MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT
PLANNING
1441 SCHILLING PLACE, 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025 FAX: (831) 757-9516

INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title:	The Big Sur Land Trust (Lobos Ridge)
File No.:	PLN150805
Project Location:	3400 Red Wolf Drive, Carmel
Name of Property Owner/Applicant:	Big Sur Land Trust (BSLT)
Assessor's Parcel Number(s):	416-011-007-000
Acreage of Property:	27.9 acres
General Plan Designation:	Watershed & Scenic Conservation
Zoning District:	Watershed and Scenic Conservation, 80 acres per unit, Coastal Zone or "WSC/80(CZ)"
Lead Agency:	County of Monterey
Prepared By:	Rincon Consultants, Inc.
Date Prepared:	May 2024
Contact Person:	Son Pham-Gallardo, Senior Planner, County of Monterey Housing and Community Development Phone: (831) 755-5226 Email: pham-gallardos@countyofmonterey.gov

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The proposed project includes a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of an approximately 4,649 square foot two-story single family dwelling, with an attached 1,499 square foot garage, a 205 square foot mechanical room, and associated site improvements including a driveway, hardscape and conversion of a test well to a domestic production well; 2) Coastal Development Permit to allow development within environmentally sensitive habitat; and 3) Coastal Development Permit to allow 195 square feet of development on slopes in excess of 30 percent. The 27.9-acre project site is located at 3400 Red Wolf Drive in unincorporated Monterey County, California (Assessor's Parcel Number 416-011-007-000). Figure 1 shows the regional location of the project site and Figure 2 provides an aerial image of the project site. Project components are described in greater detail below.

Residential Development

The proposed project includes the construction of a two-story single-family residence and associated facilities. The residence would include a 3,630 square foot lower level, a 1,019 square foot upper level, a 1,499 square foot attached garage with a 205 square foot mechanical room, located on the northern side of the proposed residence. A pool and spa would be constructed on the western side of the proposed residence. The majority of project construction would be on slopes less than 30 percent. However, 195 square feet of the project, including a portion of the main house in the northern section of the property and a portion of the leach field, would be on slopes greater than 30 percent and would therefore require a Coastal Development Permit.

The project would include construction of a paved private driveway extending from Red Wolf Drive to the proposed residence's garage. The proposed residence would have a maximum height of 23 feet, 11 inches and would have a building site coverage of 0.68 percent. The project would include a 30-foot front setback, a 20-foot rear setback, and a 20-foot side setback on the eastern side of the property. There is also a 770 foot side setback on the west. Table 1 summarizes the area of each project component. Figure 3 shows the proposed site plan.

The site currently contains an operating cell tower station and an exisiting well.

Table 1 Project Components (square feet)

Project Component	Approximate Area (square feet)
Lower level	3,630
Upper level	1,019
Garage	1,499
Playhouse	192
Total Lot Coverage	8,202

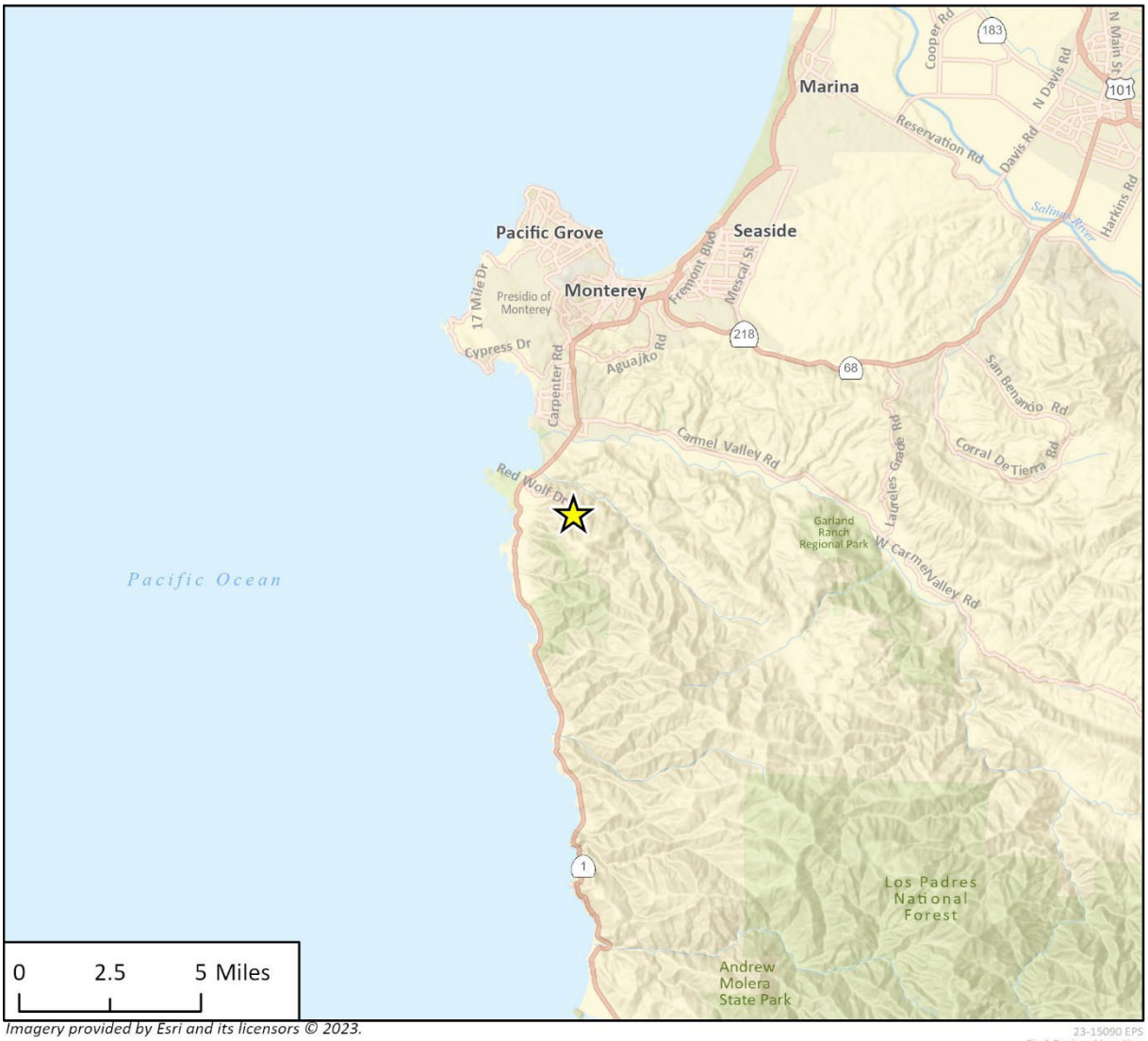
Conservation Easement

The Big Sur Land Trust (BSLT) proposes to hold a conservation easement for areas of the project parcel outside of the proposed development area (approximately 27.56 acres) in perpetuity. Monterey County would be an additional beneficiary of this easement, and the proposed easement would satisfy Monterey County's requirement for all areas of the project parcel outside of the development area to be placed in a Conservation and Scenic Easement.

The easement would establish prohibited uses and restrictions throughout the entire property including, but not be limited to, the following activities:

- Any use or activity that would degrade or impair the conservation value or purpose of the conservation easement
- Unseasonable watering and use of agricultural chemicals
- Off-road vehicle use
- Agricultural activity
- Recreational activities
- Commercial, industrial, residential or institutional uses, except as allowed in the Habitat Conservation Area (HCA) – Limited Development
- Division or subdivision of the Property
- Construction of buildings, except as allowed in the HCA – Limited Development
- Depositing or accumulation of soils, trash or other waste materials
- Planting or introducing non-native species
- Mineral extraction of any kind
- Removal or destruction of trees, shrubs or other vegetation except as required by law or as needed
- Manipulation or alteration of any watercourse or body of water on property

Figure 1 Regional Location



Imagery provided by Esri and its licensors © 2023.

23-15090 EPS
Fig 1 Regional Location

Project Location

N

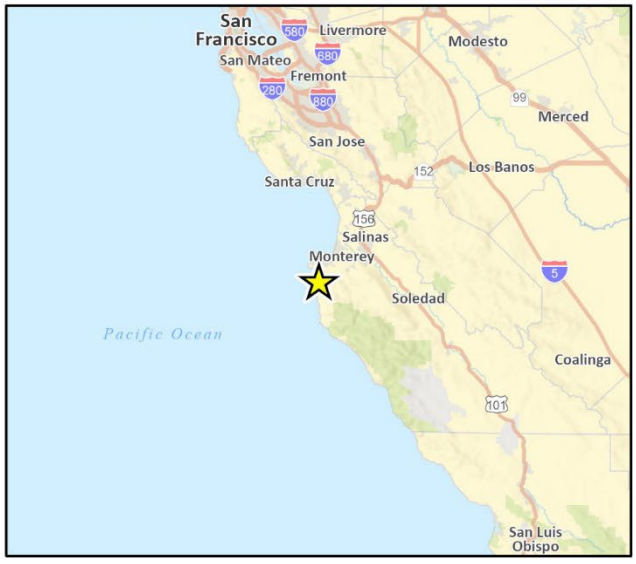
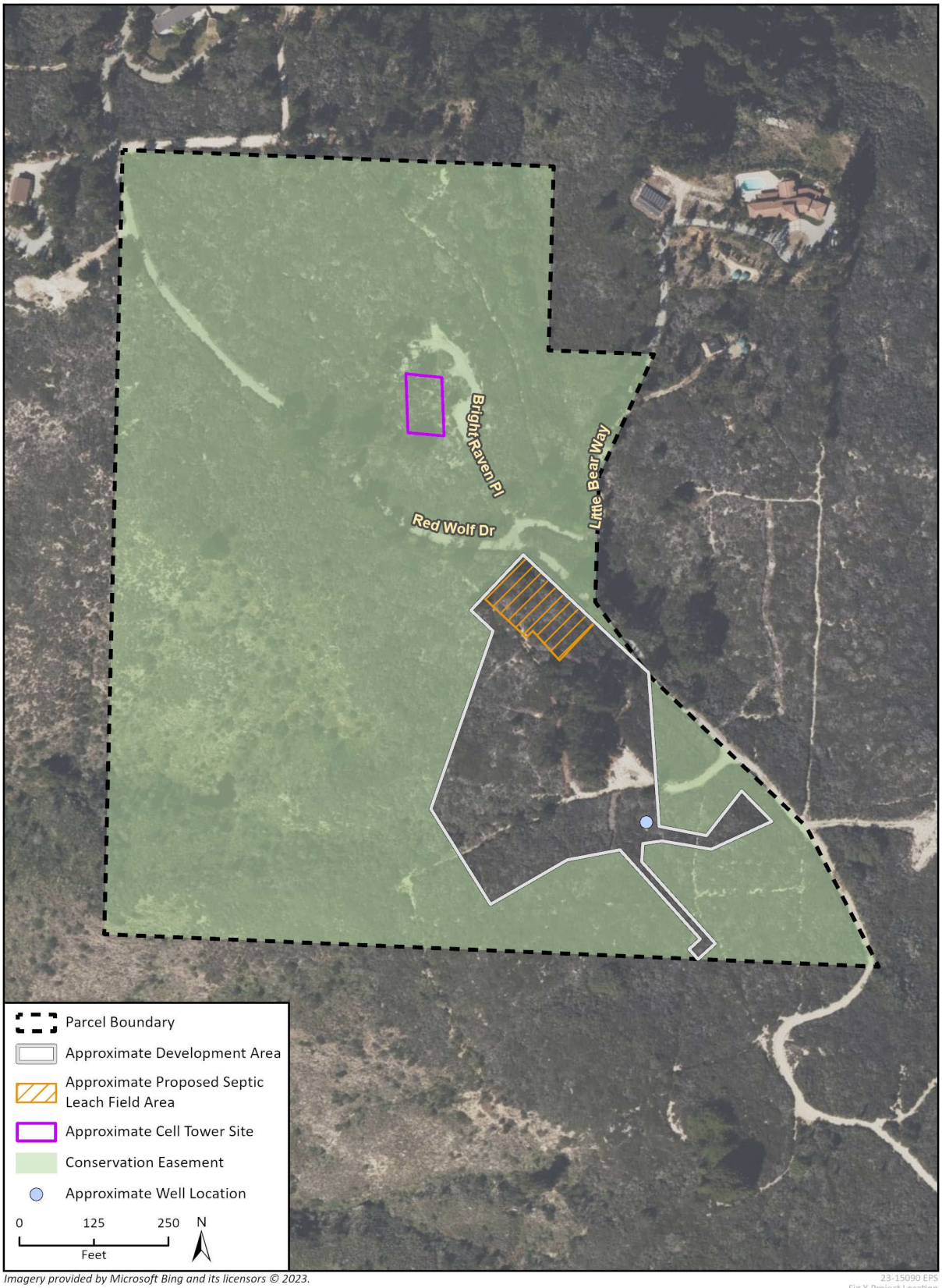


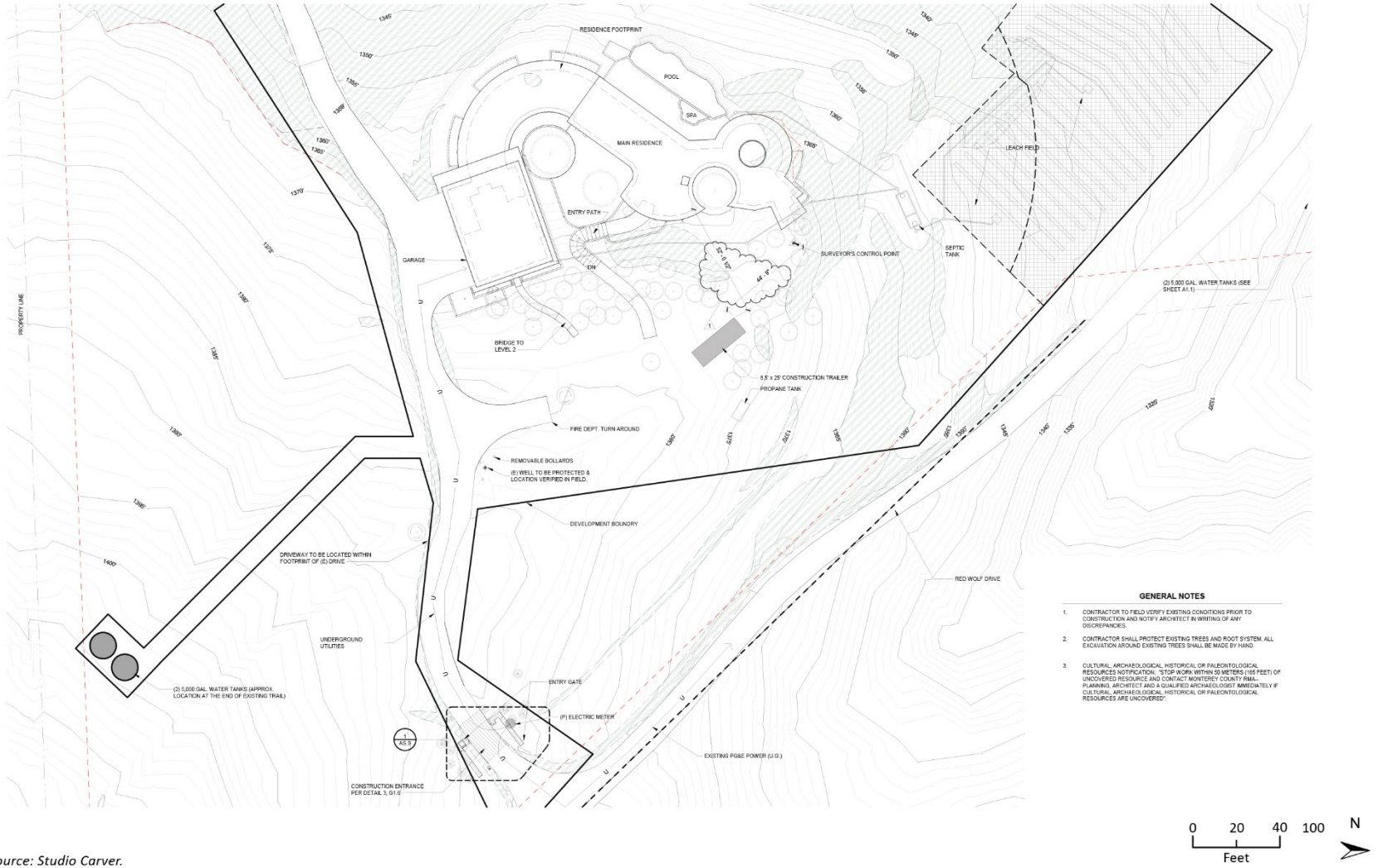
Figure 2 Project Site Location



Imagery provided by Microsoft Bing and its licensors © 2023.

23-15090 EPS
Fig X Project Location

Figure 3 Proposed Site Plan



Source: Studio Carver.

Source: County of Monterey 2023

Site Access and Parking

The project would include the construction of a road and gated driveway to provide access to the residence. During construction, the project site would be accessible via Red Wolf Drive and the existing dirt access road extending from Red Wolf Drive to the project site. The project would include a 1,499 square foot, two-car garage.

Fuel Management Plan

The project would include a Fuel Management Plan which requires a 10 foot noncombustible zone around the residence, a 30 foot fuel break zone around the residence in which all combustible vegetation and materials would be removed, and a 100 foot reduced fuel zone around the proposed residence which would provide defensible space around the residence in accordance with Section 4291 of the Public Resources Code (PRC).This shall also apply to areas extended into the conservation scenic easement.

Utilities

Electricity would be provided by Central Coast Community Energy (3CE), the regional community choice energy provider, via new Pacific Gas and Electric Company (PG&E) infrastructure. The proposed project also includes solar panels to be installed on the roof of the residence. The project includes the installation of a propane tank and generator and associated connections to the residence. Water would be provided via an existing test well on the project site, which would be converted to a private well. Water would be delivered to the proposed residence through new underground utility connections. In addition, the project includes the installation of two additional 5,000-gallon water tanks in the southeastern corner of the project site. Wastewater service would be provided via a new septic system and two leach fields totaling 16,800 sf, located in the northern corner of the project site.

The site contains an existing telecommunications tower on the property. This area is currently leased to SBA Communications Corporation and operation of the tower would continue. The project does not include modifications to the cell tower structure or operations.

Construction

Project construction would occur over approximately 24-30 months. Construction phases would include grubbing/land clearing, grading and excavation, utility installation, building construction, and paving. Grading of the project site would involve excavation of approximately 800 cubic yards (CY) of soil. Approximately 800 CY would be reused as fill. The maximum excavation depth would be 7.5 feet. During construction, the project site would be accessible via Red Wolf Drive and the existing dirt access road extending from Red Wolf Drive to the project site. Construction worker parking and equipment staging would occur in the eastern area of the project site.

Best Management Practices

Construction of the project would incorporate best management practices (BMPs) included in the project's erosion control and construction management plan to minimize erosion and siltation within and from the project site. During project grading and excavation, sediment barriers and silt fences would be maintained at the perimeter of working areas, and soils would be watered at

least once daily for dust control. Other construction BMPs include the restriction of vehicle idling, and the covering of any trucks hauling soil.

Hours

Construction would occur Monday through Friday between 7 a.m. to 7.p.m. and Saturdays between 8.a.m. and 6.p.m.

B. Surrounding Land Uses and Environmental Setting:

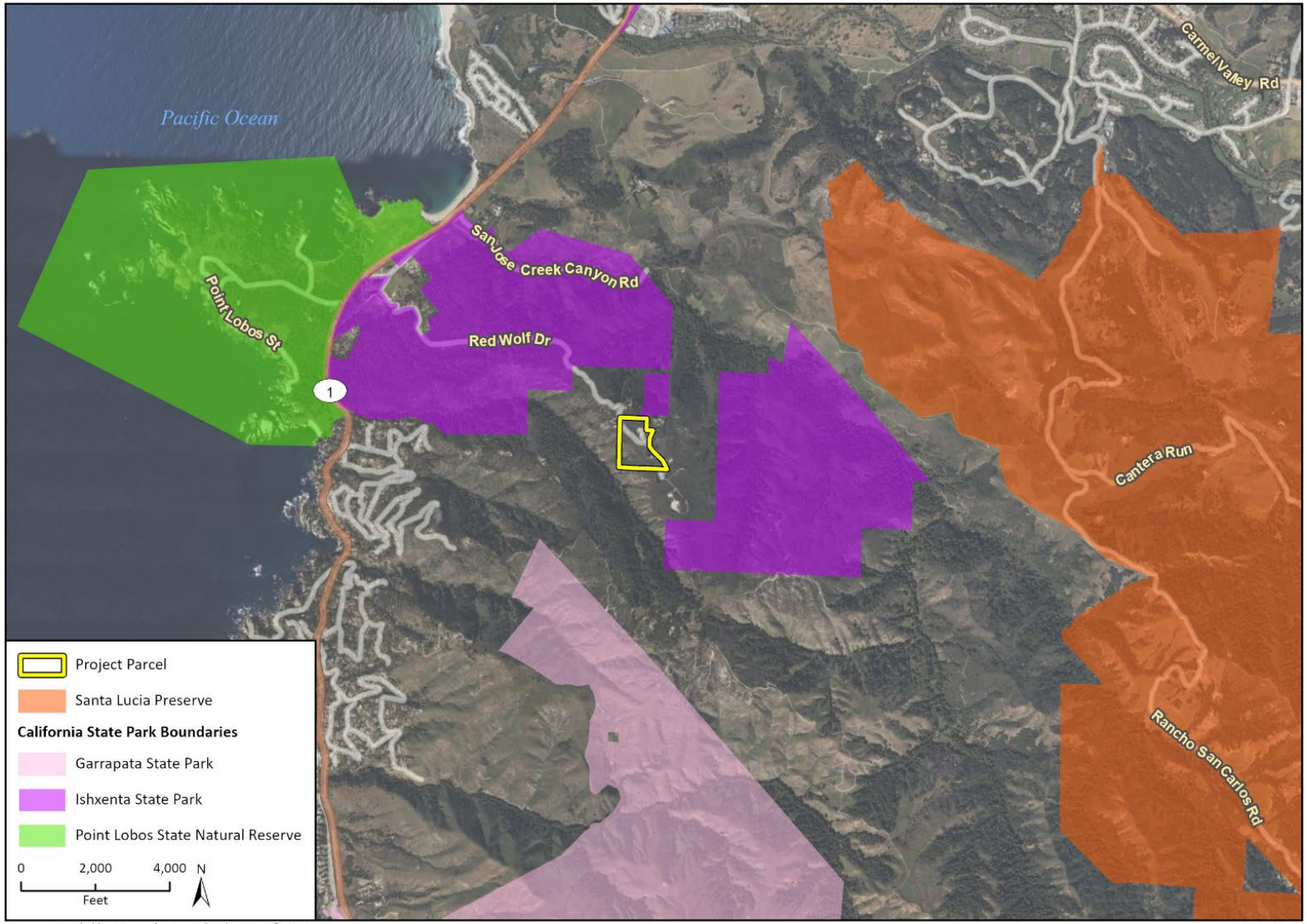
The project site is in unincorporated Monterey County, approximately 1.6 miles east of Highway 1 on a western slope of Santa Lucia Mountains. Access to the project site is provided by a paved and gated private road, Red Wolf Drive, by way of Riley Ranch Road which connects to Highway 1. Red Wolf Drive runs approximately 2.1 miles east from Highway 1, and bisects the project site from the northwestern boundary through the southeastern boundary of the site. The area surrounding the project site is largely open space, with a few dispersed residences along Red Wolf Drive. There are several parks and reserves surrounding the property, including: Ishxenta State Park (formerly Point Lobos Ranch), adjacent to the project site; Point Lobos State Natural Reserve, approximately 1.7 miles west of the project site; Garrapata State Park, approximately 2.5 miles southwest of the project site; and Santa Lucia Preserve, approximately 2.6 miles northeast of the project site. Figure 4 shows the location of these parks and preserves in relation to the project site.

Zoning within the vicinity of the project site is Watershed and Scenic Conservation with Design Control District overlay, in the Coastal Zone with densities ranging from 40-80 acres per unit. Surrounding land is primarily comprised of open space with large reserves and state parks, as discussed above. There are several dispersed residential uses along Red Wolf Drive, the nearest one being approximately 0.17 mile northeast of the project site.

The project site is undeveloped except for paved and unpaved roads, dirt trails, and an existing and separately permitted wireless communications facility (i.e., cell tower). The 2,500 square-foot area encompassing the cell tower facility is located in the northern portion of the site. Existing easements on the property consist of a right-of-way easement to provide owners of neighboring parcels access to their property, and a utility easement that allows for utility company access to the cell tower.

The topography of the project site includes both relatively flat areas and steep slopes; elevation ranges from approximately 1,340 feet to 1,430 feet. Most of the site slopes downward to the northeast with an average 10 percent grade. Slopes greater than 30 percent surround the proposed residence to the north, west, and east. Soils on the site consist mainly of Sheridan coarse sandy loam, which are well drained, non-flooding/ponding, and non-saline. The site is identified as having a moderate archaeological sensitivity (Source: IX.1). Although the site contains limited disturbed/developed areas and scattered strands of native Monterey pine (*Pinus radiata*), the dominant vegetation type on the site is Maritime chaparral. Maritime chaparral is limited in distribution and includes rare endemic plant species in the Monterey Bay area. The site also contains two natural streams: one intermittent stream and one ephemeral drainage, both of which are outside of the development area. The proposed project would require a Coastal Development Permit to allow development within an environmentally sensitive habitat.

Figure 4 Surrounding Parkland



Imagery provided by Microsoft Bing and its licensors © 2023.
Additional data provided by California State Parks.

23-15090 EPS
Fig 5 Parks Near the Project Site

C. Other Public Agencies Whose Approval is Required:

The proposed project would require a Combined Development Permit consisting of:

1) Coastal Administrative Permit and Design Approval to allow construction of an approximately 4,649 square foot two-story single family dwelling, with an attached 1,499 square foot garage, 205 square foot mechanical room and associated site improvements including a, driveway, hardscape and conversion of a test well to a domestic production well;
2) Coastal Development Permit to allow development within environmentally sensitive habitat; and
3) Coastal Development Permit to allow 195 square feet of development on slopes in excess of 30 percent

Approval of a water well permit and septic system permit through the Monterey County Environmental Health Bureau would be required to serve the proposed single family dwelling.

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	☒	Air Quality Mgmt. Plan	☒
Specific Plan	☐	Airport Land Use Plans	☐
Water Quality Control Plan	☒	Local Coastal Program-LUP	☒

General Plan/Local Coastal Program LUP: The project site is located within the County's coastal zone, and its use is subject to conformity with the 1982 General Plan, the Carmel Area Land Use Plan (LUP) and Coastal Implementation Plan, Part 4 (CIP). The Carmel Area LUP designates the property as Watershed and Scenic Conservation (Source: IX.2). Protection of watershed, streams, plant communities, and scenic values is a primary objective of this land use category, which allows multiple low intensity uses, including rural residences. The project consists of a rural residence, and would preserve open space in a permanent conservation easement for all areas outside of the development footprint, consistent with the resource protection intent of the land use designation. **CONSISTENT.**

Air Quality Management Plan: The Air Quality Management Plan (AQMP, Source: IX.3) for the Monterey Bay Region addresses attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB) that includes the unincorporated Carmel area. The California Air Resources Board (CARB) uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration over a consecutive three-year period. Consistency with the AQMP is an indication that the project avoids contributing to a cumulative adverse impact on air quality, not an indication of project specific impacts which are evaluated according to the Monterey Bay Air Resources District's (MBARD) adopted thresholds of significance. The project includes construction of a single-family residence. The project would result in an increase in population equivalent to one household, which is within the population growth projections for the County (Source: IX.4). Therefore, the project would not result in a population increase not already accounted for in the AQMP. The project's construction emissions that would temporarily emit precursors of ozone are accommodated in the emission inventories of state- and federally-required air plans. Because the proposed project would disturb a small area (0.18 acre of the 27.9-acre property), grading required for project construction would not surpass the construction activity with potential significant impacts for PM10 emissions, which is 2.2 acres per day. Therefore, project construction would be consistent with the MBARD's AQMP (Source: IX.3). **CONSISTENT.**

Water Quality Control Plan: The project site lies within the Central Coastal Basin, which is regulated by the Central Coast Regional Water Quality Control Board (RWQCB). The Central Coast RWQCB regulates sources of water quality related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. The Water Quality Control Plan for the Central Coast RWQCB serves as the master water quality control planning document and designates beneficial uses and water quality objectives for waters

of the state, including surface waters and groundwater, and includes programs of implementation to achieve water quality objectives (Source: IX.5). Operation of the project would not generate pollutant runoff in amounts that would cause degradation of water quality (see Section IV.10, *Hydrology and Water Quality,* below). **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.

☒ Aesthetics	☐ Agriculture and Forest Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology/Soils	☒ Greenhouse Gas Emissions	☒ Hazards/Hazardous Materials
☒ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☒ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☒ Transportation/Traffic	☒ Tribal Cultural Resources
☐ Utilities/Service Systems	☒ Wildfire	☒ 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. Agriculture and Forestry Resources. The project site is not designated as Prime, Unique or Farmland of Statewide or Local Importance and project construction would not result in conversion of prime agricultural lands to non-agricultural uses (Source: IX.6). The site is not under a Williamson Act contract. The project site is located on a western slope of

the Santa Lucia Mountains and contains both steep slopes and flat land. The project site is not adjacent to agriculturally designated lands. The project site is not currently used for forest land or timberland production and is not located on or near land that is considered forest or timberland. Furthermore, pursuant Carmel Area LUP General Policy 9, commercial timber harvesting is not an appropriate land use and is therefore not permitted within the Carmel Area (Source: IX.2. Therefore, the project would not conflict with any existing zoning for forest land, timberland, or timberland production. *Therefore, the proposed project would have no impact to agriculture or forestry resources.* (Source: IX. 1, 2),

2. Energy. The project would require energy during construction to operate construction equipment and for construction worker vehicle trips to and from the site. The project entails the construction of a single-family residence, accessory structures, and associated site improvement on an undeveloped lot. Given the scale of the project, construction energy use would be nominal and short-term. As such, it would not be considered wasteful, inefficient, or unnecessary due to the scale of the project. Operational energy demand would include electricity and natural gas, as well as gasoline consumption associated with operational vehicle trips. 3CE would provide electricity to the site, and the proposed project would include installation of solar panels, consistent with the 2022 Building Energy Efficiency Standard (CBC Title 24, Part 6) and thus minimizing the need for energy in the form of electricity. In addition to electricity, the project would utilize natural gas via an underground propane tank and on-site emergency backup generator. The project would be required to comply with all standards set in California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California's Green Building Standards Code (CALGreen; CBC, Title 24, Part 11) requires implementation of energy efficient light fixtures and building materials into the design of new construction projects. Compliance with these regulations would ensure the proposed project would not conflict with state or local plans for renewable energy or energy efficiency. *Therefore, the proposed project would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy.*

3. Mineral Resources. Carmel Area LUP General Policy 9 states that large-scale mineral extraction is not an appropriate land use and would conflict with the protection of the rural character and the scenic and natural resources of the area and is therefore not permitted (Source: IX.2). The project site is not currently used for mineral extraction, and construction of the project would not involve mineral resource extraction and would not require the use of mineral resources during construction or operation. Further, the 2021California Geological Survey Mineral Resource Zone Map for Construction Aggregate in the Monterey Bay Production-Consumption Region does not identify any known mineral resources on the site. (Source IX.26) *Therefore, the proposed project would have no impact to mineral resources.*

4. Population/Housing. The proposed project would involve construction of a single-family residence within an area characterized by open space and scattered residences. Based on Department of Finance (DOF) population estimations for Monterey County, three people

would be expected to reside in the single-family residence (Source: IX.8). A population increase of three people would represent less than 0.01 percent of Monterey County's current population, which is within the population growth projections for the County (Source: IX.4). Additionally, the proposed project would not include the extension of roads or other infrastructure which would result in substantial unplanned growth. The project site does not currently contain housing units. The project would not displace people or housing and would not necessitate the construction of replacement housing elsewhere. *Therefore, there would be no impacts to population and housing.*

5. Public Services. The project site is serviced by the Carmel Highlands Fire Protection District through a contract with the California Department of Forestry and Fire Protection (CAL FIRE), and the nearest fire station is the Carmel Highlands Fire Department, approximately 4 miles west of the project site. The closest police station is the Carmel Police Department, approximately 5.5 miles north of the project site. The project site is within the Carmel Unified School District, and the nearest school is Carmel River Elementary School, approximately 5 miles north of the project site. The nearest regional park is Palo Corona Regional Park, approximately 5.2 miles northwest of the project site, however the project site is also near several state parks and the parcel is adjacent to land included as part of Ixshenta State Park. The project would have no measurable effect on existing public services. The Monterey County Water Resources Agency, Monterey County Engineering Services Department, the Environmental Health Bureau, and the Carmel Highlands Fire Protection District have reviewed the project. Existing roadways would provide access to the project site during construction and upon completion of the proposed project. The proposed single-family residence would not generate an increase in population to the extent that the need would be increased for new or physically altered public service facilities, schools, or parks. *Therefore, the proposed project would have no impact to public services*.

6. Recreation. Because the project would not substantially increase population, as described above, it would not result in an increase in use of existing recreational facilities that would cause substantial physical deterioration or require the construction or expansion of recreation facilities in the vicinity of the project. According to the Carmel Area LUP, there are no existing or proposed trail systems on the project site. No parks, trail easements, or other recreational facilities would be permanently impacted by the proposed project (Source: IX. 2, 7). *Therefore, the project would have no impact on recreation.*

7. Utilities and Service Systems. Water at the project site would be provided by an existing test well that would be converted to a private domestic well. Consistent with Chapter 16 of Title 22 of the California Code of Regulations, as well as Monterey County Code Section 15.04.130, any new proposed water system and any expansion, modification, or changes to the water system shall be designed by a professional civil engineer registered in the State of California. Further, construction of any new domestic water system is required to meet the standards and requirements for basic design, water quantity, source and storage capacities, water pressure, disinfection of source, storage and distribution system, and other pertinent components of the water system set by state and local regulations. Adherence to state and local regulations would ensure construction and

operation of the proposed domestic well system would not cause significant environmental effects due to relocation or construction of new or expanded water systems or availability of sufficient water supply.

The project would include construction and installation of an underground septic tank and two leach fields, one primary field and one secondary field. The Geotechnical and Percolation Investigation performed for the proposed project found that the proposed location for the septic system and leach field indicate acceptable percolation rates for the septic system effluent per Monterey County Code Section 15.20.070 (Source: IX.9). In addition, all new septic tank systems are required to obtain a septic tank system permit and be built in accordance with Monterey County Code Section 15.20.060. Adherence to state and local regulations would ensure construction and operation of the proposed underground septic tank and leach field would not cause significant environmental effects due to relocation or construction of new or expanded wastewater systems. Therefore, the proposed project would not require the relocation or construction of new or expanded wastewater treatment facilities.

Stormwater on the site currently percolates into the soil and drains to the Carmel River. The proposed project would introduce new impervious surfaces to the site which would alter drainage; however, proposed development would cover just 0.68 percent of the project site, which would have a minimal effect on overall site drainage. The proposed project would include landscaping features including trees and other drought resistant vegetation near the residence which would aid in stormwater management. These vegetated areas would allow infiltration of precipitation and runoff from impervious surfaces, such as the rooftop of the proposed house. Therefore, the proposed project would not result in the need for new stormwater facilities and impacts would be less than significant.

Electricity would be provided by 3CE via Pacific Gas & Electric infrastructure. In addition, the project would include the installation of a rooftop solar photovoltaic system which would provide additional power to the project during operation. The project includes installation of a propane tank which would provide natural gas to the residence. The single-family residence would connect to existing electric infrastructure that has been extended along Red Wolf Drive within the immediate vicinity of the project site. The electricity associated with the use of one single-family home would not significantly increase the demand on existing municipal utility service systems and would not result in the need for additional municipal capacity.

The project site is served by existing telecommunications providers such as T-Mobile, Xfinity, and AT&T. The proposed residence would be served by existing telecommunications infrastructure and would not necessitate the construction of new infrastructure or facilities. Therefore, impacts to telecommunications facilities would be less than significant.

Solid waste from the project site would be disposed of at the Monterey Peninsula Landfill. The project applicant would be required to recycle or salvage at least 50 percent of non-hazardous construction debris pursuant to the California Green Building Standards

Code. The minimal amount of construction waste produced would not affect the permitted landfill capacity. Operation of the project would not result in the substantial increase of solid waste production as the project would not result in a substantial population increase. Therefore, the proposed project would not generate solid waste in excess of the capacity of local infrastructure, otherwise impair the attainment of solid waste reduction goals, or conflict with federal, state, and local management of solid waste.

Given that the project would result in the construction of a single-family residence in an area with other residences served by existing utilities, increased demand for utility service would be negligible and would not necessitate the construction of additional facilities.

Overall, the proposed project would result in no impact to utilities and service systems.

B. DETERMINATION

On the basis of this initial evaluation:

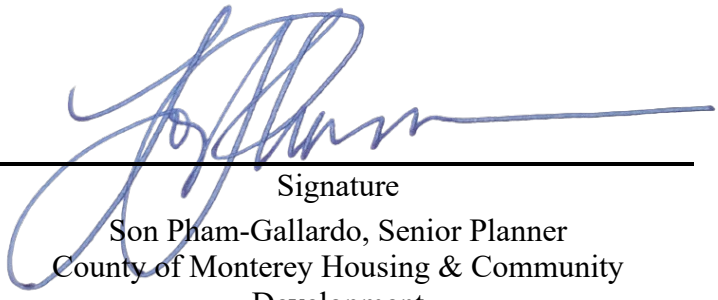
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ 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

June 24, 2024
Date

Son Pham-Gallardo, Senior Planner
County of Monterey Housing & Community Development

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 would 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 on site, 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: IX.2, IX.10)	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: IX.10)	☐	☐	☒	☐
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: IX.2)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Aesthetics 1(a -b) – Less Than Significant Impact

The project site is outside the defined scenic resource area depicted on Map A, General Viewshed Map of the Carmel Area LUP; nor is it located within the viewshed corridor of the portion of Highway 1 that is a designated scenic highway (Source: IX.2, 10). This designated section of Highway 1 is approximately 2.15 miles northwest of the project site and due to intervening structures and vegetation the site is not visible from the highway. Similarly, the project site is approximately 1.5 miles east of a portion of Highway 1 that is eligible for designation as a scenic highway and is not visible.

Much of the project site is obscured from public view by the natural topography. Some portions of the project site are distantly visible from Point Lobos State Park and Carmel River State Beach; however, the site is located approximately three miles from these public areas and would not be easily discernable to the viewer. The residence's exterior would be finished with dark corrugated copper and stone, making the residence visually consistent with the surrounding environment. The maximum height is at 24 feet from average natural grade, which conforms to the site development standards of WSC zoning. Additionally, as noted above, the site is not visible from Highway 1. Therefore, the proposed project would not result in a significant adverse effect on a scenic vista or damage scenic resources within a state scenic highway. *Impacts would be less than significant.*

Aesthetics 1(c) – Less Than Significant

The project site is in a non-urbanized area. The proposed project would alter the visual character of portions of the project site due to the construction of the single-family residence and associated improvements. However, the development would be located on interior areas of the site that are obscured from public view by topography and distance. Additionally, the proposed design of the project would utilize colors and textures that are visually consistent with the adjacent landscape and residences. The proposed residence would be constructed with visually neutral materials, including corrugated copper siding and stone clad retaining walls. With the use of neural, earth-tone materials, the proposed residence would be visually consistent with the natural setting. Therefore, the project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. *Therefore, impacts would be less than significant.*

Aesthetics 1(d) – Less Than Significant

The project site is in an area that is primarily undeveloped open space with scattered residences. Therefore, this area has low levels of existing lighting. Existing sources of light in the project area include lighting from nearby residences and vehicle headlights on Red Wolf Drive. The primary sources of glare in the project area are the sun's reflection off light colored and reflective building materials and finishes of nearby residences, and metallic and glass surfaces of parked vehicles.

The project would introduce new sources of light and glare to the project site, including interior and exterior lights of the proposed residence, and headlights and glare from vehicles that would be parked on the property. These sources of light and glare would be consistent with existing sources of light and glare from nearby residences, and the project would not introduce a substantial amount of new light and glare to the project area. Much of the project site would be surrounded by trees and landscaping, which would minimize the intrusion of light and glare onto adjacent properties. Additionally, the project would be required to comply with Carmel Area LUP policies such as Specific Policy 2.2.4.10.D, which requires all exterior lighting be adequately shielded or designed at near-ground level and directed downwards to reduce its long-range visibility (Source: IX.2). *Therefore, impacts related to light and glare would be less than significant*.

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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See Section IV.A.1. *No Impact.*

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: IX.3)	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (Source: IX.3)	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations? (Source: IX.3)	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Air Quality 3(a) – Less Than Significant

The California Air Resources Borad (CARB) coordinates and oversees both state and federal air quality control programs in California. CARB has established 14 air basins statewide, and the project site is in the North Central Coast Air Basin (NCCAB) which is under the jurisdiction of The Monterey Bay Air Resources District (MBARD). The NCCAB is currently designated as nonattainment for the state particulate matter that is 10 microns or less in diameter (PM_{10}) standards and nonattainment-transitional for the state one-hour and eight-hour ozone standards. The NCCAB is designated as attainment for all federal standards and other state standards (Source: IX.3). MBARD is responsible for enforcing the state and federal air quality standards and regulating stationary sources through the 2012-2015 AQMP for the Monterey Bay Region, adopted on March 15, 2017.

A project would conflict with or obstruct implementation of the 2015 AQMP if either it induced population such that the population of unincorporated Monterey County exceeds the population forecast for the appropriate five-year increment utilized in the 2015 AQMP or if construction and operational emissions of ozone precursors would exceed MBARD significance thresholds (Source: IX.3). The proposed project is not anticipated to induce substantial population growth, as the project entails construction of one single-family residence. Furthermore, construction workers would be local rather than sourced from an area outside of the existing local or regional workforce. Additionally, as discussed below under thresholds 3(b-c), the project would not result in emissions that would exceed MBARD significance thresholds. Accordingly, the project would be consistent with the 2012-2015 AQMP because it would not cause an exceedance of the growth projections that underlie its air pollutant emission forecasts. *Impacts would be less than significant.*

Air Quality 3(b-c)– Less Than Significant

As discussed under thresholds 3(a), the NCCAB is currently designated as nonattainment for the state PM_{10} standard and nonattainment-transitional for the state one-hour and eight-hour ozone standards.

The MBARD CEQA Guidelines set a screening threshold of 2.2 acres of construction earthmoving per day. If a project results in less than 2.2 acres of earthmoving, the project is assumed to be below the 82 pounds of PM_{10} per day threshold of significance. The proposed residence would disturb approximately 0.18 acre of land and therefore would not exceed MBARD's 2.2-acre screening threshold. Therefore, construction activities would not result in PM_{10} emissions that exceed MBARD thresholds (Source: IX.3).

Operational emissions would not be substantial as emissions would only involve vehicle trips and energy usage associated with one single-family residence. Vehicle trips and energy usage of one single-family residence would negligibly increase potential pollutant emissions in the NCCAB. Therefore, the proposed project would result in less than significant impacts relating to a cumulatively considerable net increase of any criteria pollutant or expose sensitive receptors to substantial pollutant concentrations. *Impacts would be less than significant.*

Air Quality 3(d) – Less than Significant

Construction of the proposed project would generate temporary odors from vehicle exhaust and construction equipment exhaust. However, construction-related odors would disperse and dissipate and would not cause substantial odors at the closest sensitive receptors (nearby residences). Contractors would be required to comply with the provisions of California Code of Regulations (CCR) Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five minutes to minimize unnecessary fuel consumption, which would limit exhaust fumes. In addition, construction-related odors would be temporary and would cease upon completion of construction. During operation, the proposed single-family residence would not be expected to produce other emissions, including odors. *Therefore, the proposed project would have less than significant impact related to other emissions, including odors.*

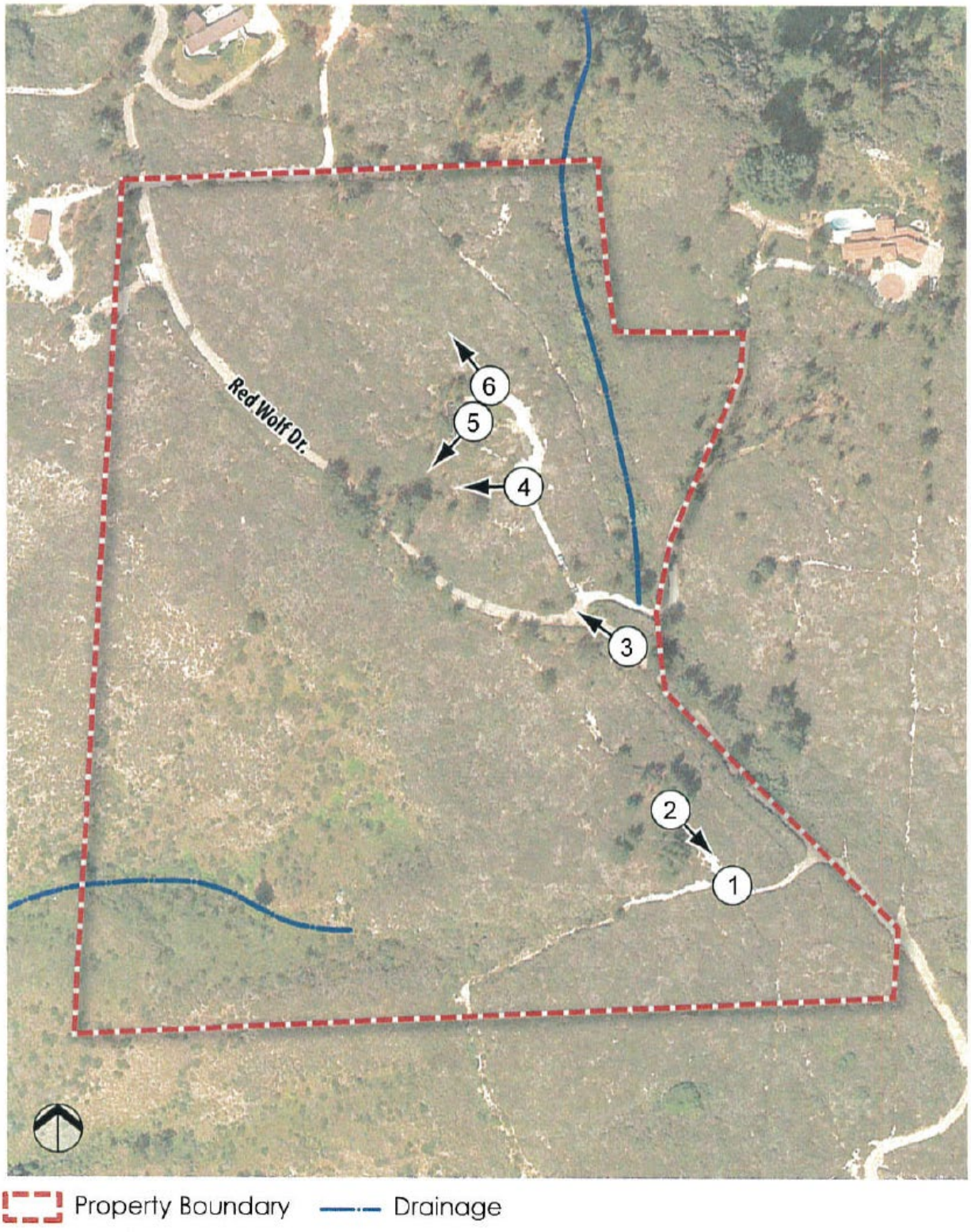
4. BIOLOGICAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: IX. 12, 13)	☐	☒	☐	☐
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: IX.14)	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: IX.14)	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

This discussion incorporates the results provided in the Biological Constraints Analysis prepared by EMC Planning Group (EMC), dated September 23, 2014 (Source: IX.11), the Draft Conservation Easement Baseline Documentation Report prepared by BSLT, dated March 22, 2021 (Source: IX.12), and the Biological Assessment Addendum prepared by Fred Ballerini Horticultural Services, dated October 25, 2021 & June 11, 2024 (Source: IX.13).

The site is situated within the Monterey U.S. Geological Survey (USGS) quadrangle, the Coastal Zone, and the Carmel Area LUP. The majority of the site supports maritime chaparral, with some small areas of Monterey pine forest. Both of these plant communities are considered Environmentally Sensitive Habitat Area (ESHA) by the California Coastal Commission and the California Department of Fish and Wildlife (Source IX.13). Maritime chaparral is limited in

distribution and includes rare endemic plant species in the Monterey Bay area. Monterey pine forest is also limited in distribution, and supports special-status pine and cypress trees. Outside of the development area, the project parcel also contains two natural streams: one intermittent stream and one ephemeral drainage (Source: IX.13). Monterey pine (*Pinus radiata*) trees are concentrated in a scattered grove in the center of the site and near Red Wolf Drive, along with an occasional small Monterey cypress (*Hesperocyparis macrocarpa*). Disturbed/developed areas are limited to the paved Red Wolf Drive, which intersects the project site, the existing cell tower facility and associated paved road, and several dirt roads.



(Source: IX.11)



(1) Rare Hooker's manzanita shrub observed scattered across site



(4) Maritime chaparral in foreground with Monterey pines in background



(2) Path between expansive maritime chaparral and patch of Monterey pine trees



(5) Cellular communication tower located in north central portion of site near Monterey pine trees



(3) Red Wolf Drive lined with maritime chaparral and scattered Monterey pines



(6) Rare maritime chaparral plant community covering northern portion of site

(Source: IX.11)



Monterey pine grove adjacent and east of the proposed residence with Central Maritime Chaparral in the foreground.

(Source: IX.13)

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

Special Status Habitats and Plant Species

The Draft Conservation Easement Baseline Documentation Report and Biological Assessment Addendum identified special-status plants within the site including Hooker's manzanita [*Arctostaphylos hookeri;* California Rare Plant Rank (CRPR) 1B.2], Gowen cypress (*Hesperocyparis goveniana;* federally threatened), Monterey pine (CRPR 1B.1), and Monterey cypress (CRPR 1B.2). These reports also identified Yadon's rein orchid (*Piperia yalonii*; federally endangered) as presumed to occur onsite. Additionally, the CRPR 4.2 species Monterey ceanothus (*Ceanothus rigidus*), an endemic shrub of limited distribution, also occurs on the site. The central maritime chaparral and Monterey pine forest occurring on the site are considered an environmentally sensitive habitat area (ESHA) by the California Coastal Commission (CCC) (Source: IX.12, 13).

Several other federal and/or state-listed species have potential to occur on the site including Monterey gilia (*Gilia tenuiflora* ssp. *Arenaria*; federally endangered and state threatened), Monterey spineflower (*Chorizanthe pungens* var. *pungens*; federally threatened), robust spineflower (*Chorizanthe robusta* var. *robusta*; federally endangered), and seaside bird's-beak (*Cordylanthus rigidus* ssp. *Littoralis*; state endangered). Several additional CRPR 1B species have potential to occur on the site including Eastwood's goldenbush (*Ericameria fasciculata*), Hickman's onion (*Allium hickmanii*), Hutchinson's larkspur (*Delphinium hutchinsoniae*), Kellogg's horkelia (*Horkelia cuneata* var. *sericea*), Pajaro manzanita (*Arctostaphylos pajaroensis*), pine rose (*Rosa pinetorum),* Pinnacles buckwheat (*Eriogonum nortonii*), sand-loving wallflower (*Erysimum ammophilum*), sandmat manzanita (*Arctostaphylos pumila*), and Toro manzanita (*Arctostaphylos montereyensis*). Given the high endemism of rare plants in the region, and the high-quality native habitat existing on the site, there is low potential for other special-status plant species to occur on the site.

Direct loss of special-status plants, including Monterey ceanothus, Monterey pine, Hooker's manzanita, and maritime chaparral ESHA as part of the proposed development due to ground disturbance associated with the project is considered a potentially significant impact. At the time

of the July and August 2021 site surveys, impacts associated with the project were estimated to include the loss of 456 Hooker's manzanita and 21 Monterey ceanothus that lie within the footprint of the development, including the structures, driveway/parking areas, and septic systems.

The central maritime chaparral and Monterey pine forest within the project parcel are considered ESHA. Additionally, the 100-foot fire fuel management area around the proposed residence would impact species, such as Hooker's manzanita and Monterey ceanothus, that require fire to reproduce. Impacts to ESHA and special-status plant species as a result of residential development within the project site are anticipated as there is no feasible alternative location on the parcel to avoid such habitat or species (Source: IX.13). However, implementation of Mitigation Measures BIO-1 through BIO-3 would reduce this impact to a less-than-significant level.

The project parcel is also adjacent to California red-legged frog and Yadon's rein orchid federally designated critical habitat; however, these areas do not occur on-site and no off-site project elements are proposed. Therefore, no impacts to these critical habitats would occur from project development.

A recent Biological Assessment Spring Survey Addendum had been prepared by Fred Ballerini on June 11, 2024. Observations were made within the proposed development area including the placement of the septic. The chaparral areas within the development envelope that had been cut for survey and flagging work (Fall 2021), were thoroughly inspected for any indication of spring flowering perennial herbs and geophytes as the ground plane is exposed to high light level and optimal for potential observation of spring flowering annuals and perennials that are not currently catalogued on the species lists. The majority of the observed spring flowering elements have been previously identified (Ref. Conservation Easement Baseline Documentation Report, 2021), though two additional California endemic plants were noted including the geophyte white globe lily (Calochortus albus) and diffuse spineflower (Chorizanthe diffusa), an annual herb.

Small leaved lomatium, a California Native Plant Society CRPR 4.2 listed species was noted growing in several areas along the upper terrace near the existing well head, along the road cut and the proposed septic area. Approximately 53 plants were observed in total. However, CRPR 4 taxa do not clearly meet CEQA standards and thresholds for impact considerations.This projects impacts to the lomatium does not individually meet the criteria for CEQA review as the plant is not considered rare in the regional area, With the current pressures of habitat fragmentation and natural community loss in this Lobos Ridge region, recommendations are to include replacement of the lomatium at a 1:1 ratio (53 plants). Plants should be integrated with the mitigated Central Maritime Chaparral restoration plan as outlined in the 2021 Biological Assessment Addendum (Ref. Section IV. Impact Assessment and Mitigation Measures, Bio Mitigation 1 + 2).

Many special status species occur in surrounding neighboring habitat areas, including the federally endangered Yadon's rein-orchid as has been recently documented occurring on the neighboring adjacent east parcel (Ref. APN 416-011-009), and it is possible that future focused surveys in the Conservation and Scenic Easement Areas may identify the presence of these noteworthy plants and animals on the subject parcel.

Special Status Wildlife and Nesting Birds

The property has potential to support special-status wildlife including western bumble bee (*Bombus occidentalis*) and Crotch bumble bee (*Bombus crotchii*), both state candidates for listing (Endangered), and the CDFW Species of Special Concern coast horned lizard (*Phrynosoma blainvillii)* and silvery legless lizard (*Anniella pulchra pulchra*). In addition, recent site surveys observed the nesting presence of the Monterey dusky-footed woodrat (*Neotoma fuscipes luciana*), a state species of special concern. The project could result in the direct loss of special-status wildlife if construction activities resulted in the take of these species; the project could also result in indirect losses of these species through vegetation clearing and disturbance. Loss of special-status wildlife associated with project development is a potentially significant impact; however, implementation of Mitigation Measures BIO-5 and BIO-6, which require pre-construction surveys and avoidance measures for Western and Crotch bumble bee and biological monitoring, would reduce this impact to a less-than-significant level.

Habitats present on and adjacent to the project site have the potential to provide breeding habitat for nesting birds protected by the California Fish and Game Code and/or the federal Migratory Bird Treaty Act. If any active nest(s) of protected bird species should occur on or adjacent to the site, then vegetation clearing, site preparation, and noise-generating construction activities conducted during the bird nesting season (February 1 to September 15) could result in bird nest failure/abandonment. However, nesting birds, including the few special-status bird species that may utilize the site, would not be impacted during proposed project implementation due to the nesting bird surveys that are required prior to disturbance under Mitigation Measure BIO-4. With implementation of Mitigation Measure BIO-4, impacts on nesting birds would be reduced to a less-than-significant level.

The Biological Assessment Spring Survey Addendum dated June 11, 2024 recorded several nests of Monterey dusky-footed woodrat (Neotoma fuscipes luciana) in the location where the residence is proposed for siting. These specific nest locations were not recorded in the previous biological documents and demonstrate that the woodrat is active in new areas within the development envelope. Mitigations have already been included in the 2021 Biological Assessment Addendum to address the proposed impacts to the woodrats. Therefore, would be reduced to a less-than-significant level.

No other local, State or Federally listed spring flowering elements were noted within the proposed development envelope. With the following mitigation measures, the proposed project would not have a substantial adverse effect on any species identified as a candidate, sensitive, or special-status. *Impacts would be less than significant with mitigation*.

Mitigation Measures

BIO-1 Central Maritime Chaparral Preservation

Prior to issuance of any grading or building permits, the applicant or property owner, with the assistance of a County-approved biologist, shall determine the impact acreage of affected Central Maritime Chaparral Habitat (including vegetation removal areas required for fire clearance), and impacts shall be mitigated at a minimum 1:1 impact to mitigation ratio by preserving this sensitive habitat on the site.

If full on-site mitigation of maritime chaparral habitat is not feasible and off-site mitigation is necessary, a minimum 2:1 mitigation ratio for off-site mitigation shall be required. Off-site areas

shall be located in the vicinity of the site and shall be selected in coordination with a County-approved biologist and reported to the Monterey County Housing & Community Development for their files.

The mitigation area(s) shall be capable of supporting high quality maritime habitat. Sensitive habitat mitigation for maritime chaparral and special-status plant impacts can be accomplished in the same mitigation area(s).

The applicant or property owner shall be responsible for the implementation of this mitigation measure, subject to monitoring by the Monterey County Housing & Community Development.

Compliance Actions for Mitigation Measure BIO-1:

Prior to issuance of any grading or building permit, the applicant or property owner with the assistance of a County-approved biologist, shall determine the impact acreage of affected maritime chaparral habitat and shall identify the required mitigation acreage on or off the site as set forth in BIO-1. Prior to final approval of the building permit, the applicant or property owner shall report the mitigation area and acreage to the Monterey County Housing & Community Development.

BIO-2 Restoration Plan

The applicant shall retain a County-approved biologist to prepare a Restoration Plan for the project that includes special-status plants known to occur in the vicinity. The Restoration Plan shall be prepared and provided to the Monterey County Housing & Community Development prior to issuance of any grading or building permit. This Restoration Plan shall be prepared separately and in addition to the required landscaping plan.

The restoration site(s) shall be located within on-site native landscaping portions of the limited development area, within previously disturbed areas of the strict conservation area, or within an off-site maritime chaparral habitat location in the vicinity of the project site that is placed under a conservation easement for these mitigation purposes. The mitigation site(s) shall be selected in coordination with a County-approved biologist and reported to the Monterey Housing & Community Development.

The Restoration Plan shall identify the size and location of the mitigation site(s), determine appropriate restoration techniques including native seed/plant sources and transplantation/ propagation methods, describe long-term site maintenance activities, establish restoration success criteria, define an adequate long-term restoration monitoring program, include mitigation plantings of sensitive species, establish an invasive species control methodology, and provide an implementation schedule. Quantified special-status plants, including special-status spring-flowering species, that would be impacted and lost due to construction shall be integrated into the restoration areas at a minimum 2:1 impact to mitigation ratio.

The project Restoration Plan shall be implemented within one year from the start of initiation of site preparation and disturbance activities, and shall continue for as long as the specified maintenance and monitoring activities are required by the Restoration Plan.

Specific special-status plant impacts shall be quantified and integrated into the Restoration Plan prior to issuance of grading or building permits. In addition, spring plant surveys shall be conducted prior to issuance of grading permits to identify and quantify listed sensitive spring-

flowering elements that may occur within proposed impact areas (including fire-clearance zones). Spring surveys shall be conducted during appropriate timeframes with findings, recommendations, and potential mitigations presented to the Monterey County Housing & Community Development. Based on the total assessed impacts, replanting/replacement of special-status plants shall occur at a 2:1 impact to mitigation ratio within restoration areas.

The applicant or property owner shall be responsible for the implementation of this mitigation measure, subject to monitoring by the Monterey County Housing & Community Development. Native plant materials shall be installed at the mitigation site(s) per the Restoration Plan specifications at the property owner's expense.

Compliance Actions for Mitigation Measure BIO-2:

Prior to issuance of any grading or building permit, the applicant or property owner with the assistance of a County approved biologist, shall prepare a restoration plan to implement special-status plant species propagation/salvage/installation activities in identified restoration/mitigation areas. The restoration plan shall be submitted to the Monterey County Housing and Community Development prior to issuance of any grading or building permits and implementation of the plan shall be monitored and reported to the agency as described by the plan.

BIO-3 Special-Status Plant Replacement

The applicant shall contract with a County-approved qualified biologist or native plant specialist to collect seed from or salvage special-status plants located within impact areas prior to initiation of ground disturbance activities, as specified by the Restoration Plan. If needed to supplement plant replacement efforts, container plants grown from a local seed source may be obtained from a native plant nursery. The mitigation site(s) shall be preserved in perpetuity by conservation easement. The applicant or property owner shall be responsible for the implementation of this mitigation measure, and shall provide monitoring reports to the Monterey County Housing & Community Development for their files.

Compliance Actions for Mitigation Measure BIO-3:

Prior to issuance of any grading or building permit, the applicant or property owner with the assistance of a County-approved biologist, shall prepare a Restoration Plan to implement Central Maritime Chaparral restoration that includes special-status mitigation species (2:1 replant ratio) and include detailed plant species propagation/salvage/installation activities in identified restoration/mitigation areas, long-term invasive species methodology, long term monitoring protocols, and success criteria. The restoration plan shall also include the quantified special-status plants, including special-status spring-flowering plants identified and quantified during focus spring surveys of the proposed development and fire clearance zones. The restoration plan shall be submitted to the Monterey County Housing & Community Development prior to issuance of any grading or building permits and implementation of the plan shall be monitored and reported to the agency as described by the plan.

BIO-4 Pre-Construction Nesting Migratory Birds and Raptors Survey

If construction activities begin during the bird nesting season (February 1 to September 15), or if construction activities are suspended for at least two weeks and recommence during the bird nesting season, then the applicant shall retain a County-approved biologist to conduct pre-construction surveys for nesting birds. The surveys shall be performed within suitable nesting

habitat areas in and adjacent to the site to ensure that no active nests would be disturbed during project implementation. Surveys shall be conducted no more than two weeks prior to the initiation of construction activities. A report documenting survey results and a plan for active bird nest avoidance (if needed) shall be completed by the project biologist and submitted to the Monterey County Housing & Community Development for review and approval prior to construction activities.

If no active bird nests are detected during the survey, then project activities can proceed as scheduled. However, if an active bird nest is detected during the survey, then a plan for nest avoidance shall determine and clearly delineate an appropriately sized, temporary protective buffer area around each active nest, depending on the nesting bird species, existing site conditions, and type of proposed construction activities. The protective buffer area around an active bird nest is typically 50 to300 feet, determined at the discretion of the project biologist based on the species encountered and nature/location of construction activities.

To ensure that no inadvertent impacts to an active bird nest shall occur, no construction activities shall occur within the protective buffer area(s) until the juvenile birds have fledged (left the nest), and there is no evidence of a second attempt at nesting, as determined by the project biologist. The applicant or future developer(s) shall be responsible for the implementation of this mitigation measure, subject to monitoring by the Monterey County Housing & Community Development.

Compliance Action for Mitigation Measure BIO-4:

Prior to construction activities that would begin or recommence during the bird nesting season (February 1 to September 15), the applicant, with assistance from a County approved biologist, shall implement the pre-construction nesting bird survey and active nest avoidance and protection requirements set forth in Mitigation Measure BIO-3. This includes preparation of a results report to be provided to the Monterey County Housing & Community Development prior to construction.

<u>BIO-5 Western Bumble Bee and Crotch Bumble Bee Preconstruction Survey and Avoidance</u>

Within 14 days prior to construction, a preconstruction survey shall be conducted by a County-approved biologist for bumble bee nests on the project site.

If the surveys identify occupied bumble bee (*Bombus*) nests within the project footprint, the project biologist would photograph bees sufficiently for identification. Additional preconstruction surveys may be required to positively identify bumble bee species.

If it is determined that the active nest colony is western or Crotch bumble bee, an avoidance buffer shall be established under the direction of the project biologist. The project biologist shall monitor and maintain no-work buffers around nest colonies and any floral resources identified during surveys.

The size and configuration of the no-work buffer shall be based on the best professional judgment of the project biologist with County approval. However, at a minimum, the buffer shall provide at least 20 feet of clearance around nest entrances and maintain disturbance-free airspace between the nest and nearby floral resources.

Construction activities shall not occur within the no-work buffers until the colony is no longer active (i.e., no bees are seen flying in or out of the nest for three consecutive days indicating the colony has completed its nesting season and the next season's queen has dispersed from the colony).

Compliance Actions for Mitigation Measure BIO-5:

Prior to construction activities, the applicant, with assistance from a County approved biologist, shall implement the pre-construction Western bumblebee and Crotch bumble bee survey and active nest colony avoidance and protection requirements set forth in mitigation measure BIO-5.

BIO-6 Wildlife Monitoring

During any initial ground disturbance activities such as vegetation removal and site preparation/ grading, the applicant shall retain a County-approved biologist to perform biological construction monitoring for potentially occurring special-status coast horned lizards, silvery legless lizards, and the Monterey dusky-footed woodrat. If any special-status wildlife species are observed within the impact areas by the project biologist, work in the immediate vicinity of the observation shall be halted until the wildlife safely moves away from construction activities on its own. The project biologist shall not handle or relocate any individuals unless CDFW approval to do so has been obtained for the project.

To avoid and reduce impacts to the Monterey dusky-footed woodrat the project proponent shall retain a qualified biologist to conduct pre-construction surveys within three days prior to any further vegetation clearance or grading for woodrats nests within the project area and in a buffer zone from the limit of disturbance, including fire clearance areas. All woodrat nests shall be flagged for avoidance of direct construction impacts, where feasible. Nests that cannot be avoided shall be manually deconstructed by the qualified biologist prior to land clearing activities to allow animals to escape harm. If a litter of young is found or suspected, nest material shall be replaced, and the nest left alone for 2- 3 weeks before a re-check to verify that young are capable of independent survival before proceeding with nest dismantling.

The applicant shall be responsible for the implementation of this mitigation measure, subject to monitoring by the Monterey County Housing & Community Development.

Compliance Actions for Mitigation Measure BIO-6:

During any initial ground disturbance activities, the County approved biologist with the applicant or future developer(s) shall implement the special-status wildlife monitoring and avoidance requirements set forth in Mitigation Measure BIO-6.

BIO-7 General BMP's and Habitat Protection Fencing

Prior to grading and during construction, general best management practices shall be in place to protect habitats that are adjacent to the development. These include the following:

a. Habitat protection fencing shall be installed at the perimeter edge (with allowable minimal buffer required to implement the construction project) of the development to protect sensitive chaparral habitat from construction impacts. Protection fencing of Monterey pine trees within the development zone shall be installed around the maximum critical root zone as feasible to prevent soil compaction and adverse grading or

construction impacts to root zones, trunks, or limbs. Protection fencing shall be monitored by the project biologist. Photo documentation and protection fencing mapping shall be issued to the Monterey County Housing & Community Development as a condition of compliance prior to issuance of grading permits. Fencing shall be maintained in good standing until the project is complete.

b. Mobilized mechanized grading equipment shall be pressure washed prior to mobilization to prevent unwarranted plant pathogens or invasive species seed or vegetative debris from entering and potentially pioneering on the site. Use of heavy equipment shall be restricted to areas within the development envelope.

c. Excavated clean upper soil horizon soils from the construction site shall be used to top dress final landscape restoration areas. Prior to final grading, all construction debris shall be removed, and construction activities completed in the areas to be treated with the approved native seed mix. To protect adjacent maritime chaparral habitats from inadvertent soil deposition impacts, excavated substrate materials shall not be cast into adjacent habitats or areas beyond the approved development zone; rather it should be hauled off location and disposed at a receiver site or used for fill within the development area per recommendations of the grading plan.

d. After the completion of the soil disturbance activities, any disturbed soils shall be stabilized with native seed of site-identified species and plant materials and installed in all restoration areas in the fall months prior to or in conjunction with the seasonal rains.

e. Any disturbed soil generated by the project must be kept free of invasive, exotic plant species.

f. Restoration in all disturbed soils surrounding the structures shall be restricted to central maritime chaparral habitat species to be approved by the project biologist. Any out-plantings that stray from the specified chaparral plant assemblage could negatively impact the extant natural community through competition, shading, or invasion. Not adhering to the guidelines of this impact mitigation could result in adverse impacts to the sensitive native maritime chaparral surrounding the structures.

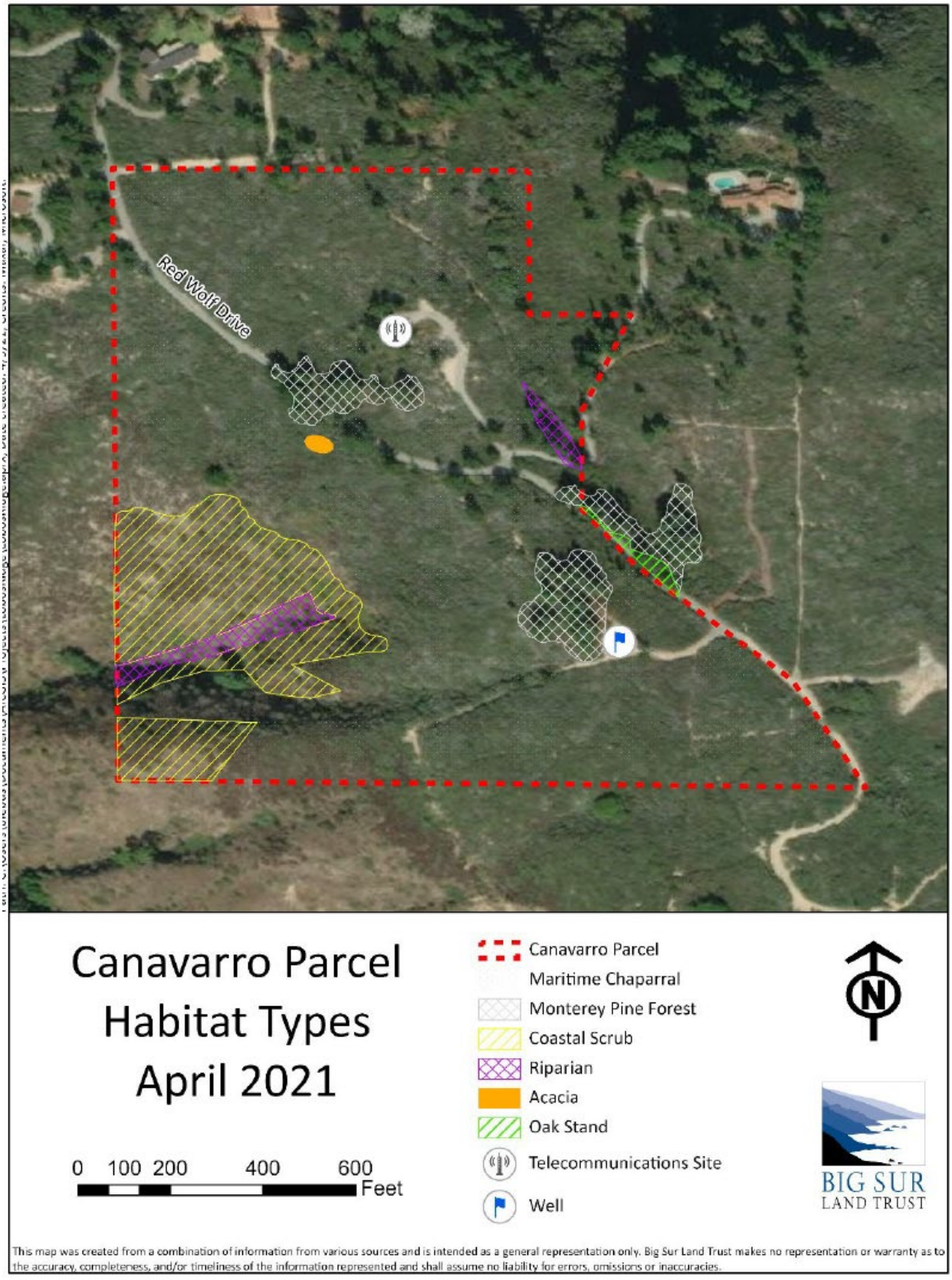
Compliance Actions for Mitigation Measure BIO-7:

Prior to grading and during construction, the applicant shall implement best BMPs to protect habitats that are adjacent to the development.

Biological Resources 4(b-c, e) – Less than Significant with Mitigation

Plant communities are considered special-status biological resources if they have limited distributions, high wildlife value, support special-status species, or are particularly susceptible to disturbance. CDFW ranks sensitive communities as "threatened" or "very threatened" and keeps records of their occurrences in the California Natural Diversity Database (CNDDB). CNDDB vegetation alliances are ranked 1 through 5 based on NatureServe's methodology, with those alliances ranked globally (G) or statewide (S) as 1 through 3 considered sensitive. Some alliances with the rank of 4 and 5 have also been included in the 2023 sensitive natural communities list under CDFW’s revised ranking methodology (Source: IX.14).

As discussed under threshold 4(a), the central maritime chaparral and Monterey pine forest within the project parcel are considered ESHA, and would be considered sensitive natural communities by CDFW, County of Monterey, and California Coastal Commission (Source: IX.14). Development of the proposed project would require a Coastal Development Permit to allow development within ESHA. The Carmel Area LUP Policy 2.3.3.10b requires the County to refer projects to CDFW for impacts within or adjacent to ESHA for appropriate mitigation. Additionally, LUP Policy 2.3.3.4 requires deed restrictions for a conservation easement deeded to the County as a condition of project approval; the project would satisfy this requirement as the project parcel outside of the development area would be held in a Conservation and Scenic Easement with the County as an additional beneficiary. A 50-foot setback from the riparian habitats along intermittent streams is also required by LUP Policy 2.3.4. The proposed residence would be located over 50 feet from riparian habitat, so is outside this setback.


Red Wolf Drive
Canavarro Parcel Habitat Types April 2021
0 100 200 400 600 Feet
Canavarro Parcel
Maritime Chaparral
Monterey Pine Forest
Coastal Scrub
Riparian
Acacia
Oak Stand
Telecommunications Site
Well
N
BIG SUR LAND TRUST
This map was created from a combination of information from various sources and is intended as a general representation only. Big Sur Land Trust makes no representation or warranty as to the accuracy, completeness, and/or timeliness of the information represented and shall assume no liability for errors, omissions or inaccuracies.

Construction activities would be limited to the project site and would not impact nearby riparian habitat areas. As such, no impact to riparian habitat would occur. The proposed residence would be located in an area where Monterey pine trees are present; however, the proposed residence has been designed to retain trees on site, and no trees are proposed to be removed. Therefore, no impacts to this community would occur. Mitigation Measures BIO-1, BIO-2, and BIO-6 above would address impacts and restoration of maritime chaparral within the project parcel to mitigate for development within sensitive natural communities.

The project is subject to the goals and policies pertaining to tree protection of the 1982 Monterey County General Plan and Carmel Area LUP and implementing regulations in the Monterey County Coastal Implementation Plan (CIP). Under CIP Section 20.146.060 Forest Resources Development Standards, a Forest Management Plan is required for the removal of native trees. A CDP must be obtained for the removal of trees and other major vegetation with several exemptions. No trees are proposed for removal, and the project would require a CDP for residential development within ESHA. Additionally, as discussed above, the project would comply with Carmal Area LUP Policy 2.3.3.10b and Policy 2.3.3.4 by implementation Mitigation Measures BIO-1, BIO-2, and BIO-6 and implementing the Conservation and Scenic Easement.

Therefore, implementation of the project would not conflict with local policies or regulations protecting biological resources, and a less than significant impact would occur.

With these measures, impacts to ESHA, sensitive natural communities, riparian habitat, and state or federally protected wetlands would be less than significant, and the project would not conflict with local policies or regulations protecting biological resources. *Impacts would be less than significant with mitigation.*

Biological Resources 4(d) – Less Than Significant with Mitigation

Wildlife corridors are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Such linkages may serve a local purpose, such as between foraging and breeding areas, or they may be regional in nature, allowing movement across the landscape. Some habitat linkages may serve as migration corridors, wherein animals periodically move away from an area and then return. Examples of barriers or impediments to movement include housing and other urban development, roads, fencing, unsuitable habitat, or open areas with little vegetative cover. Regional and local wildlife movements are expected to be concentrated near topographic features that allow convenient passage, including roads, drainages, and ridgelines.

Impacts from development, such as habitat fragmentation or creation of impassable barriers, can impact the quality and functional value of wildlife corridors. Though the on-site maritime chaparral habitat is extremely dense, local wildlife movement across the site is likely facilitated by existing roads, trails, and streams. While the proposed project may ultimately affect some movement corridors, the two on-site streams would not be impacted and the majority of the property would remain undeveloped habitat. The proposed project has been designed to cluster development together, minimizing possible habitat fragmentation. Further, implementation of the conservation easement in conjunction with the Mitigation Measures BIO-1, BIO-2, and BIO-6 would reduce impacts to wildlife movement to less than significant by monitoring wildlife on the

project site and restoring and disturbed special status plant species as well as the Maritim Chapparal habitat onsite. Additionally, the conservation easement on the project site would further reduce impacts as the proposed residence would disturb less than one percent of the overall project acreage. No additional mitigation is required. *There would be a less than significant impact to wildlife movement with mitigation.*

Biological Resources 4(f) – No Impact

The project site is not under the jurisdiction of any Habitat Conservation Plans, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation. *There would be no impact.*

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 pursuant to §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Source: IX.1)	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

This analysis incorporates the results provided in the Preliminary Archaeological Reconnaissance Report (ARR) prepared for the project by Archaeological Consulting on June 5, 2014 (Source: IX.15). The ARR consisted of archival research and a field survey within the project site on June 3, 2014.

Cultural Resources 5(a) – No Impact

The project does not include existing structures and no demolition would be required. There are no known historical resources on the property. Therefore, the project would not cause a substantial adverse change in the significance of a historical resource. *No impact would occur.*

Cultural Resources 5(b) – Less than Significant

According to the ARR, there is no evidence of potentially sensitive cultural and/or archaeological resources, including human remains, present on the project site. However, the site is identified as having a moderate archaeological sensitivity (Source: IX.1), and there is always the possibility of an unanticipated discovery of archeological resources during construction. If previously unidentified archaeological resources are exposed during ground disturbance, the County's standard condition of approval outlines steps to take, including halting work within 50 meters of the radius of the find(s) until a qualified archaeologist evaluates it. This standard condition of approval would protect unanticipated archaeological resources uncovered at the project site. *Implementation of County standard conditions of approval would reduce potential impacts to previously unidentified resources to a less than significant level.*

Cultural Resources 5(c) – Less than Significant

No human remains are known to exist within the project site. Therefore, construction of the project would be unlikely to uncover and impact human remains. Additionally, the State of California requires that ground disturbing activities cease if unanticipated human remains are unearthed, until the County Coroner has made the necessary findings as to the origin and disposition pursuant to State Health and Safety Code Section 7050.5 and PRC Section 5097.98. If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission, which would determine and notify a most likely descendant. The most likely descendant shall complete the inspection of the site and make

recommendations to the landowner within 48 hours of being granted access. The find shall be treated in accordance with Public Resources Code Sections 5097.9 and 5097.933. *Compliance with the State requirements for the treatment of human remains would reduce impacts to human remains to a less than significant level.*

6. ENERGY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See Section IV.A.2. *No Impact.*

7. GEOLOGY AND SOILS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Source: IX.9)	☐	☐	☐	☒
ii) Strong seismic ground shaking? (Source: IX.9)	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction? (Source: IX.16)	☐	☐	☒	☐
iv) Landslides ? (Source : IX.1)	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil? (Source: IX.9)	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source : IX.9)	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: IX.9)	☐	☐	☒	☐
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: IX.9)	☐	☐	☒	☐
f) Directly or indirectly destroy a paleontological resource or site or unique geologic feature? (Source: IX.4)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Carmel Area LUP identifies high geologic hazard areas within 1/8 mile of an active or potentially active fault. The nearest known potentially active fault line is the San Gregorio-Palo Colorado (Sur) Fault, located approximately 3.4 miles to the southwest. This fault is a Type B fault and is not expected to produce earthquakes and ground shaking at the intensity that the

Type A San Andreas Fault is capable of. The San Adreas Fault is the nearest Type A fault and is approximately 36 miles east of the project site (Source: IX.16). The project is in a moderate seismic zone and within an area that is identified on LUP Map D as a "relatively unstable upland area." LUP Policy 2.7.3.1 requires the preparation of geotechnical reports in any area of the coastal zone that is identified as a high hazard area. A Geotechnical and Percolation Report assessing the geotechnical conditions on the site was prepared by Soil Surveys Group Inc. in November 2021. The geology and soils analysis is based on the Geotechnical and Percolation Report (Source: IX.9).

Geology and Soils 7 a(i)– Less than Significant

According to the Geotechnical and Percolation Report, no known faults cross the site. Therefore, there is no risk of fault rupture onsite (Source: IX.9). *There would be no impact related to fault rupture.*

Geology and Soils 7 a(ii)– Less than Significant

Although no known faults cross the site, there are active faults nearby, which could produce an earthquake that could impact the project site. The Geotechnical and Percolation Report notes that strong seismic shaking typical of California is possible within the area (Source: IX.9). However, structural design for the residential development must comply with the seismic design criteria included in Section 1613 of the 2022 California Building Code (CBC), which would reduce impacts related to seismic activity to less than significant. *Therefore, impacts related to strong fault rupture and seismic ground shaking would be less than significant.*

Geology and Soils 7(a.iii-iv) – Less than Significant

The soil materials on the project site are firm to hard granitic material and the potential for liquefaction is low. Thus, the potential for impacts related to seismic shaking and seismic related ground failure such as liquefaction would be less than significant (Source: IX.16). While landslides are not addressed in the geotechnical report, there are steep areas of the subject property, including small portions of slopes greater than 30 percent. The proposed residence would be required to comply with Chapter 16.12 of the Monterey County Code to reduce erosion. Furthermore, Monterey County adopted the CBC pursuant to Monterey County Code Section 18.02.010. Section 1803.1.1.3 of the CBC states that the building department of each locality (in this case Monterey County Building Services) shall approve the soil investigation (The Geotechnical and Percolation Report prepared by Soil Surveys group, Inc.) if it determines that the recommended action is likely to prevent structural damage in each dwelling. Further, as a condition of the building permit, the approved recommended actions, including but not limited to the recompaction of all loose soil, the reinforcement of concrete slabs, and the flooding of foundation excavation prior to pouring concrete, shall be incorporated in the construction of each dwelling. The recommendations included in the Geotechnical and Percolation Report Investigation would ensure that the risk of landslides and liquefaction onsite remain less than significant. *Therefore, the project would not cause potential substantial adverse effects related to liquefaction, and impacts would be less than significant.*

Geology and Soils 7(b,-d) – Less than Significant

According to the Geotechnical and Percolation Report, near surface soil at the project site has the potential to erode, especially if protective vegetation is removed (Source: IX.9). The report includes erosion control measures such as the requirement that all new cut and fill slopes, as well

as disturbed soil areas, must be seeded with grass or landscape plants for erosion control and to prevent sloughing soil from blocking drainage patterns at the project site. Grading and construction activities associated with the proposed project could exacerbate or generate erosion in new areas through exposure of soils to the corrosive effects of wind and rainfall during construction. To control erosion, applicants and/or developers are required to prepare erosion control plans that detail appropriate methods to prevent and/or minimize erosion during all phases of a new project in accordance with Monterey County Code (MCC) Chapter 16.12. Erosion control plans also are subject to review and approval by the Housing & Community Development Building Division prior to the issuance of building permits. Compliance with the recommendations made in the Geotechnical and Percolation Report as well as preparation of an erosion control plan pursuant to MCC Chapter 16.12 would ensure that impacts remain less than significant.

Conditions on the site are generally suitable for development except for loose/firm soil in the upper foot of ground surface and slightly expansive soil at potential footing depths in the location of the proposed residence (Source: IX.9). Additionally, near surface soil at the project site has the potential to erode, especially if protective vegetation is removed. Grading and construction activities associated with the proposed project could exacerbate or generate erosion in new areas through exposure of soils to the corrosive effects of wind and rainfall during construction. To control erosion, applicants and/or developers are required to prepare erosion control plans that detail appropriate methods to prevent and/or minimize erosion during all phases of a new project in accordance with Monterey County Code Chapter 16.12. Erosion control plans also are subject to review and approval by the Housing & Community Development Building Division prior to the issuance of building permits. Additionally, the Geotechnical and Percolation Report includes recommended foundation design criteria including the installation of steel reinforcement bars for the foundation and all concrete floor and garage slabs, as mentioned under thresholds aiii-aiv above. Compliance with the CBC would require that the building department of each locality (in this case Monterey County Building Services) approve the soil investigation (the Geotechnical and Percolation Report prepared by Soil Surveys group, Inc.) if it determines that the recommended action is likely to prevent structural damage in each dwelling. Further, as a condition of the building permit, the approved recommended actions shall be incorporated in the construction of each dwelling. The recommendations included in the Geotechnical and Percolation Report, which include the redirection of roof and site rainwater away from the building foundations, would ensure that impacts associated with erosion, expansive soils, and unstable soils remain less than significant. *Therefore, with adherence to the Monterey County Code, CBC, and inclusion of the recommendations made in the Geotechnical and Percolation Report, impacts would be less than significant.*

Geology and Soils 7(e) – Less than Significant

The Geotechnical and Percolation Report indicates that with compaction of loose/soft soils near the surface on the project site, the project soil conditions are suitable for the proposed development including the proposed septic tank (Source: IX.9). The site exhibits acceptable percolation rates for installation of conventional leach fields per Section 15.20.020 of the Monterey County Code. MCC Chapter 15.20 further requires that installation of a leach field either in or within 50 feet of 30 percent or greater slopes also would require review and approval by the County Health Department. Because a small portion of the leach field would be located on slopes greater than 30 percent, the leach field would be subject to approval by both the County

Health Department. The project would also be required to comply with the Monterey County Grading Ordinance, which restricts any grading on slopes steeper than 15 percent to the dry season to reduce adverse impacts such as erosion. This ordinance would be applicable to the grading associated with the small portion of the leach field which would be on a 30 percent slope. Additionally, the proposed project would be required to incorporate the recommendations made in the Geotechnical and Percolation Report, as discussed in thresholds b-d above, which would reduce impacts associated with the use of a septic system onsite. *Therefore, the site does not contain soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems, and any potential impact would be less than significant.*

Geology and Soils 7(f) – Less than Significant

The Monterey County General Plan acknowledges that many paleontological resources have been discovered throughout Monterey County (Source: IX.4). It is always possible to encounter buried or possibly redeposited paleontological resources during construction and grading activities. In the event of unanticipated discovery of paleontological resources, impacts would be reduced to a less than significant level with implementation of the County's standard condition of approval regarding paleontological resources. In accordance with the standard condition, in the event that a potential paleontological resource is encountered during construction, work would immediately halt and a qualified paleontologist would evaluate the find. If the find is determined to be significant by a qualified professional paleontologist, mitigation measures shall be required consistent with County standards. *Therefore, with implementation of the County's standard condition of approval, impacts would be less than significant.*

8. 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: IX.4, 17)	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: IX.4, 17).	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Greenhouse Gas Emissions 8(a-b) – Less than Significant

The project involves the construction of a single-family residence. Temporary construction-related emissions would result from the use of construction equipment. Monterey County does not currently have an adopted greenhouse gas (GHG) reduction plan with numerical reduction targets for individual uses and developments. General Plan policies contain direction for the preparation of such a plan with guidance on what goals or measures should be accomplished in development of a plan. The 1982 General Plan includes Policy 13.4.2, which requires all new residential dwellings to meet or exceed the building efficiency standards established by the State of California. In addition, the 1982 General Plan includes Policy 13.4.3, which encourages building designs that reduce demands for artificial heating, cooling, ventilation, and lighting (Source: IX.4). The project would comply with California Building Energy Efficiency Standards, which require green building features such as energy-efficient lighting. Therefore, the proposed project would not conflict with the policy direction contained in the General Plan. *Therefore, impacts would be less than significant.*

The project would not substantially increase population and would therefore not increase demand for electricity, heat, and other utilities that create GHG in production. Additionally, the proposed residence would include solar panels, which would reduce the GHG emissions associated with project energy demands. Additionally, as discussed in Section VI.17, *Transportation,* the project would not substantially increase traffic compared to existing conditions. Therefore, the proposed project would not result in a substantial increase in operational GHG emissions or conflict with the Monterey County Municipal Climate Action Plan or the Association of Monterey Bay Area Governments' 2045 Metropolitan Transportation Plan/Sustainable Communities Strategy (Source: IX.4, 17).

The proposed project's short-term construction and long-term operational GHG emissions would be minimal and would not have a significant impact on the environment. Since the proposed project's GHG emissions would be minimal, the proposed project would not result in emissions that would conflict with any applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. *Impacts would be less than significant.*

9. 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?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: IX.18, 19))	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX.20)	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (Source: IX.21)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Hazards and Hazardous Materials 9(a-b)- Less than Significant

The proposed project would involve the construction of a single-family residence, which typically would not use or store large quantities of hazardous materials in operation. Potentially hazardous materials such as fuels, lubricants, and solvents would be used during project construction. However, the transport, use, and storage of hazardous materials during project construction would be conducted in accordance with all applicable state and federal laws, including but not limited to the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and CCR Title 22. *Therefore, impacts would be less than significant.*

Hazards and Hazardous Materials 9(c)- No Impact

The proposed project is not within 0.25 mile of a school. The nearest school to the project site is Carmel Middle School, which is approximately five miles north of the project site. Furthermore, as discussed under thresholds a and b above, the proposed residence would not use, transport, or otherwise release hazardous materials, substances, or waste. *There would be no impact.*

Hazards and Hazardous Materials 9(d)- No Impact

According to the Department of Toxic Substances Control Envirostor Database and the State Water Resources Control Board Geotracker Database, there are no hazardous waste sites on the property (Source: IX.18, 19). Therefore, the project site and adjacent properties are not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The proposed project would not create a significant hazard to the public or the environment. *No impact would occur*.

Hazards and Hazardous Materials 9(e)- No Impact

The nearest airport is the Monterey Regional Airport, which is approximately 12.7 miles north of the project site. The proposed project is not near an airport or within an airport land use plan. *There would be no impact.*

Hazards and Hazardous Materials 9(f) – No Impact

Monterey County Office of Emergency Services has developed an Emergency Operations Plan, last updated in 2020, which contains response and recovery protocols for several types of natural, technical, and human-caused emergencies. The Emergency Operations Plan outlines the roles and responsibilities of the County and partnering entities during emergency responses (Source: IX.20). Construction of the proposed project would not result in lane closures on Highway 1 and would not create new obstructions to the County's Emergency Operations Plan. In addition, the proposed project would not result in inadequate emergency access as project plans are subject to review and approval by Carmel Highlands Fire Protection District during the permit process. The grading and construction plans would require implementation of fire protection safety features, including emergency access. Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. *No impact would occur*.

Hazards and Hazardous Materials 9(g) – Less than Significant

CAL FIRE's Fire Hazard Severity Zone (FHSZ) Map indicates the potential fire risk for areas within the state. The project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ) in an area designated as a State Responsibility Area (Source: IX.21). During construction, the project would involve the use of construction equipment which may produce sparks that could ignite on-site vegetation. The project would be required to comply with regulations related to construction equipment and fire suppressants, including but not limited to California Public Resources Code Section 4442, which requires spark arrestors on potentially-spark inducing equipment.

During operation, the project could expose project occupants or the proposed house to a wildfire or the uncontrolled spread of a wildfire due to the fire-prone landscape in which the project site is located. The proposed residence would be required to comply with the CBC to ensure all building materials and standards related to wildfire safety are met. Additionally, the proposed

project includes a fuel management plan which details defensible space guidelines for the residence including management of vegetation 10, 30, and 100 feet from structures. Compliance with these regulations and compliance with the fuel management plan would reduce impacts to be less than significant. Therefore, the project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. *Impacts would be less than significant.*

10. 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 or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (Source: IX.22)	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site? (Source: IX.22)	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Source: IX.23)	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Source: IX.29)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Hydrology and Water Quality 10(a) – Less than Significant

The proposed project includes the future construction of an onsite septic and leach field system, which could negatively affect water quality and potentially violate water quality standards. As discussed in the Geotechnical and Percolation Report, the site of the proposed leach field would have sufficient percolation so as not to substantially degrade water quality.

Construction of the proposed project would involve site preparation, grading, and building construction. Grading would involve excavation of approximately 800 CY of soil. All grading would be balanced onsite. The project would include implementation of construction best management practices (BMPs), which are included in the project's erosion control and construction management plan to avoid waste discharge and impacts to surface water quality,

including maintenance of sediment barriers and silt fences along the perimeter of working areas, watering of exposed soil at least once daily for dust control, and inspection of the project site at least once a week during rainy periods to identify and minimize erosion or sedimentation.. Further, the proposed project would be required to comply with Chapter 16.12 of the Monterey County Code, which sets forth required provisions for project planning, preparation of erosion control plans, runoff control, land clearing, and winter operations; and establishes procedures for administering those provisions. As required by County standard conditions of approval, the project would require a grading permit and an erosion control plan which would identify additional BMPs to be implemented onsite. Measures that would be taken to reduce potential erosion and sedimentation include adherence to Chapter 16.08 Monterey County Code, which sets forth rules and regulations to control all grading, including excavations, earthwork, road construction, fills and embankments, establishes the administration procedure for issuance of permits; and provides for approval of plans and inspections of grading construction. These requirements would prevent and minimize potential erosion, sedimentation, and spills which could impact water quality on the project site. *Therefore, impacts would be less than significant.*

Hydrology and Water Quality 10(b -ciii) – Less than Significant

The proposed project includes conversion of a test well to a private groundwater well on the project site. The proposed well site was chosen based on a Hydrological Assessment prepared by Bierman Hydrogeologic (Source: IX.22) that determines this location contains suitable structural hydrology for potential groundwater production. Pump test results for an existing onsite test well indicate that there is adequate water supply for the project. Additionally, impacts to neighboring wells would be less than significant (Source: IX.22). Furthermore, the well would not derive groundwater from the Carmel Valley Alluvial Aquifer (CVAA) and therefore would not negatively impact the CVAA. Therefore, the conversion of this test well to a private well to serve the proposed residence would comply with the County's permit conditions to ensure there is no significant impacts to the groundwater table.

The overall drainage pattern of the site would remain unchanged, with some modification to existing localized interior drainage areas. Due to the project site's distance relative to the two drainages on the site, runoff from future development of the proposed residence would not affect the drainage courses. Therefore, the proposed project would not result in water quality impacts to these streams. However, the proposed project would increase the amount of impervious surfaces on the project site as a result of the construction and operation of a residential home and ancillary structures, which could increase the volume of surface water runoff. The increase in runoff, especially during construction related vegetation removal and grading, could expose bare soils to the erosive effects of wind and rain which has the potential to transport pollutants and silt down-slope from the proposed improvement areas.

However, one single-family residence, ancillary structures, and a new driveway would not generate substantial increases in runoff that would result in significant impacts. The proposed project would be required to implement erosion control measures in accordance with MCC Chapter 16.12. Therefore, operational impacts related to the single-family home and ancillary structures would be less than significant.

Additionally, the proposed project includes an erosion control/construction management plan to ensure there is proper drainage on the project site. Specifically, this plan includes erosion and sediment control measures such as stormwater pollution prevention training for all construction

employees, the installation of temporary desilting basins on the project site where necessary, the limiting of vegetation removal, and the clearing of paved areas on the project site during rainy season to avoid sediment laden runoff. *With implementation of the erosion and sediments control measures included in the erosion control/construction management plan, impacts would be less than significant.*

Hydrology and Water Quality 10(c.iv) – Less than Significant

The drainage pattern of the site would change for the residence and associated site improvements, due to the construction of the structures, and paved surfaces onsite; however, the majority of the project site would remain undeveloped. Several areas of the project site around the proposed residence would be landscaped, which would help reduce off-site flows and minimize potential erosion by allowing infiltration and slowing overland flow velocity. Additionally, the proposed project would incorporate BMPs and recommendations in the Geotechnical and Percolation Report to reduce erosion onsite. *Therefore, impacts would be less than significant.*

Hydrology and Water Quality 10(d) – No Impact

According to the Federal Emergency Management Agency flood insurance maps, the project site is not located within an identified 100-year flood hazard area, and thus would not expose people or structures to a significant risk of loss, injury or death involving flooding. The project site is not at risk of inundation by seiche, tsunami, or mudflow (Source: IX.23). *Therefore, there would be no impact.*

Hydrology and Water Quality 10(e) – No Impact

The proposed project is not within an area subject to a sustainable groundwater management plan. The proposed project would be consistent with the Water Quality Control Plan for the Central Coast as discussed in Section III. Therefore, the project would not conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. *There would be no impact.*

11. 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?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

Land Use and Planning 11(a) – No Impact

The project site is situated on Point Lobos Ridge with open space and low density residential land uses to the north, west, and south, and open space to the east. Construction of a single-family residence on the site would be consistent with and continue the existing low density residential development pattern in the area and would not cut off connected neighborhoods or land uses from each other. No new roads, linear infrastructure, or other development features are proposed that would divide an established community or limit movement, travel or social interaction between established land uses. Project construction would not physically divide an established community. *No impact would occur.*

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

The proposed project includes the development of a single-family residence on a property zoned Watershed Scenic Conservation, 80 acres per unit, Coastal Zone [WSC/80(CZ)]. The project would be consistent with zoning requirements for height, setbacks, and site coverage. The proposed project would be subject to the policies and regulations of the Carmel Area LUP. The project would be consistent with policies included in Chapter 4 of the LUP including Policy 6, which outlines criteria for development south of the Carmel River. The project site is south of the Carmel River and would meet all the criteria of policy 6 because it would be outside the public viewshed, would not disrupt riparian or other wildlife habitat, would be primarily constructed on slopes less than 30 percent, and would have adequate sewer and water facilities and supply onsite. While the project would have a small portion of development on slopes above 30 percent, it would be required to obtain a CDP and incorporate recommendations included in the Geotechnical and Percolation Report. The WSC/80(CZ) zoning designation allows for site coverage of 10 percent. The proposed single-family residence would result in a site coverage of 0.68 percent, which is consistent with the site coverage requirement.

The Carmel Area LUP also contains policies related to the protection of biological resources. With implementation of Mitigation Measures Nos. 1 through 7 contained in Section IV.4, *Biological Resources,* the project would not conflict with the LUP. Therefore, impacts related to conflicts with a land use plan would be *less than significant with mitigation incorporated*.

12. MINERAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See Section IV.A.4. *No Impact.*

13. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: IX.35)	☐	☐	☒	☐
b) Generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Noise 13(a) – Less than Significant

Construction

Construction of the proposed project would temporarily increase noise in the vicinity of the site due to the use of heavy equipment, including but not limited to excavators, loaders, large trucks, and machinery typically used during residential construction projects. The Carmel Area LUP does not have policies that regulate residential construction noise. However, construction activities would be required to comply with the Monterey County Noise Ordinance (Chapter 10.60). The ordinance applies to "any machine, mechanism, device, or contrivance" within 2,500 feet of any occupied dwelling unit and limits the noise generated to 85 dBA measured 50 feet from the noise source. Typical construction equipment used for project construction (including excavators, graders, and large trucks) would have a noise level of 85 dBA at 50 feet or less, as shown below in Table 2**Error! Reference source not found.**. The nearest residential building is approximately 0.17 mile from the project site; therefore, construction equipment would not exceed this threshold, and project construction would not exceed County noise level restrictions per Section 10.60.030 of the Monterey County Code.

Project construction would take place from 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturday. Because project construction would comply with the provisions in the Monterey County Code, the temporary noise generated during construction would not conflict with any Monterey County thresholds. *Construction phase impacts would be less than significant.*

Operation

Operation of the single-family residence would not be anticipated to generate substantial new noise such that the ambient noise level in the project area would increase. The proposed residence would generate noise similar to the existing residences in the project area. *Therefore,*

the project would not result in a substantial permanent increase in ambient noise and impacts would be less than significant.

Noise 13(b) – Less than Significant

Project construction would generate a temporary increase in ground borne vibration levels during the excavation and grading phases of project construction. However, it is not anticipated that localized vibration would exceed the threshold for perceptibility (0.04 in/sec PPV) and the threshold for structural damage due to vibration (0.1 in/sec PPV), as vibration would attenuate in the distance between construction activities and the nearest residences. In addition, such effects would be temporary, and limited to a short duration of the construction period, as well as daylight hours when people are less sensitive to vibration. *Construction vibration impacts would be less than significant.*

Residential land uses are not typically associated with ground borne vibration. *Operational impacts would be less than significant.*

Noise 13(c) – No Impact

The nearest airport to the project site is the Monterey Regional Airport, located approximately 12.7 miles to the northeast. The site is not within two miles of a public or public use airport or within an airport land use plan. Therefore, the proposed project would not expose people or structures to airport noise. *No impact would occur.*

14. POPULATION AND HOUSING **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See Section IV.A.6. *No Impact.*

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

Discussion/Conclusion/Mitigation:

See Section IV.A.7. *No Impact.*

16. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See Section IV.A.8. *No Impact.*

17. TRANSPORTATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)? (Source: IX.24)	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Transportation 17(a) – No Impact

Regional and local plans and policies addressing the circulation system include the Transportation Agency for Monterey Active Transportation Plan for Monterey County, Monterey County General Plan Circulation Element, and the Association of Monterey Bay Area Governments Metropolitan Transportation Plan and Sustainable Communities Strategy. Access to the project site during construction and operation would be provided via the proposed access road extending from the Red Wolf Drive. The nearest bus stop is located at the Crossroad Shopping Center approximately four miles north of the project site. There are no sidewalks or designated bicycle lanes along Red Wolf Drive near the project site.

Construction traffic would be temporary and limited to the duration of the construction schedule. During the construction period, worker parking would be provided on the project site. After construction is complete, the project would not generate substantial amounts of traffic, as the project consists of the operation of one single-family residence. As such, the project is not expected to add substantially to the existing population. Therefore, the project would not add substantial demand to the existing transportation system. Furthermore, in accordance with the County's conditions of approval, the site-specific construction management plan for the project would include measures to minimize traffic impacts during the construction/grading phase of the project.

Further, the proposed project does not include alterations to existing public roads or generate volume that would require an increase in roadway capacity. The minimal level of additional trips generated as a result of the proposed project would not have the potential to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. *Therefore, there would be no impact.*

Transportation 17(b) – Less than Significant

The County has not adopted vehicle miles traveled (VMT) thresholds at this time; therefore, thresholds provided in the California Office of Planning and Research's Technical Advisory published December 2018 are appropriate. As the proposed project involves the construction of one single-family residence, operational traffic is not expected to increase substantially. The Technical Advisory provides a screening threshold of 110 trips per day to presume less than significant impacts. The Institute of Transportation Engineers Trip Generation Manual provides a projected trip generation rate of approximately one daily trip per single family residence (Source: IX.24). *As the project would result in no substantial increase in vehicle trips during operation, impacts would less than significant.*

Transportation 17(c-d) – No Impact

The proposed project would be reviewed by the Carmel Highlands Fire Protection District to ensure that sufficient emergency access is provided. As discussed under threshold 17(b), there would not be a substantial increase in operational traffic. No geometric design features or incompatible land uses would be introduced to the project site and local roadway network as a result of the project. The project does not include modifications to the local roadway network that could result in inadequate emergency access. Additionally, the project plans demonstrate that the proposed access road would provide adequate turnaround space for emergency vehicles to exit the project site via the driveway. Therefore, the proposed project would not substantially increase hazards due to a geometric design feature or incompatible use or result in inadequate emergency access. *No impact would occur.*

18. TRIBAL CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

Assembly Bill (AB) 52 establishes a formal consultation process for California tribes regarding tribal cultural resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

Tribal Cultural Resources 18(a.i-a.ii) – Less than Significant with Mitigation

On January 4, 2024, the following Native American tribal groups were formally notified that the County initiated environmental review of the proposed project and were invited to provide AB 52 consultation:

- Ohlone/Costanoan-Esselen Nation
- KaKoon Ta Ruk Band of Ohlone-Costanoan
- The Esselen Tribe of Monterey County

The County conducted consultation with the Ohlone Costanoan Esselen Nation (OCEN) on January 9, 2024. OCEN requested to be provided with objects encountered during excavation in known cultural lands, tribal monitoring, and requested implementation of mitigation and recovery programs, reburial of Ancestral remains and buried artifacts, and a 50-meter protection buffer surrounding encountered remains and cultural disturbances.

As of the date of this document, the County has not received additional requests for consultation. The 30-day consultation period closed on February 4, 2024.

Neither the cultural resources records search nor Native American consultation through AB 52 identified cultural resources listed on or eligible for listing on the CRHR or a local register within the project site. However, there is always potential to uncover buried archaeological and tribal cultural resources during ground disturbing activities, which could potentially be considered tribal cultural resources eligible for listing in the CRHR or a local register or be considered tribal cultural resources. Should project construction activities encounter and damage or destroy a tribal cultural resource or resources, impacts would be potentially significant. The project would be required to comply with the County's standard conditions of approval which require tribal monitoring to occur on the project site. *Impacts would be less than significant with mitigation incorporated.*

19. UTILITIES AND SERVICE SYSTEMS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See Section IV.A.8. *No Impact.*

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (Source: IX.25)	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The project site is located within a Very High Fire Hazard Severity Zone (HFHSZ) in an area designated as a State Responsibility Area (SRA) by CAL FIRE (Source: IX.21). The site is also on land designated as Wildland Urban Interface (WUI).

Wildfire 20(a) – No Impact

The Monterey County Emergency Operations Plan contains response and recovery protocols for several types of natural, technical, and human-caused emergencies that may occur in the county. The Emergency Operations Plan identifies Highway 1 as the nearest major evacuation route (Source: IX.25). The project would not require lane closures and would not inhibit use of Highway 1 during construction. In operation, the project would not interfere with access to Highway 1 and would not substantially impair the County's and/or the Carmel Highlands Fire Protection District's ability to implement the Emergency Operations Plan. Additionally, the project would include design features such as a designated fire department turnaround incorporated into the driveway design to allow adequate emergency access on the project site. *Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.*

Wildfire 20(b) – Less than Significant

The project site is within a SRA and a VHFHSZ. During construction, the project would involve the use of construction equipment which may produce sparks, that could ignite on-site vegetation. The project would be required to comply with regulations related to construction

equipment and fire suppressants, including but not limited to California Public Resources Code Section 4442, which requires spark arrestors on potentially-spark inducing equipment.

During operation, the project could expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to the fire-prone landscape in which the project site is located. The proposed residence would be required to comply with the CBC to ensure all building materials and standards related to wildfire safety are met. Additionally, the proposed project includes a fuel management plan which details defensible space guidelines for the residence including a 10 foot non-combustible zone and 30 and 100 foot reduced/managed fuel zones around the residence. Compliance with these regulations and compliance with the fuel management plan would ensure that the project would not exacerbate existing wildfire risk and would not substantially increase the risk of exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. *Impacts would be less than significant.*

Wildfire 20(c) – Less than Significant

The project would not involve installation of new roads, fuel breaks, or emergency water sources. The project would involve the installation of a paved access road where there is an existing dirt road and the construction of new underground utility connections, including power, natural gas, and water. The proposed single-family residence would connect to existing underground utility systems along Red Wolf Drive. Due to the nature of the new and existing utility infrastructure being underground, the proposed project would not substantially increase existing fire risk associated with infrastructure. *Impacts would be less than significant.*

Wildfire 20(d) – Less than Significant

While the proposed project is in an area of high fire risk, as discussed in Section VI.7, *Geology and Soils,* with implementation of the recommendations included in the Geotechnical and Percolation Report, impacts related to landslides would be less than significant. Additionally, as discussed in Section VI.10, *Hydrology and Water Quality,* the project would not result in substantial changes to stormwater runoff and drainage patterns. Furthermore, the project would be required to comply with existing regulations such as MCC Chapters 16.08 and 16.12, which set requirements for grading and erosion control. Therefore, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. *Impacts would be less than significant.*

VII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Source: IX.37)	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Mandatory Findings of Significance (a) – Less than Significant with Mitigation

As discussed in this Initial Study, the proposed project involves construction of a single-family residence. While the proposed project could impact biological resources, mitigation measures described in Section VI.4, *Biological Resources,* would reduce impacts to a less than significant level. With implementation of mitigation measures BIO-1 through BIO-7, the project would not cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, or restrict the range of plant or animal species. As described in Section VI.5, *Cultural Resources*, there are no historic resources within the site. In the event of an unanticipated discovery of cultural resources, the project would be required to comply with the County's standard condition of approval to halt construction work immediately. Therefore, the proposed project would not eliminate an important example of major periods of California history or prehistory. *Impacts would be less than significant with mitigation incorporated.*

Mandatory Findings of Significance (b) – Less than Significant

As described in the discussion of environmental checklist Sections VI.1 through VI.20, with respect to all environmental issues, the proposed project would not result in significant and unmitigable impacts to the environment. All anticipated impacts associated with project construction and operation would be either no impact, less than significant, or less than significant with mitigation incorporated. This is largely due to the fact that project construction

activities would be temporary, and project operation would be limited to one single-family residence.

Cumulatively considerable impacts could occur if the construction of other projects occurs at the same time as the proposed project and in the same vicinity, such that the effects of similar impacts of multiple projects combine to expose adjacent sensitive receptors to greater levels of impact than would occur under the proposed project. For example, if the construction of other projects in the area occurs at the same time as construction of the proposed project, potential impacts associated with noise and traffic to residents in the project area may be more substantial. There are three residential development projects near the project site along Redwolf Drive:

- One at 2700 Red Wolf Drive, approximately 0.4 mile north of the site, which was approved by HCD-Planning permit PLN190276 and is presently under construction;
- One at 3450 Red Wolf Drive, approximately 450 feet southeast of the project site, which was approved which was approved by HCD-Planning permit PLN190244 and is presently under construction; and
- One at 3600 Red Wolf Drive, approximately 0.4 feet southeast of the project site, which was approved by HCD-Planning Permit PL070550 and is completed with a few modifications.

All projects would be required to adhere to the County's standard conditions of approval and construction hours limitations, which would result in less than significant cumulative noise impacts. The proposed project would not create substantial unplanned population growth and would not contribute to cumulative impacts related to population growth, such as population and housing, public services, and recreation. Impacts related to cultural resources, geology and soils, hazards and hazardous materials, land use and planning, mineral resources, and tribal cultural resources are generally limited to the project site and would not contribute to cumulative impacts associated with existing and future developments. In addition, air quality and GHG impacts are cumulative by nature, and as discussed in Section VI.3, *Air Quality*, and Section VI.8, *Greenhouse Gas Emissions*, the project would not generate substantial air pollutant emissions or GHG emissions; therefore, it would not contribute to the existing significant cumulative air quality impacts related to the NCCAB's nonattainment status for ozone and PM_{10} or the existing significant cumulative climate change impact. Furthermore, the project's operational impacts to resources such as aesthetics, agriculture and forestry resources, biological resources, hydrology and water quality, noise, transportation, and utilities and service systems would be minimal and would not have the potential to constitute a cumulatively considerable contribution to cumulative impacts that may occur due to existing and future development in the region. Therefore, the proposed project would not result in a cumulatively considerable contribution to a significant impact. *Impacts would be less than significant with mitigation incorporated.*

Mandatory Findings of Significance (c) – Less Than Significant

In general, impacts to human beings are associated with such issues as air quality, hazards and hazardous materials, noise, and wildfire. The project would have no impact or result in a less than significant impact to air quality, noise, and transportation as discussed in the Initial Study. As discussed in Section VI.3, *Air Quality*, the project would not result in a cumulatively considerable net increase in the emission of criteria pollutants and would not expose sensitive receptors to substantial pollutant concentrations. As discussed in Section VI.9, *Hazards and Hazardous*

Materials, the project would not create a significant hazard to the public or the environment associated with hazardous materials and would not be located on a site listed as a hazardous materials site. Finally, as discussed in Section VI.20, *Wildfire,* the project would not result in significant risks related to wildfire due to slope, prevailing winds, and other factors. *Therefore, impacts to human beings would be less than significant.*

VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

To be considered for determination of "no effect" on fish and wildlife resources, development applicants must submit a form requesting such determination to the California Department of Fish and Wildlife. A No Effect Determination form may be obtained by contacting the Department by telephone at (916) 653-4875 or through the Department's website at www.wildlife.ca.gov.

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

Evidence: Based on the record as a whole as embodied in the HCD-Planning files pertaining to PLN150805 and the attached Initial Study/ Mitigated Negative Declaration.

IX. SOURCES

1. County of Monterey Housing & Community Development. Parcel Report for project parcel.
2. Monterey, County of. 1983. Carmel Area Land Use Plan. Certified April 14, 1983. https://www.co.monterey.ca.us/home/showpublisheddocument/37889/636371078026230000 (accessed October 2023).
3. Monterey Bay Air Resources District. 2017. 2012-2015 Air Quality Management Plan. https://www.mbard.org/files/6632732f5/2012-2015-AQMP_FINAL.pdf (accessed October 2023).
4. Monterey County. 1982. Monterey County General Plan.
5. Central Coast Water Quality Control Board. 2019. Central Coast Basin Plan. https://www.waterboards.ca.gov/centralcoast/publications_forms/publications/basin_plan/(accesed October 2023).
6. California Department of Conservation (DOC). Important Farmland Finder. https://maps.conservation.ca.gov/dlrp/ciff/ (accessed October 2023).
7. Monterey County. 1988. Coastal Implementation Plan. https://www.co.monterey.ca.us/home/showpublisheddocument/37891/636371078033430000) (accessed October 2023).
8. California Department of Finance. 2023. E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2023, with 2020 Benchmark. https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2023/ (accessed October 2023).
9. Soil SurveysGroup, Inc. 2021. Geotechnical and Percolation Report.
10. California Department of Transportation (Caltrans). 2018. California State Scenic Highway System Map. https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. (accessed October 2023).
11. EMC Planning Group. 2014. Biological Constraints Analysis.
12. Big Sur Land Trust (BSLT). 2021. Draft Conservation Easement Baseline Documentation Report.
13. Fred Ballerini Horticultural Services. 2021 & 2024. Biological Assessment Addendum.
14. California Department of Fish and Wildlife (CDFW). 2023. file:///C:/Users/hbireschi/Downloads/3_CaliforniaSensitiveNaturalCommunities_20230601.pdf (accessed October 2023).
15. Archeological Consulting. 2014. Preliminary Archeological Reconnaissance Report.
16. California Geological Survey (CGS). 2023. Earthquake Zones of Required Investigation. https://maps.conservation.ca.gov/cgs/EQZApp/app/ (accessed October 2023).
17. 2. Association of Monterey Bay Area Governments. 2022. Final 2045 Metropolitan Transportation Plan/Sustainable Communities Strategy. Adopted June 2022, updated April 2023. https://www.ambag.org/sites/default/files/2023-04/REVISED2_AMBAG_MTP-SCS_Final_EntireDocument_PDFA_Updated041923.pdf (accessed October 2023)

18. Department of Toxic Substances Control. 2023. Envirostor Database. https://www.envirostor.dtsc.ca.gov/public/ (accessed October 2023).
19. State Water Resources Control Board. 2023. Geotracker Database. https://geotracker.waterboards.ca.gov/
20. Monterey County Department of Emergency Management. 2020. Emergency Operations Plan. https://www.co.monterey.ca.us/home/showpublisheddocument/114295/637961619301000000 (accessed October 2023).
21. CALFIRE. 2007. Fire Hazard Severity Zone Map. https://osfm.fire.ca.gov/media/6726/fhszs_map27.pdf (accessed October 2023).
22. Bierman Hydrogeologic. 2017. Hydrological Assessment.
23. California Department of Conservation (DOC). 2023. Monterey County Tsunami Hazard Areas. https://www.conservation.ca.gov/cgs/tsunami/maps/monterey (accessed October 2023).
24. Institute of Transportation Engineers Trip Generation Manual. 2021. https://www.ite.org/technical-resources/topics/trip-and-parking-generation/ (accessed October 2023).
25. Monterey County. 2021. Carmel Valley Region Evacuation Guide. https://www.co.monterey.ca.us/home/showpublisheddocument/105398/637680093229470000 (accessed October 2023).
26. Department of Conservation. 2021. California Geological Survey Mineral Resource Zone Map for Construction Aggregate in the Monterey Bay Production-Consumption Region. Prepared by Erica L. Kelly.