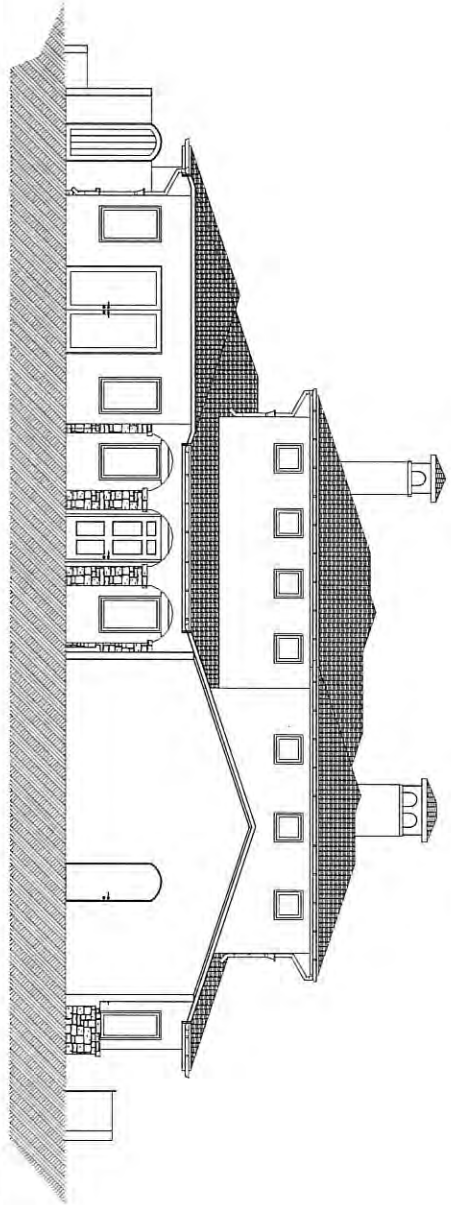
DATE: JUNE 27, 2014
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
A.08

FLORES RESIDENCE
 FLORES RESIDENCE
 4134 SUN RIDGE RD
 PEBBLE BEACH, CA 93953
 P: 831.236.4002
 APN: 008-072-001
BUILDING ELEVATIONS (CONT.)



334 HERRING AVE.
 MONTEREY, CALIFORNIA
 93940
 P: 831.392.7788
MD
 Monterey design, Inc.

COURT YARD
1/8" = 1'-0"



1

FLORES RESIDENCE
FLORES RESIDENCE
4134 SUN RIDGE RD.
PEBBLE BEACH, CA 93953
P: 831.236.9002
APN: 005-012-001

COURT YARD ELEVATION

338 HANCOCK AVE.
MONTEREY, CA 95040
P: 831.382.7788

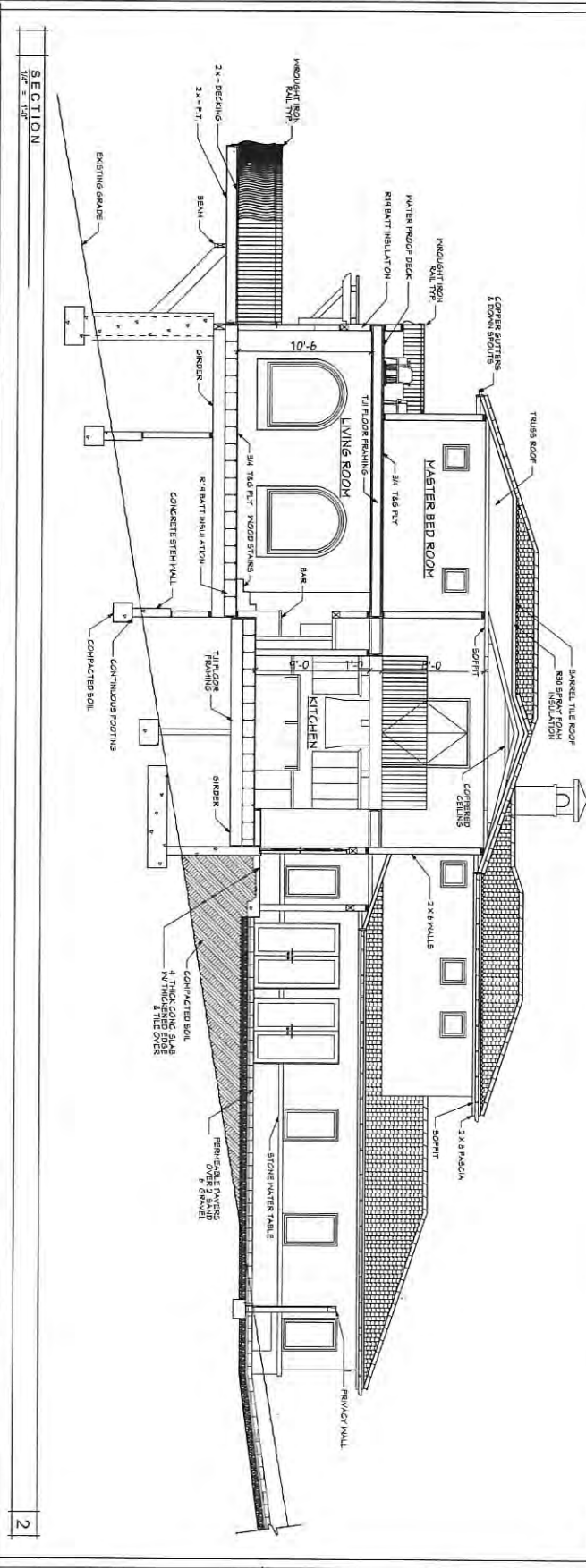
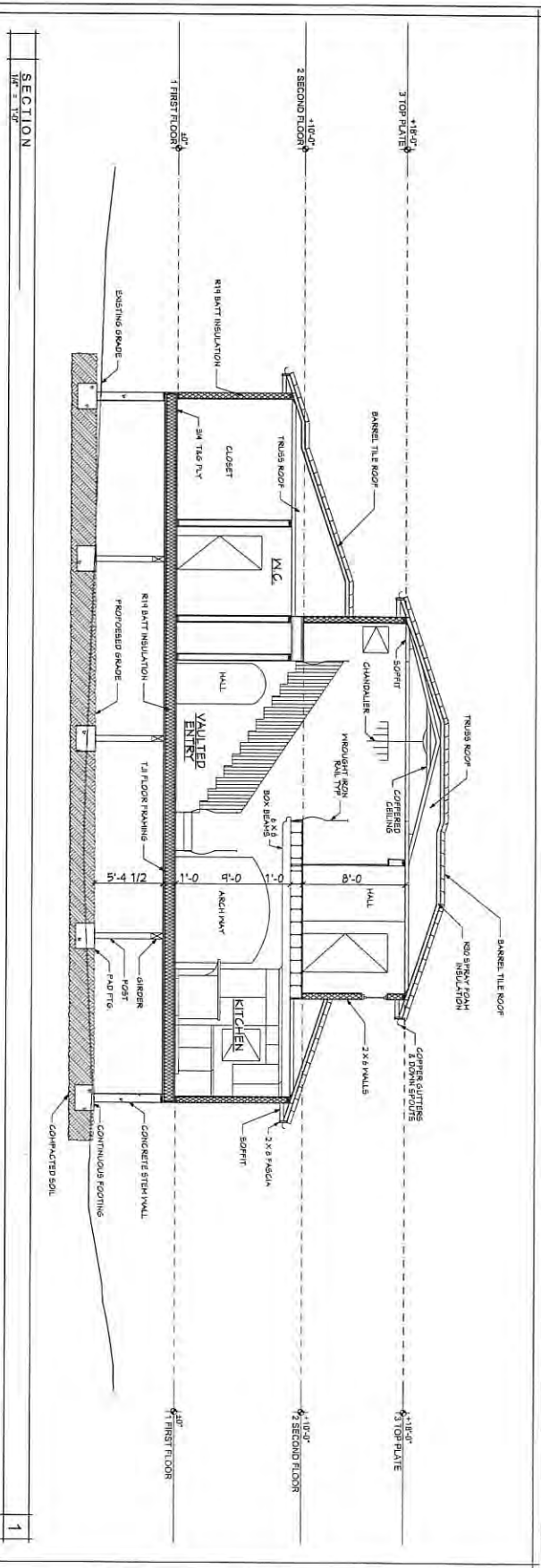


Monterey design, Inc.

NO.	REVISION	DATE

Date: JULIE 21, 2014
CDD/BA/HHH

A.09




 338 Harmon Ave.
 Monterey, CA 93940
 P: 831.382.7788
 F: 831.382.7788

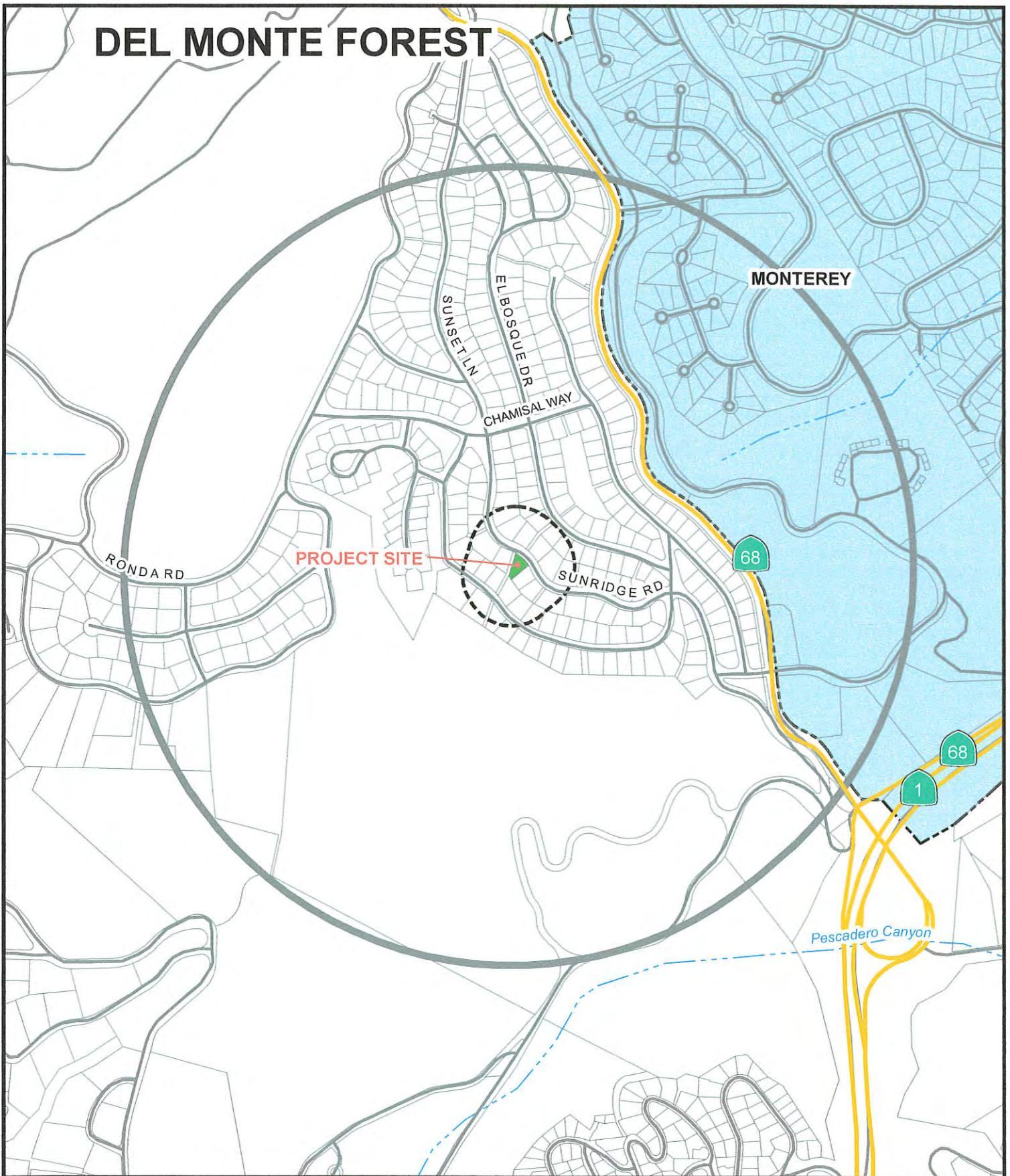
FLORES RESIDENCE
 FLORES RESIDENCE
 4134 SUN RIDGE RD.
 PEBBLE BEACH, CA 93953
 P: 831.286.9002
 APN: 008-012-001

SECTIONS

NO.	REVISION	DATE

Date: JULIE 27, 2014
 CDR: MD
 SHEET: A.10





DEL MONTE FOREST



APPLICANT: FLORES

APN: 008-072-001-000

FILE # PLN140554

 2500' Limit  300' Limit  Water  City Limits

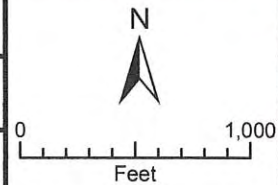
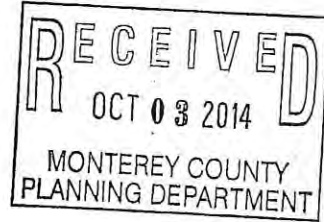


EXHIBIT C

PLANNER: MACK

Action by Land Use Advisory Committee Project Referral Sheet

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



Advisory Committee: **Del Monte Forest**

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

Project Title: FLORES ANDRES J & FLORES LESLIE P

Item continued from 9/18/14 meeting

File Number: PLN140554

File Type: ZA

Planner: MACK

Location: 4134 SUNRIDGE RD PEBBLE BEACH

Project Description:

Combined Development Permit to allow: 1) a Coastal Administrative Permit to construct a 4,061 square foot two-story single family residence; 2) Coastal Development Permit to consider the removal of 36 Monterey Pine trees; and 3) Design Approval. The project includes approximately 560 cubic yards of cut and fill. The property is located at 4134 Sunridge Road, Pebble Beach (Assessor's Parcel Number 008-072-001-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

Chris Brown, designer

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

PUBLIC COMMENT: *none*

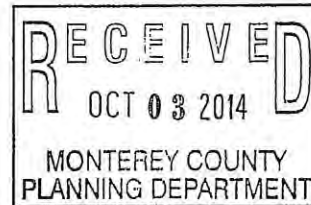
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Amt. of trees to be removed		Replace with 15 new trees
Run-off/drainage		Designer to put in drainage system

ADDITIONAL LUAC COMMENTS

None



RECOMMENDATION:

Motion by Rick Verbanec (LUAC Member's Name)

Second by Kim Caneer (LUAC Member's Name)

Support Project as proposed

Support Project with changes Chairman Dewar requested some additional architectural details to front wall enhancements

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

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

NOES: 0

ABSENT: 1 (Joella Szabo)

ABSTAIN: 0

County of Monterey
 State of California
NEGATIVE DECLARATION

FILED
 NOV 14 2014
 STEPHEN L. VAGNINI
 MONTEREY COUNTY CLERK
 DEPUTY

Project Title:	Flores, Andres & Leslie
File Number:	PLN140554
Owner:	Andres & Leslie Flores
Project Location:	4134 Sunridge Road, Pebble Beach
Primary APN:	008-072-001-000
Project Planner:	David J. R. Mack
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit to allow: 1) a Coastal Administrative Permit to construct a 4,061 square foot two-story single family residence; 2) Coastal Development Permit to consider the removal of 36 Monterey Pine trees; and 3) Design Approval. The project includes approximately 560 cubic yards of cut and fill.

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

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

Decision Making Body:	Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	November 18, 2014
Review Period Ends:	December 8, 2014

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

MONTEREY COUNTY

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



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Flores, File Number PLN140554) at 4134 Sunridge Road, Pebble Beach (APN 008-072-001-000) (see description below).

The Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2nd Floor, Salinas, California. The Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link:
<http://www.co.monterey.ca.us/planning/docs/environmental/circulating.htm> .

The Planning Commission will consider this proposal at a meeting on **December 10, 2014 at 9:00am** in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from **November 18, 2014 to December 8, 2014**. Comments can also be made during the public hearing.

Project Description:

Combined Development Permit to allow: 1) a Coastal Administrative Permit to construct a 4,061 square foot two-story single family residence; 2) Coastal Development Permit to consider the removal of 36 Monterey Pine trees; and 3) Design Approval. The project includes approximately 560 cubic yards of cut and fill.

We welcome your comments during the **20-day** public review period. You may submit your comments in hard copy to the name and address above. The Department also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Department has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@co.monterey.ca.us

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

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

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

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

County of Monterey
Resource Management Agency – Planning Department
Attn: David J. R. Mack, Associate Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901

Re: Flores; File Number PLN140554

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

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

COMMENTS: _____

DISTRIBUTION

1. County Clerk's Office
2. Monterey Bay Unified Air Pollution Control District
3. California-American (CAL-AM) Water Company
4. Pebble Beach Community Fire Protection District
5. Andres & Leslie Flores, Owner
6. The Open Monterey Project
7. LandWatch
8. Property Owners within 300 feet (**Notice of Intent only**)

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

9. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
10. Emilio Hipolito (ehipolito@nccrc.org)
11. United Brotherhood of Carpenters & Joiners (nedv@nccrc.org)
12. Molly Erickson (Erickson@stamplaw.us)
13. Margaret Robbins (MM_Robbins@comcast.net)
14. Michael Weaver (michaelrweaver@mac.com)
15. Monterey/Santa Cruz Building & Construction (Office@mscbetc.com)
16. Tim Miller (Tim.Miller@amwater.com)

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

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

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Flores Residence

File No.: PLN140554

Project Location: 4134 Sunridge Road, Pebble Beach

Name of Property Owner: Flores, Andres J & Leslie P

Name of Applicant: Flores, Andres J & Leslie P

Assessor's Parcel Number(s): 008-072-001-000

Acreage of Property: 0.27 acres (approximate)

General Plan Designation: Residential

Zoning District: MDR/4-D(CZ)

Lead Agency: County of Monterey RMA-Planning

Prepared By: David J. R. Mack

Date Prepared: November 10, 2014

Contact Person: David J. R. Mack

Phone Number: (831) 755-5096

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The proposed project involves the construction of a single-family residence, situated generally at the central area of the property. A new driveway access is proposed, originating on the west shoulder of Sunridge Road near the northeastern corner of the site leading to the residence.

The property owner has submitted an application to the County of Monterey for a Combined Development Permit to allow: 1) a Coastal Administrative Permit to construct a 4,061 square foot two-story single family residence; 2) Coastal Development Permit to consider the removal of 36 Monterey Pine trees; and 3) Design Approval. The project includes approximately 560 cubic yards of cut and fill.

B. Surrounding Land Uses and Environmental Setting:

The site is an undeveloped building lot on Sunridge Road within Pebble Beach. The lot is irregularly-shaped and is comprised of 0.27-acre (11,816 square feet) portion of land. Entrance to the site is achieved via a proposed driveway near the northeastern corner of the property, off of Sunridge Road. The subject site is small and confined and located on a south facing slope in a Monterey Pine dominated woodland community.

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

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

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

The understory vegetation ranges from native introduced grasses, various perennials and shrubs, and lower-canopy Coast Live Oaks. The upperstory vegetation is dominated by Monterey Pine trees. Native plant species that occur on the property include the following: Monterey sedge, Tall flat-sedge, Blue wildrye, Poison oak, Wild Blackberry, Wood strawberry, Wood rose, Douglas iris, California aster, American vetch, Pink honeysuckle, Scouler's willow, Coast live oak, and Monterey pine. The individual Scouler's willow tree is the most biologically unique plant on the property and is located next to a small gully that has developed due to the location of a roadside culvert.

C. Other public agencies whose approval is required:

This project is located within the Coastal Zone of Monterey County. Although the project is not required to receive separate approval from the California Coastal Commission (CCC), the CCC has appeal authority on projects located within the Coastal Zone. In addition the normal County of Monterey appeal period (10 calendar days), the Coastal Commission is entitled to an additional appeal period (10 working days) which starts at the end of the initial appeal period; resulting in two separate appeal periods.

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

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

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

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

General Plan / Local Coastal Program - LUP

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

Air Quality Management Plan

Consistency with the Air Quality Management Plan is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). It is not an indication of project-specific impacts, which are evaluated according to the Air District's adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact.

Consistency of a residential project is determined by comparing the project population at the year of project completion with the population forecast for the appropriate five year increment that is listed in the AQMP. If the population increase resulting from the project would not cause the estimated cumulative population to exceed the relevant forecast, the project would be consistent with the population forecasts in the AQMP.

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

CONSISTENT

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

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

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

- Check here if this finding is not applicable

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

EVIDENCE:

1. Aesthetics.

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

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

2. Agriculture and Forest Resources.

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

3. Air Quality.

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

5. Cultural Resources.

The subject property is situated in a “High” archaeological sensitivity zone, as shown the Monterey County GIS database. As a result, a “Preliminary Cultural Resources Reconnaissance of Assessor’s Parcel Number 008-072-001-000” was prepared for the project site to evaluate potential resources on or within the vicinity of the site, which could be impacted by the proposed residential development on the project site. The report stated no evidence indicating the site to be of a sacred or religious significance was found; no evidence of Native American remains were found, and no evidence of anything of archaeological significance were identified. Therefore, based on this information, the project is not anticipated to cause a substantial adverse change in the significance of a historical resource or archaeological resource. The project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, nor disturb any human remains, or formal cemeteries. *No impact.*

6. Geology/Soils.

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

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

7. Greenhouse Gases Emissions.

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

8. Hazards/Hazardous Materials.

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

9. Hydrology/Water Quality.

The proposed project will not violate any water quality standards or waste discharge requirements. The site is not located within the 100 year floodplain or near a levee or dam that would expose people or structures to significant loss or death if failure resulting in flooding were to occur. The project site is not located in an area subject to inundation by seiche, tsunami, or mudflows. The property will be served by public utilities, including public sewer (Pebble Beach Community Services District) and water by (California American Water Company) therefore it's not expected that the project will deplete ground water supplies or interfere with recharge or affect nearby wells. The biological report prepared by Bellini Environmental, dated May 29, 2013 (reference 8), indicates that there are no wetlands or drainage ditches on the subject property. The Monterey County Water Resources Agency and Environmental Health Bureau have reviewed the project application and deemed that the project complies with applicable ordinances and regulations. The project is not located within a designated "urbanized area"; however conditions have been recommended by the Water Resources Agency to prepare and provide engineered drainage plans to retain storm water on site. *No impact.*

10. Land Use/Planning.

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

11. Mineral Resources.

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

12. Noise.

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

13. Population/Housing.

The site is zoned MDR/4-D(CZ), or Medium Density Residential, 4 units per acre, with Design Control Overlay in the Coastal Zone, which anticipated residential uses. The project involves the construction of a residential dwelling on a 0.25 acre parcel, which will not make a change in growth patterns or displace existing houses or people, requiring the construction of housing elsewhere. The project would not alter the location, distribution, or density of human population in the area in any significant way, or create a demand for additional housing. The project will actually provide one additional dwelling unit on the legal residential lot.

14. Public Services.

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

15. Recreation.

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

16. Transportation/Traffic.

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

17. Utilities/Service Systems.

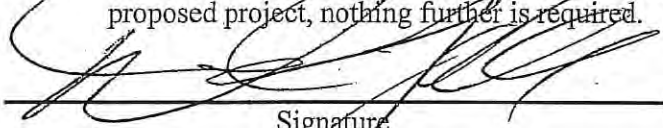
The proposed project involves the construction a new single-family dwelling, which shall be served by public utilities and services. Water will be provided by California American Water Company, gas, and electric by Pacific Gas & Electric, and sewage disposal by Pebble Beach Community Services District.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

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

B. DETERMINATION

On the basis of this initial evaluation:

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



Signature

David J. R. Mack

11/14/2014
Date

Associate Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

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

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS

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

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 3, 6, 7, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 3, 6, 7, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES

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

Discussion:

The project is the construction of a 4,061 square foot single family dwelling. The project requires the issuance of a Coastal Development Permit to allow the removal of 36 Monterey Pine trees. A Biological Assessment (BA) was prepared by Thompson Wildland Management (August 2014) to determine potential impacts to any environmentally sensitive habitat which could be located on the project site. The BA concluded that with the exception of the removal of Monterey Pines, there are no sensitive biological resources occurring on the subject property.

Del Monte Forest and Project Site Description

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

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

The understory vegetation ranges from native introduced grasses, various perennials and shrubs, and lower-canopy Coast Live Oaks. The upperstory vegetation is dominated by Monterey Pine trees. Native plant species that occur on the property include the following: Monterey sedge, Tall flat-sedge, Blue wildrye, Poison oak, Wild Blackberry, Wood strawberry, Wood rose, Douglas iris, California aster, American vetch, Pink honeysuckle, Scouler's willow, Coast live oak, and Monterey pine. The individual Scouler's willow tree is the most biologically unique plant on the property and is located next to a small gully that has developed due to the location of a roadside culvert.

Conclusion:

4(a) and (b) – Less than Significant

The BA took inventory of the site relative to special status species (plants and animals) as found in the California Natural Diversity Database (CNDB). The BA identified the following plant species to be either present or potentially present on the site: Native plant species that occur on the property include the following: Monterey sedge, Tall flat-sedge, Blue wildrye, Poison oak, Wild Blackberry, Wood strawberry, Wood rose, Douglas iris, California aster, American vetch, Pink honeysuckle, Scouler's willow, Coast live oak, and Monterey pine. Other than several Monterey pines located on site, none of the previously listed indigenous plants observed on the property have protection status. Sensitive habitat and/or nesting birds were not observed on or adjacent to the property, however it was noted that a few dead, low hazard pine snags toward the lower south end of the site (away from the proposed development) provide nesting habitat for cavity nesting birds and food storage for acorn feeding species. The property owner has indicated that these non-hazardous snags will be retained onsite.

Monterey Pine – Present

Monterey Pine trees are present through the entirety of the property. The Del Monte Forest Land Use Plan defines Monterey Pine as Environmental Sensitive Habitat Area (ESHA) if the stands are larger than 20 acres, or if the trees (stand) provide ecosystem functions for rare species (Hooker's Manzanita or Yadon's Piperia). The project site is approximately 0.27 acres and therefore does not include a stand of 20 acres or more. Additionally, as discussed previously, the project site does not provide ecosystem support for a rare species. The project site does not support Yadon's Piperia nor Hooker's Manzanita. Based on these factors, the Monterey Pine present on the project site cannot be determined to meet the definition of ESHA. Monterey Pines are listed by the CNPS as a species of concern. The Del Monte Forest Land Use Plan Forestry and Soils Resources Policy Guidance Statement indicates that preservation of Monterey Pine forest and general forest resources are of a paramount concern due to their association with the environment for wildlife habitat and aesthetic values. Much of the new development in the Del Monte Forest requires removal of pine trees as new structures are placed within the forest setting. On a large scale, permanent conservation areas within the forest have been implemented to protect significant stands of Monterey pines and forest resources. The other protections afforded include individual project design review for maximum protection of pines at privately-owned sites.

A total of 60 Monterey Pines are located throughout the project site. A total of 36 Monterey pines will be required to be removed to allow the proposed development of the project. The trees located on site do not meet the definition of ESHA, as defined in the Del Monte Forest Land Use Plan and Coastal Implementation Plan Section 20.147.040, as they do not provide ecosystem

support for a rare species or community; therefore the removal will not result in a potential significant environmental impact. However, the DFLUP and CIP Section 20.147.050.6 (Forest Resources) requires native trees that are not considered to be ESHA and/or are not part of a forest area that are proposed for removal be replanted either on- or off-site, whichever is better for the overall forest. A condition of approval has been added to the project to ensure that Monterey Pine is replaced and that potential impacts will be less than significant.

Condition of Approval (Non-Standard) – Monterey Pine

Prior to Final Inspection, the property owner/applicant shall be required to replant/replace the removal of Monterey Pine at a ratio of 1:1 for a total replacement/replanting of 36 Monterey Pine trees. Replanting/replacement areas shall be identified by a qualified biologist or certified arborist. Replanting/replacement areas shall be of equal or greater value to ensure the success of replanted specimens. Reporting actions on the Flores property should take place and comply with the following: once within two weeks of initial replanting of the specimens, once after the first three months of replanting, and one time per year, in the spring season, for the subsequent 3 years. At each reporting inspection timeframe, a qualified biologist will submit a report to the Director of RMA-Planning verifying the condition of the newly planted Monterey Pine specimens and shall submit a replanting plan and schedule with success criteria to replace any plants that fail to survive the first year of the three year period. Subsequent replanting, shall be subject to the same reporting criteria for the following 3 years.

Reporting Action – Monterey Pine

Prior to Final Inspection, the property owner/applicant shall be required to replant/replace the removal of Monterey Pine at a ratio of 1:1, for a total replacement/replanting of 36 Monterey Pine Trees.

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

4(c) and (d) – No Impact

Staff inspection of the project site and conclusions from the Biological Assessment found no evidence of wetlands, drainage ditches, or other water courses that would meet the one parameter definition of a coastal wetland, as opposed to the Clean Water Act three-parameter definition, at the site. The site is 0.27 acres in size and contains mostly non-native grasslands and Monterey Pine trees. Without wetlands, or the existence of suitable habitat, there will be no impact on fish or other related wetland habitat.

4(e) – No Impact

Although there is tree removal proposed for the development of the single-family dwelling, the removal does not violate any local polices or ordinances relative to tree removal. Additionally, there is no known Habitat Conservation Plans governing development on the parcel. The

prevailing governing document is the Del Monte Forest Land Use Plan (LUP) which is an adopted part of the Monterey County Local Coastal Program. The site is zoned residential which allows new dwellings meeting the zoning density, as a principally permitted uses. Biologically-related LUP Policies are applied to protect, maintain, enhance, and restore where possible sensitive habitats within the forest.

4(f) – Less than Significant

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

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 2, 3, 6, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1, 2, 3, 6, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 2, 3, 6, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 2, 3, 6, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 2, 3, 6, 11, 12) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: 1, 2, 3, 6, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 2, 3, 6, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: 1, 2, 3, 6, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 2, 3, 6, 11,12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

7. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. HAZARDS AND HAZARDOUS MATERIALS

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

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

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial <u>erosion</u> or <u>siltation</u> on- or off-site? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. HYDROLOGY AND WATER QUALITY

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

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

10. LAND USE AND PLANNING

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

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

11. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 2, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

12. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. NOISE

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

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

13. POPULATION AND HOUSING

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

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

14. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

15. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 2, 3, 6, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

16. TRANSPORTATION/TRAFFIC

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

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

17. UTILITIES AND SERVICE SYSTEMS

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

Discussion/Conclusion/Mitigation:

Refer to Section IV above.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 6, 7, 8, 9, 10, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source:) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: 1, 2, 3, 6, 7, 8, 9, 10, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 2, 3, 6, 7, 8, 9, 10, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

(a) - Less than Significant

The project as proposed, conditioned, and mitigated will not have the potential to degrade the environment. Potential impacts to sensitive biological resources will result from construction of the proposed project. Conditions of approval are recommended to ensure potential impacts to these resources will be to a less-than-significant level by incorporating protection measures during the construction activities, and requiring replacement/replanting of removed species (See Biological Resources for further discussion).

(b) and (c) – No Impact

Construction of the proposed project will not significantly increase population in the area, demand on utilities and services, increase in traffic and other cumulative subjects. The proposed project has been reviewed and found to be consistent with the Local Coastal Plan. Cumulative Air Quality impacts from grading and construction are accounted for in the Air Quality Management Plan. Impacts from the construction activities are not considered significant and are temporary. Therefore, no direct or indirect changes are anticipated as a result if the proposed additions affecting the environment in a substantial way which would affect human beings. The project is consistent with the current General Plan and the Del Monte Forest Land Use Plan requirements and County health and safety codes for development requirements in residential areas.

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

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game. Projects that were determined to have a “de minimis” effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of “de minimis” effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

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

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

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN140554 and the attached Initial Study / Proposed Negative Declaration.

IX. REFERENCES

1. Project Application/Plans (PLN140554).
2. 1982 Monterey County General Plan.
3. Del Monte Forest Land Use Plan.
4. Title 20 of the Monterey County Code (Zoning Ordinance).
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008.
6. Site Visit conducted by the project planner on September 9, 2014.
7. "Forester's Assessment for Private Residence, 4134 Sunridge Road, Pebble Beach, California, APN: 008-072-010-000", prepared by Forest City Consulting, August 9, 1999.
8. "Biological Assessment for 4134 Sunridge Road in Pebble Beach", prepared by Thompson Wildland Management, August 2014.
9. Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 008-072-010-000, Pebble Beach, Monterey County, California", prepared by Archaeological Consulting, July 1999.
10. California Department of Conservation Tsunami Inundation Map for Emergency Planning Monterey Quadrangle.
http://conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/Monterey/Documents/Tsunami_Inundation_Monterey_Quad_Monterey.pdf
11. Monterey County GIS System and selected report for Assessor's Parcel Number 008-234-037-000.

Mack, David x5096

From: NRains [neilrains4133@gmail.com]
Sent: Wednesday, October 01, 2014 7:04 PM
To: Mack, David x5096
Subject: Fwd: PLN 140554

----- Forwarded message -----

From: **NRains** <neilrains4133@gmail.com>
Date: Wed, Oct 1, 2014 at 7:00 PM
Subject: PLN 140554
To: MackD@co.monterey.ca.us

Re: Andres and Leslie Flores

PLN 140554, 4134 Sunridge Road, Pebble Beach

David Mack, Planner

Mr. Mack:

We are the property owners at 4133 Sunridge Road, directly across the road of the subject property. We have had the opportunity to view, at the Pebble Beach Co., proposed plans for this proposed new residence

Unfortunately we are not able to attend the planned hearing tomorrow, Oct 2. However, we would like to be on the record as fully supportive of this application. The proposed removal of several trees are not a concern to us as the neighborhood canopy is extremely dense. Further, most of these trees, according to two foresters, are at or near their end of expected lifespan. Several likely pose a danger of being blown over based on heaving of ground around the tree base.

This property has been vacant far too long and a well-developed residential addition here will be a valuable and welcome addition to the neighborhood.

EXHIBIT F

Thank You

Neil Rains and Sharon Berg

(415) 519-2667

--

Neil Rains

(415) 519-2667