EXECUTIVE SUMMARY

A. PURPOSE OF THE EIR

The County of Monterey Resource Management Agency – Planning Department (County), serving as the lead agency under the California Environmental Quality Act of 1970 (CEQA), has prepared this Environmental Impact Report (EIR) to assess the impacts that may result from approval of a Combined Development Permit (PLN100338) to allow for the following, which combined comprises the proposed project: (1) demolition of the existing 4,124-square-foot, two-story, single-family residence and removal of the approximately 2,825 square feet of asphalt driveway and concrete patios; (2) construction of a new 11,933-square-foot, two-story (over basement), single-family residence and construction of approximately 1,950 square feet of paved areas; and (3) restoration of approximately 1.67 acres to native dune habitat.

The EIR will be used by the general public and governmental agencies to review and evaluate the environmental effects associated with the project and the potential mitigation measures recommended to address or minimize those effects.

B. PROJECT LOCATION

The project site is located at 1170 Signal Hill Road (Assessor's Parcel Number [APN] 008-261-007-000), within the Spyglass Cypress Planning Area of the Del Monte Forest Area Land Use Plan (LUP), in the unincorporated community of Pebble Beach, Monterey County, California. The 2.2-acre lot is identified as Lot 35 in the El Pescadero RHO subdivision. The project site is located approximately 750 feet southeast of the intersection of 17-Mile Drive and Signal Hill Road (refer to Figures 2-1 and 2-2, Project Vicinity Map and Project Location Map) and is accessed from 17-Mile Drive via Signal Hill Road.

C. PROJECT BACKGROUND

On November 8, 2010, Signal Hill LLC (Applicant) submitted an application to the County for a Combined Development Permit (PLN100338) for the proposed project described above. The Applicant's application was deemed complete by the County on August 13, 2013.

The site is currently developed with a single-family residence designed by eminent southern California architect Richard Neutra, referred to as the Connell House. The residence was built in 1957–1958 and embodies the characteristics of post-war American International Style architecture for which Neutra is noted. The residence was found eligible for listing on the National Register of Historic Places (NRHP) by the California State Historic Preservation Officer (SHPO) on June 13, 2014, and is listed in the California Register of Historic Places (CRHP). Please refer to Section 4.3, Historical Resources, of this EIR for additional information and background regarding the existing residence and its historical significance as determined by SHPO.

In compliance with the State CEQA Guidelines, the County determined that due to potential significant impacts associated with the project, an EIR would be necessary. In accordance with Section (§)15082 of the State CEQA Guidelines, the County prepared and circulated a Notice of Preparation (NOP) of an EIR on February 17, 2015. The NOP was distributed to various federal, state, regional, and local governmental agencies and other interested parties to solicit comments and inform the public of the proposed project. A 30-day NOP public review period ended on March 20, 2015.

D. PROJECT OBJECTIVES

The project objectives of Signal Hill LLC, the Applicant, are as follows:

1. Remove the existing residence and construct a new single-family residence on the project site of a size compatible with the surrounding community and which allows for enjoyment of the natural beauty of the surrounding area.

2. Construct a new, high-quality residence that is exemplary of the architectural design skill of recognized Mexican architect Ricardo Legorreta.

3. Restore areas of the project site outside of the construction area to their natural condition and allow for local native animal, insect, and plant life to flourish once again.

4. The overall improvement of the property for the betterment of the Pebble Beach community.

The project objectives of the County, as CEQA lead agency, are as follows:

1. To comply with CEQA by: (1) informing governmental decision makers and the public about the potentially significant environmental impacts of the project; (2) identifying the ways that environmental damage can be avoided or significantly reduced; (3) preventing significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and (4) disclosing to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved (State CEQA Guidelines §15002).

2. Ensure a planned and balanced approach to development that protects the natural, cultural, historic, and visual resources of the Del Monte Forest.

3. Ensure that the project meets the goals of the County's General Plan and Local Coastal Program (LCP), and is consistent with applicable policies of the Del Monte Forest Area LUP, effective June 22, 2012.

Figure ES-1. Project Vicinity Map

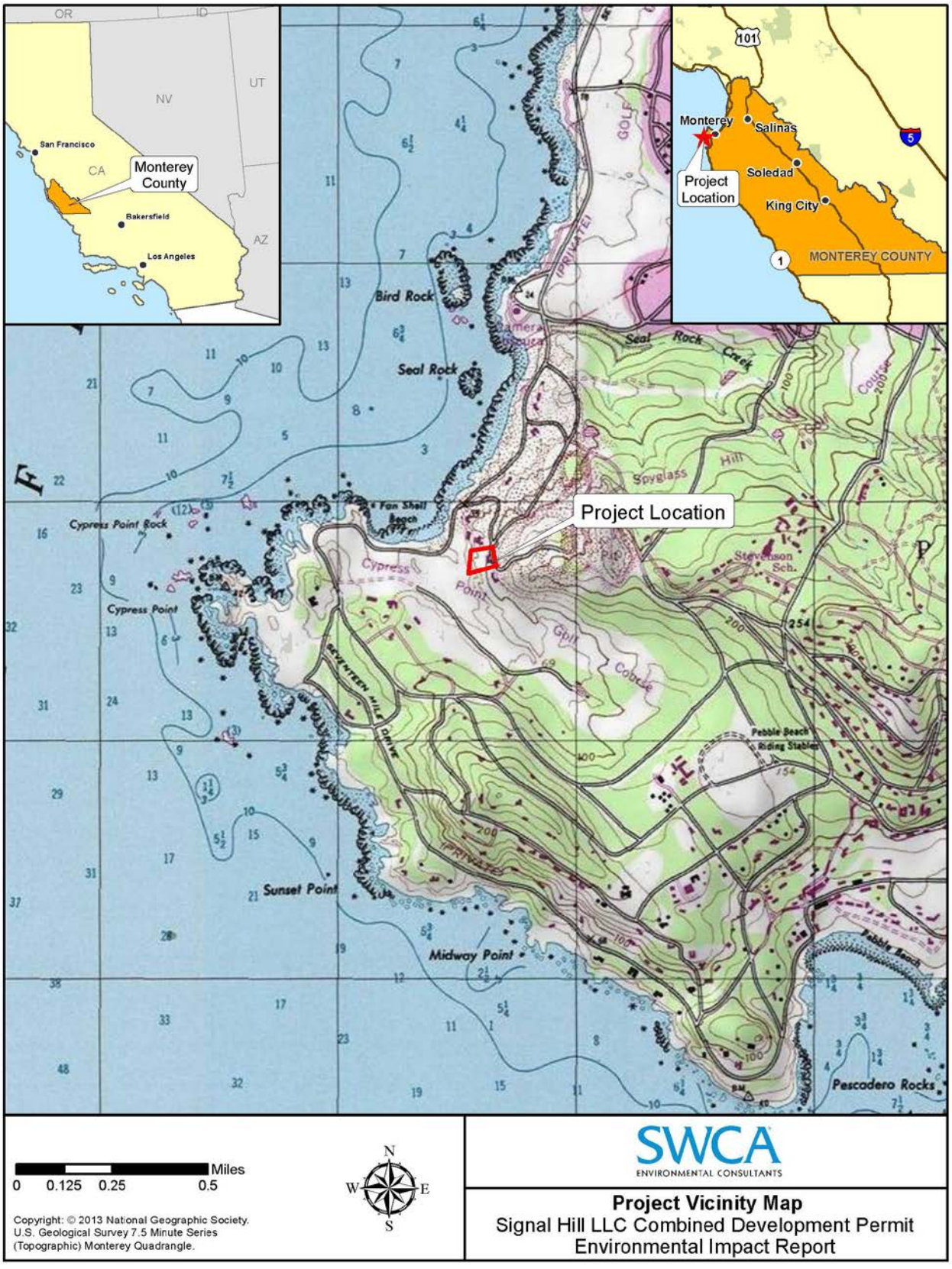

Figure ES-2. Project Location Map

E. PROJECT DESCRIPTION

The Applicant proposes to demolish the existing single-family residence and construct a new single-family residence within the upper, previously disturbed portion of the project site. The Applicant proposes dune habitat restoration throughout the remainder of the site, comprising approximately 1.67 acres. The specific development activities proposed within the 0.55-acre construction area, and the restoration activities proposed within the 1.67-acre dune restoration area, are discussed in further detail below.

1. Demolition

The project includes demolition of the Connell House, an existing 4,125-square-foot, two-story, single-family residence designed by Neutra. The total area of existing impervious surfaces (approximately 7,113 square feet) would be removed. The footprint of the existing structure is shown in Figure 2-3 (refer to Chapter 2, Project Description). Demolition is proposed to occur over approximately 3 to 4 weeks, including removal of all existing structures, foundation, and debris, and rough grading of the building pad. Approximately 2,825 square feet of asphalt driveway and concrete patios would be removed, in addition to the existing landscape irrigation system. All removed materials would be hauled offsite for recycling or disposal at the Monterey Regional Waste Management District facility.

2. New Residence

The project proposes to grade for and construct an 11,933-square-foot residence that would include the following components:

- 5,229-square-foot ground floor/basement level
- 5,426-square-foot first floor
- 1,278-square-foot second floor
- 986-square-foot entry court
- 106-square-foot uncovered terraces
- 858-square-foot driveway

The footprint of the proposed structure is shown in Figure 2-3 and the proposed site plan is shown in Figure 2-4. The proposed residence would be 79 feet wide (east-west orientation) and 142 feet across (north-south orientation). The maximum height of the structure would be 30 feet above average natural grade (130 feet above mean sea level [msl]).

A flat roof is proposed over a majority of the structure; a sloped roof is proposed over the southwest corner of the structure (refer to Figure 2-8, Roof Plan). A paved driveway would provide access from Signal Hill Road. The Applicant does not propose any exposed retaining walls (all retaining walls would be subsurface, associated with the construction of the ground floor/basement, and part of the structure). An enclosed, attached, three-car garage on the first floor would provide onsite parking. No fences or gates are proposed.

F. SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED

Impacts of the proposed project and alternatives have been classified using the categories described below:

- **Significant, unavoidable, adverse impacts (Class I):** Significant impacts that cannot be fully and effectively mitigated. No measures could be taken to avoid or reduce these adverse effects to insignificant or negligible levels.

- **Significant, but mitigable impacts (Class II):** These impacts are potentially similar in significance to those of Class I, but can be reduced or avoided by the implementation of mitigation measures.

- **Less than significant impacts (Class III):** Mitigation measures may still be required for these impacts as long as there is rough proportionality between the environmental impacts caused by the project and the mitigation measures imposed on the project.

The term "significance" is used throughout the EIR to characterize the magnitude of the projected impact. For the purpose of this EIR, a significant impact is a substantial or potentially substantial change to resources in the local proposed project area or the area adjacent to the proposed project. In the discussions of each issue area, thresholds are identified that are used to distinguish between significant and insignificant impacts. To the extent feasible, distinctions are also made between local and regional significance and short-term versus long-term duration. Where possible, measures have been identified to reduce project impacts to less than significant levels. CEQA requires that public agencies should not approve projects as proposed if there are feasible mitigation measures available which would substantially lessen the environmental effects of such projects (CEQA Statute §21002). Included with each mitigation measure are the plan requirements needed to ensure that the mitigation is included in the plans and construction of the project and the required timing of the action (e.g., prior to development of final construction plans, prior to commencement of construction, prior to operation, etc.).

The impacts and associated mitigation measures are shown in the Summary of Impacts and Mitigation Measures (refer to Table ES-1). The table includes significant impacts, which are identified with an impact number (e.g., AES Impact 1). The table also includes less than significant impacts, which are not identified with an impact number, but are included and summarized in the table for reference.

Each issue area section of the impact summary table describes and classifies each impact, lists recommended mitigation when applicable, and states the level of residual impact (i.e., impact after implementation of mitigation). A brief summary of the key significant impacts and mitigation measures for each issue area is presented below.

1. **Aesthetics.** The proposed residential structure would be seen extending above the primary ridgeline from locations on 17-Mile Drive and Fanshell Beach, which would be inconsistent with County of Monterey visual resources policy and result in a potentially significant impact to the scenic vista. Because of the overall increase in project noticeability caused by the new structures extending above the primary ridgeline combined with its distinctively large size, the project would result in a substantial alteration of visual character as seen from 17-Mile Drive and Fanshell Beach, resulting in a potentially significant impact to the site and surroundings. Visibility of light sources and glow from the proposed residence, and glare from window glass, would potentially

create a new source of light and glare, degrade nighttime dark skies, and adversely affect visual quality.

2. **Biological Resources.** Implementation of the proposed project would require the removal of two Monterey cypress trees and grading in the vicinity of nine additional Monterey cypress trees. The proposed project has potential to impact California legless lizards and coast horned lizards, which are California Species of Special Concern. The proposed project has potential to impact nesting birds that are protected under the Migratory Bird Treaty Act and California Fish and Game Code. The proposed project would result in the permanent loss of 0.39 acre and the temporary disturbance of 1.67 acres of Environmentally Sensitive Habitat Area. Implementation of the proposed project has the potential to impact a 0.13-acre coastal wetland.

3. **Historical Resources.** The project would demolish the Connell House, a significant historical resource. In addition, impacts to historical resources caused by destruction of the Connell House would be cumulatively considerable when considered in conjunction with other recent losses of Neutra commissions throughout the United States, resulting in a significant cumulative impact.

4. **Archaeological Resources.** Ground disturbance (e.g., grading, excavation, vegetation removal, dune rehabilitation activities) associated with the project could result in the disturbance and destruction of unknown archaeological resources. Ground disturbance (e.g., grading, excavation) associated with the project could result in the disturbance of unknown human remains. Impacts to archaeological resources caused by inadvertent damage or destruction of unknown resources would be cumulatively considerable when considered in conjunction with other potential disturbances in the project area.

5. **Geology and Soils.** Implementation of the proposed project could expose people or structures to substantial adverse effects involving seismic hazards. Construction activities and the increase in impervious surfaces as a result of the project would result in increased erosion, loss of topsoil, and the transportation of sediment and/or construction debris off-site during rain events. Implementation of the proposed project would result in on- or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse due to development being sited on potentially unstable soils. The project would be located in an area with low to moderately expansive soils that could cause damage to structures and safety hazards as a result of soil instability.

6. **Hydrology and Water Quality.** During construction, the proposed project would require grading on slopes in excess of 30%, which may result in increased runoff, erosion, and sedimentation associated with soil disturbance, potentially violating water quality standards during construction. After construction, the proposed project would increase impervious surfaces at the project site, potentially increasing the stormwater runoff volume and rate compared to existing conditions, which could cause erosion, increased peak flows, and other impacts to the existing drainage pattern. The project would alter the existing drainage pattern both during and following construction, which could contribute to increased erosion and sedimentation on- and off-site. The project would increase impervious surfaces at the site, which would increase stormwater runoff volume and rate compared to existing conditions potentially causing erosion, increased peak flows, and other impacts to the existing drainage pattern.

G. PROJECT ALTERNATIVES

Criteria used to develop a reasonable range of alternatives included the potential to avoid significant impacts and whether or not the considered alternative could generally meet the project objectives. Table ES-1 shows each potential impact and all mitigation measures recommended to avoid or reduce identified impacts of the proposed project. Identified alternatives are summarized below.

1. Alternative 1: Preservation

This alternative would include retaining the Connell House and preserving, repairing, and replacing portions of the structure for single-family occupancy in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The remainder of the parcel would be restored to native dune habitat.

2. Alternative 2: Preservation/Adaptive Reuse

This alternative would include retaining the Connell House and preserving, repairing, and replacing portions of the structure for an adaptive reuse allowed under the Monterey County Zoning Code in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Adaptive reuse refers to the process of reusing a structure for a purpose other than that for which it was built or designed (i.e., for historic documentation and public educational uses [a museum]). The remainder of the parcel would be restored to native dune habitat.

3. Alternative 3: Preservation and Separate Onsite Development

This alternative would include retaining the Connell House and preserving, repairing, and replacing portions of the structure in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Under this alternative, a second single-family residence would be developed at a different location on the project site. The remainder of the parcel would be restored to native dune habitat.

4. Alternative 4: Project Integration

This alternative would include integration of the Connell House into the proposed project. The structure (or portions of the structure) would be retained and integrated into the design of the new construction in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This alternative would necessitate the following:

- the documentation of primary and secondary character-defining elevations, spaces, and features in order to identify opportunities and constraints for additions and expanded living space; and

- the participation at conceptual, schematic, and design development phases of a qualified architectural historian and/or historic architect.

This alternative could include full or partial project integration. Full integration could include, for example, adding on to the existing structure, adding additional full or partial floors or levels, supplementing additional living space by enclosing the courtyard or outside patio areas, or developing a separate addition to the structure connected by a breezeway or stairs.

Partial integration could include, for example, preserving/reconstructing components in the western, most visible elevation, including the prominent bands of fenestration on the first and second stories, the ground-level terrace, the second-level balcony, the characteristic roofline, and the juxtaposition of transparent and opaque surfaces while all or a portion of the remaining components would be demolished to facilitate construction of the new residence. Other character-defining features of the residence could be preserved, such as the north entry or the exterior façade, while interior portions of the structure would be renovated and remodeled. The remainder of the parcel would be restored to native dune habitat.

5. Alternative 5: Relocation and Preservation

This alternative would include relocating the Connell House to a new location and preserving, repairing, and replacing portions of the structure in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Relocation could occur at an appropriate site in the Del Monte Forest Area, on the Monterey Peninsula, or beyond the Monterey Peninsula. Under this alternative, the proposed single-family residence would be developed as currently designed on the project site but would not require demolition of the Connell House.

6. Alternative 6: Reduced Project

This alternative would include completely demolishing the Connell House, but would reduce the size of the proposed single-family residence. Reductions could include, for example, a reduced footprint to fit within the existing developed footprint at the site and elimination of the upper level from the proposed design. The remainder of the parcel would be restored to native dune habitat.

7. Alternative 7: Neutra-Inspired Redesign

This alternative would include completely demolishing the Connell House, but would redesign the proposed single-family residence to echo Richard Neutra's design for the new development. The remainder of the parcel would be restored to native dune habitat.

8. Alternative 8: Salvaged Reuse Integration

This alternative would include completely demolishing the Connell House, but would reuse salvaged elements from the Connell House as fragments integrated into the design of the new single-family residence. The remainder of the parcel would be restored to native dune habitat.

9. Alternative 9: Reduced Height

This alternative would include completely demolishing the Connell House, and would reduce the maximum height of the proposed single-family residence structure by 5 feet, from 30 feet above average natural grade (130 feet above msl) to 25 feet above natural grade (125 feet above msl). The remainder of the parcel would be restored to native dune habitat.

The Reduced Height Alternative was proposed by the project applicant as an alternative project design to minimize visual impacts associated with the proposed project extending above the ridgeline. The Reduced Height Alternative project plans are included and discussed in detail in Section 5.6.3, Alternative 6: Reduced Project, of Chapter 5, Alternatives Analysis.

10. No Project Alternative

This alternative would maintain existing conditions at the project site. No demolition, preservation/reconstruction, or dune restoration activities would occur.

H. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires the alternatives section of an EIR to describe a reasonable range of alternatives to the project that avoid or substantially lessen any of the significant effects identified in the EIR analysis while still attaining most of the basic project objectives. The alternative that most effectively reduces impacts while meeting project objectives should be considered the "environmentally superior alternative." In the event that the No Project Alternative is considered the environmentally superior alternative, the EIR should identify an environmentally superior alternative among the other alternatives.

Based on the alternatives analysis and comparison of impacts in Chapter 5, Alternatives Analysis, the Preservation Alternative is the Environmentally Superior Alternative. The Preservation Alternative would avoid significant and unavoidable impacts on historical resources and would reduce construction-related impacts and potentially significant impacts on visual resources and biological resources. The Preservation Alternative would meet most of the Applicant's identified project objectives, including providing a single-family residence on the project site of a size compatible with the surrounding community and which allows for enjoyment of the natural beauty of the surrounding area; restoration of areas to their natural condition; and overall improvement of the property for the betterment of the Pebble Beach community.

The decision-making body will consider the whole of the record when considering the proposed project including, but not limited to, public comment and testimony related to the size and design of the residence. The decision-making body may select the project as proposed, an Alternative, or a specified combination of particular elements identified in the Alternatives, as the approved project. In all scenarios, the Mitigation Monitoring and Reporting Program (MMRP) would be applied to the approved project.

Table ES-1. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
Aesthetic Resources		
AES Impact 1 The proposed residential structure would be seen extending above the primary ridgeline from locations on 17-Mile Drive and Fanshell Beach, which would be inconsistent with County of Monterey visual resources policy and result in a potentially significant impact to the scenic vista.	**AES/mm-1.1** The maximum height of the residential structure shall be reduced to not exceed 20 feet above the average natural grade as defined in the project plan elevations dated October 21, 2011. Revised plans reflecting compliance with this measure shall be submitted to the County of Monterey Resource Management Agency – Planning Department for review and approval prior to issuance of demolition, grading, or construction permits. ***AES/mma-1.1.1*** *Prior to issuance of demolition, grading, or construction permits, the applicant shall submit to the County of Monterey Resource Management Agency – Planning Department revised plans reflecting compliance with this measure.*	Less than significant with mitigation *(Class II*)
AES Impact 2 Because of the overall increase in project noticeability caused by the new structures extending above the primary ridgeline combined with its distinctively large size, the project would result in a substantial alteration of visual character as seen from 17-Mile Drive and Fanshell Beach, resulting in a potentially significant impact to the site and surroundings.	Implement **AES/mm-1.1, AES/mma-1.1.1, BIO/mm-3.1, BIO/mma3.1.1, BIO/mm-3.2, BIO/mma-3.2.1, BIO/mm-3.3, and BIO/mma 3.3.1**.	Less than significant with mitigation (*Class II*)
AES Impact 3 Visibility of light sources and glow from the proposed residence, and glare from window glass, would potentially create a new source of light and glare, degrade nighttime dark skies, and adversely affect visual quality resulting in a significant impact to the surroundings.	**AES/mm-3.1** The applicant shall submit an exterior lighting plan to the County of Monterey Resource Management Agency – Planning Department for review and approval. The lighting plan shall be prepared using guidance and best practices endorsed by the International Dark Sky Association and shall comply with Title 24 lighting requirements. The lighting plan shall include the following: a. All exterior point-source lighting shall be directed downward and fully shielded from off-site views. b. Exterior lighting shall be designed so that it does not focus illumination onto exterior walls or the hillside on or adjacent to the proposed development. c. Any security lighting installed on the property shall be equipped with motion detectors to prevent the illumination from remaining	Less than significant with mitigation (*Class II*)

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
	on. d. No reflective coatings shall be used on exterior south, west, and southwest facing windows. e. All windows visible from 17-Mile Drive, Signal Hill Road, or other surrounding public areas shall be constructed of electrochromic glass to minimize visibility at night. The electrochromic glass will be visually transparent during the daytime and will become darker and translucent at night to avoid a "lighthouse effect." ***AES/mma-3.1.1*** *Prior to issuance of demolition, grading, or construction permits, the applicant shall submit to the County of Monterey Resource Management Agency – Planning Department an exterior lighting plan reflecting compliance with this measure.*	
Biological Resources		
BIO Impact 1 Implementation of the proposed project would require the removal of two Monterey cypress trees and grading in the vicinity of nine additional Monterey cypress trees, resulting in a potentially significant impact.	**BIO/mm-1.1** The applicant shall submit a Monterey Cypress Tree Protection, Replacement, Maintenance, and Monitoring Plan to the County of Monterey Resource Management Agency for review and approval by the Director of Planning. The plan shall be prepared by a licensed arborist and provide for the installation, maintenance, and monitoring of four 36-inch box Monterey cypress trees to ensure all removed Monterey cypress trees are replaced on site at a 2:1 ratio. The Monterey Cypress Tree Protection, Replacement, Maintenance, and Monitoring Plan shall include provisions for the installation and maintenance of the replacement trees to be monitored by a qualified arborist. The arborist shall monitor the health and vigor of the replacement trees for a minimum of 3 years following installation. If at any time, the arborist determines that the replacement trees are in poor vigor, the arborist will recommend management actions to remedy the concerns. The applicant or applicant's representative shall implement the arborist recommendation(s) within 1 month of receiving the recommendation. If any replacement tree(s) die, the applicant shall replace the tree(s) at a 1:1 ratio per the arborist's recommendation. Each replacement tree shall be monitored by the arborist for a minimum of 3 years following the tree installation date. The plan shall identify the Critical Root Zone for all Monterey cypress trees at the project site that will remain in place. In addition, the plan shall provide for the installation of tree protection measures around the trees to	Less than significant with mitigation (*Class II*)

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
	remain. Tree protection measures may include installation of temporary fencing and/or straw bale barricades in the trees' Critical Root Zone, as identified by the arborist. All replacement trees and tree protection measures must be clearly shown on the project construction and landscape plans. If root pruning within a tree's Critical Root Zone is necessary, root pruning shall be performed by the monitoring arborist or skilled labor at the direction of the monitoring arborist per the approved Monterey Cypress Tree Protection, Replacement, Maintenance, and Monitoring Plan. ***BIO/mma-1.1.1*** *Prior to issuance of demolition, grading, or construction permits, the applicant shall submit the Monterey Cypress Tree Protection, Replacement, Maintenance, and Monitoring Plan to the County of Monterey Resource Management Agency – Planning Department for review and approval.* ***BIO/mma-1.1.2*** *Prior to issuance of demolition, grading, or construction permits, the applicant shall submit photographic evidence and a letter from a qualified arborist verifying that tree protection measures have been installed as recommended in the Monterey Cypress Tree Protection, Replacement, Maintenance, and Monitoring Plan to the County of Monterey Resource Management Agency.* ***BIO/mma-1.1.3*** *During construction, a County of Monterey-approved arborist shall be on-site to monitor any grading activities that occur within the Critical Root Zone of trees to remain in place per the approved Monterey Cypress Tree Protection, Replacement, Maintenance, and Monitoring Plan.* ***BIO/mma-1.1.4*** *Prior to final inspection, the applicant shall submit to the County of Monterey Resource Management Agency – Planning Department photographic evidence and a letter from a qualified arborist verifying that replacement trees have been planted as specified in the Monterey Cypress Tree Protection, Replacement, Maintenance, and Monitoring Plan.* ***BIO/mma-1.1.5*** *After replacement planting has been completed, the applicant shall submit to the Monterey County Resource Management Agency – Planning Department reports from the arborist detailing the results of the monitoring efforts and the status of the trees. Reports shall be submitted on a yearly basis or as specified in the Monterey Cypress Tree Protection, Replacement, Maintenance, and Monitoring Plan.*	

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
BIO Impact 2 The proposed project has potential to impact California legless lizards and coast horned lizards that are considered to be California Species of Special Concern. The proposed project has potential to impact nesting birds that are protected under the Migratory Bird Treaty Act and California Fish and Game Code. These impacts are potentially significant.	**BIO/mm-2.1** Prior to issuance of demolition, grading, or construction permits, the applicant shall enter into a funding agreement with County of Monterey Resource Management Agency – Planning Department to fund, and the County of Monterey shall retain, an environmental monitor for all measures requiring environmental mitigation to ensure compliance with the Environmental Impact Report mitigation measures. The monitor shall be granted unlimited access to the project site in accordance with timelines specified in Environmental Impact Report mitigation measures and shall be responsible for: f. ensuring that procedures for verifying compliance with environmental mitigations are implemented; g. establishing lines of communication and reporting methods; h. conducting weekly compliance visits and reporting; i. conducting construction crew training regarding environmentally sensitive habitat areas and special-status species; and, j. outlining actions to be taken in the event of non-compliance. Unless otherwise specified in applicable mitigation measures, monitoring shall be conducted weekly during residential demolition and construction and monthly following completion of the residential development and into the first year of the habitat restoration program. Additional monitoring visits may occur based on findings from these monitoring actions. ***BIO/mma-2.1.1*** *Prior to issuance of demolition, grading, or construction permits, the applicant shall enter into an agreement with the County of Monterey to finance the County's contract with an environmental monitor.* **BIO/mm-2.2** Prior to commencement of demolition, site grading, or vegetation removal, the environmental monitor shall conduct an environmental awareness training for all construction and habitat restoration personnel. The environmental awareness training shall include discussions of the California legless lizards, coast horned lizards, and nesting birds that may occur in the project area. The training shall include: a description of the species and their habitats; general provisions and protections afforded by the California Environmental Quality Act and Migratory Bird Treaty Act; measures implemented to protect the species; review of the project boundaries and special conditions; the monitor's role in project activities; lines of communication; and procedures to be implemented in the event a special-status species is observed in the work	Less than significant with mitigation (*Class II*)

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
	area. The environmental training shall include distribution of an environmental training brochure, and collection of signatures from all attendees acknowledging their participation in the training. Subsequent trainings shall be provided by the environmental monitor as needed for additional construction or restoration operations workers throughout the duration of project construction and restoration. ***BIO/mma-2.2.1*** *Prior to commencement of demolition, site grading, or vegetation removal, the environmental monitor shall submit to the County a collection of signatures from all construction and habitat restoration personnel acknowledging their participation in the environmental awareness training.* **BIO/mm-2.3** Within 30 days prior to any structure demolition and site grading within the construction footprint, the environmental monitor shall conduct surveys for California legless lizards and other reptiles. The surveyor shall utilize hand search methods in areas of planned disturbance where legless lizards and other reptiles are expected to be found (e.g., under shrubs and ice plant, against the residence foundation, or under debris). If a California legless lizard, coast horned lizard, or other native reptiles are observed, the surveyor shall capture the individual(s) from the disturbance area and relocate the individual(s) into suitable habitat in the dune scrub restoration area. Care shall be taken to identify habitat in the restoration area that is dominated by native plant species. The environmental monitor shall be present during site grading activities to walk behind the grading equipment and capture native reptiles that were overlooked during the pre-disturbance survey and are unearthed by the equipment. The surveyor shall capture and relocate any legless lizards, coast horned lizards, or other native reptiles observed. The captured individuals shall be removed from the disturbance area and placed in suitable habitat within native plant species on the parcel but outside of the development area. ***BIO/mma-2.3.1*** *Within 30 days prior to any structure demolition and site grading within the construction footprint, the applicant shall submit to the County of Monterey Resource Management Agency – Planning Department a letter from the environmental monitor detailing the results of the surveys.* **BIO/mm-2.4** It is anticipated that legless lizards and other reptiles will be encountered during the invasive species removal efforts that will be conducted under the Dune Restoration Plan. The proposed Dune	

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
	Restoration Plan provides best management practices designed to minimize impacts to legless lizards during implementation of the plan. The proposed best management practices shall be implemented. In addition, at least one member of the habitat restoration crew shall be qualified to recognize, capture, and relocate any California legless lizards, coast horned lizards, and other reptiles that may be encountered during invasive species removal efforts in the dune scrub restoration area. The qualified individual shall be on-site during all invasive species removal efforts. If a native reptile is observed during the vegetation removal, the individual shall be captured and relocated to suitable habitat away from the vegetation removal. Care shall be taken to place the lizard(s) among native plant species. The proposed Dune Restoration Plan includes a monitoring and reporting schedule. The species and amounts of reptiles captured and relocated shall be documented in the monitoring reports that will be submitted to the County of Monterey. In the event that a special-status species is observed, the monitoring biologist shall submit a California Natural Diversity Database report of the sighting to the California Department of Fish and Wildlife. ***BIO/mma-2.4.1*** *Prior to invasive species removal efforts, the applicant shall provide the County of Monterey Resource Management Agency – Planning Department notification identifying the qualified specialist designated to identify, capture, and relocate legless lizard or other reptiles encountered during implementation of the Dune Restoration Plan.* **BIO/mm-2.5** Demolition, construction, and grading activities shall be timed to avoid the nesting season to the extent feasible. If any demolition, construction or grading activities occur during the typical nesting bird season (March 1 through September 30), the environmental monitor shall conduct a nesting bird survey and verify that migratory birds are not occupying the disturbance area. If nesting activity is detected, the following measures should be implemented: a. The monitor shall determine whether it is appropriate to establish a 500-foot no work buffer around any raptor or special-status species nest and shall establish a 100-foot no work buffer around any common passerine species nest. If appropriate, the monitor has the discretion to require that no work may occur in the buffer zone while the nest is active. b. If adhering to the established buffer zone is not feasible or other	

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
	unique circumstances exist, the monitor may contact the California Department of Fish and Wildlife to establish a reduced buffer area and monitoring protocol for work to continue in the buffer zone. The monitor shall document all active nests and submit a letter report to the County of Monterey and California Department of Fish and Wildlife, documenting project compliance with the Migratory Bird Treaty Act and applicable project mitigation measures. ***BIO/mma-2.5.1*** *If any demolition, construction or grading activities occur during the typical nesting bird season (March 1 through September 30), the environmental monitor shall submit a letter report to the County of Monterey Resource Management Agency – Planning Department detailing the project's compliance with this measure. If no demolition, construction or grading activities occur during the typical nesting bird season (March 1 through September 30), the environmental monitor shall submit a letter report to the County of Monterey Resource Management Agency – Planning Department confirming implementation of this measure is not necessary.* **BIO/mm-2.6** Vegetation removal activities associated with the Dune Restoration Plan have the potential to disturb nesting passerines. If an active bird nest is encountered during invasive plant species removal efforts, the monitoring biologist shall establish a 100-foot radius buffer around the nest site. No vegetation removal activities (including herbicide applications) shall occur within the 100-foot buffer. Invasive species removal efforts may continue after the monitoring biologist confirms that the nest is no longer active. ***BIO/mma-2.6.1*** *If an active bird nest is encountered during invasive plant species removal efforts, the environmental monitor shall submit a letter report to the County of Monterey Resource Management Agency – Planning Department detailing the project's compliance with this measure. If no active bird nest is encountered during invasive plant species removal efforts, the environmental monitor shall submit a letter report to the County of Monterey Resource Management Agency – Planning Department confirming implementation of this measure is not necessary.*	

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
BIO Impact 3 The proposed project would result in the permanent loss of 0.39 acre and the temporary disturbance of 1.67 acres of Environmentally Sensitive Habitat Area, resulting in a potentially significant impact.	**BIO/mm-3.1** Prior to issuance of demolition, grading, or construction permits, and consistent with Del Monte Forest Land Use Plan Environmentally Sensitive Habitat Area Policies 13 and 17, the applicant shall permanently protect all Environmentally Sensitive Habitat Areas located outside the construction area by establishing deed restrictions or a permanent open space conservation and scenic easement to be granted to the Del Monte Forest Foundation. The deed restrictions/easement shall encompass the approximately 1.67 acres proposed for dune scrub restoration shown in Figures 2-3 and 4.2-2. The restrictions shall designate the easement area as a native dune scrub restoration area and Environmentally Sensitive Habitat Area, where only habitat restoration and other resource dependent uses are permitted. The only deviations from such restrictions may be to repair existing sewer cleanouts and associated sewer pipes that are located in the area. The deed restrictions shall require any future work on the sewer cleanouts and associated piping to be monitored by a qualified biologist and all disturbance areas to be restored to central dune scrub habitat per the specifications put forth in the applicant's Dune Restoration Plan. ***BIO/mma-3.1.1*** *Prior to issuance of demolition, grading, or construction permits, the applicant shall submit to the County of Monterey Resource Management Agency – Planning Department a recorded easement reflecting compliance with this measure.* **BIO/mm-3.2** The Applicant shall submit a bond to the County of Monterey Resource Management Agency – Planning Department for an amount determined by the County of Monterey to be sufficient to cover the estimated cost of planting and establishing the proposed 1.67-acre habitat restoration area. The bond shall be held for a minimum of 5 years and shall be extended if necessary and shall not be terminated until the Dune Restoration Plan has been deemed successfully completed to ensure the successful establishment and maintenance of the habitat restoration. ***BIO/mma-3.2.1*** *Prior to issuance of demolition, grading, or construction permits, the applicant shall submit to the County of Monterey Resource Management Agency – Planning Department appropriate documentation reflecting compliance with this measure.* **BIO/mm-3.3** The Applicant shall enter into a contract with a qualified professional for the purpose of monitoring the success of the habitat restoration area. At a minimum, the monitoring contract shall include a	Less than significant with mitigation (*Class II*)

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
	requirement that the monitor conduct an annual site visit and assessment of the restoration success for 5 years. At the end of the 5-year monitoring period, the monitor shall prepare a monitoring report, which shall be submitted to the Monterey County Resource Management Agency – Planning Department for approval and shall be used as a determining factor in assessing the successful establishment of the restoration as it relates to the bond posted by the applicant. ***BIO/mma-3.3.1*** *Prior to finalization of building permits and occupancy, the applicant shall submit to the County of Monterey Resource Management Agency – Planning Department a contract with a qualified professional reflecting compliance with this measure.* **BIO/mm-3.4** Prior to issuance of demolition, grading, or construction permits, all demolition, grading, and construction plans shall clearly show the location of project delineation fencing that excludes adjacent Environmentally Sensitive Habitat Area from disturbance. Immediately prior to construction, the project site shall be clearly fenced so that the contractor is aware of the limits of allowable site access and disturbance. The fencing shall consist of highly visible construction fence supported by steel T stakes that are driven into the soil. The environmental monitor shall field-fit the placement of the project delineation fencing to minimize impacts to adjacent Environmentally Sensitive Habitat Area and other sensitive resources. The project delineation fencing shall remain in place and functional throughout the duration of the project construction and landscaping activities. All disturbances except habitat restoration activities shall be prohibited outside of the delineated construction area. ***BIO/mma-3.4.1*** *Prior to issuance of demolition, grading, or construction permits, the applicant shall submit revised project plans to the County of Monterey Resource Management Agency – Planning Department showing compliance with this measure.* ***BIO/mma-3.4.2*** *Throughout the duration of construction activities, the environmental monitor shall provide monthly monitoring reports to the County of Monterey Resource Management Agency – Planning Department reflecting compliance with this measure.* **BIO/mm-3.5** Prior to issuance of demolition, grading, or construction permits, the applicant shall submit demolition, grading, and construction plans that identify all stockpile and construction staging areas, which shall be located within the construction area and outside the adjacent dune restoration area. Stockpiles and staging areas shall not be placed in	

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
	areas that have potential to experience significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to the project site shall be cleaned up immediately. Spill prevention and cleanup materials shall be onsite at all times during project construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to current Best Management Practices applicable to attaining zero discharge of stormwater runoff. No maintenance, cleaning, or refueling shall occur within 50 feet of the dune restoration area. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks and spills. The grading plan shall be subject to review and approval by the County of Monterey Resource Management Agency. ***BIO/mma-3.5.1*** *Prior to issuance of demolition, grading, or construction permits, the applicant shall submit revised project plans to the County of Monterey Resource Management Agency – Planning Department for review and approval.* ***BIO/mma-3.5.2*** *Throughout the duration of construction activities, the environmental monitor shall provide monthly monitoring reports to the County of Monterey Resource Management Agency – Planning Department reflecting compliance with this measure.* **BIO/mm-3.6** Prior to issuance of demolition, grading, or construction permits, project plans shall be submitted that do not include any rain gutter outfall or other stormwater or wastewater outfall that directs concentrated flows capable of eroding the sand dune substrates in the adjacent Environmentally Sensitive Habitat Area, consistent with Del Monte Forest Area Land Use Plan Environmentally Sensitive Habitat Area Policy 8. ***BIO/mma-3.6.1*** *Prior to issuance of demolition, grading, or construction permits, the applicant shall submit revised project plans to the County of Monterey Resource Management Agency – Planning Department for review and approval, reflecting compliance with current Post-construction Stormwater Management requirements and demonstrating that stormwater and wastewater outfalls will not concentrate flows to sand dune substrates adjacent to Environmentally Sensitive Habitat Areas.* **BIO/mm-3.7** Prior to issuance of demolition, grading, or construction permits, project landscape plans shall be revised and resubmitted to the County of Monterey Resource Management Agency for review and	

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
	approval that clearly list all plant species to be planted and/or seeded in the landscape areas. The listed plant species shall be drought tolerant, and the landscape materials shall not include any plant species that is identified on the most recent version of the California Invasive Plant Council Invasive Plant Inventory. All listed plant species shall be appropriate for the dune habitat in the Del Monte Forest area. Examples of appropriate species include but are not limited to the following: All species included on the applicant submitted Dune Restoration Plans (Ballerini 2015, page 2; Zander 2012, Page 5), dune lupine (*Lupinus chamissonis*), Monterey cypress (*Hesperocyparis macrocarpa*), Monterey pine (*Pinus radiata*), California saltbush (*Atriplex californica*), dune sedge (*Carex pansa*), Pt. Reyes Ceanothus (*Ceanothus gloriosus gloriosus*), San Luis Obispo ceanothus (*Ceanothus maritimus*), California croton (*Croton californicus*), California brittlebush (*Encelia californica*), leafy daisy (*Erigeron foliosus*), coastal buckwheat (*Eriogonum cinereum*), island wallflower (*Erysimum insulare*), California poppy (*Eschscholzia californica maritima*), gumweed (*Grindelia stricta*), wedge leaf horkelia (*Horkelia cuneata*), cardinal monkeyflower (*Mimulus cardinalis*), crisp monardella (*Monardella undulata* ssp. *crispa*), and black sage (*Salvia mellifera*). Other dune appropriate species shall include those listed in the San Francisco Bay Conservation and Development Commission's publication "Shoreline Plants: A Landscape Guide for the San Francisco Bay Area" (pages 18 through 33). ***BIO/mma-3.7.1*** *Prior to issuance of demolition, grading, or construction permits, the applicant shall submit revised project landscape plans to the County of Monterey Resource Management Agency – Planning Department for review and approval that clearly list all plant species to be planted and/or seeded in the landscape areas.* **BIO/mm-3.8** Prior to issuance of demolition, grading, or construction permits, the landscape plans shall specify that the use of imported soils for amendment in the landscape areas is prohibited. The native sand dune substrates shall be retained in the landscape area and dune appropriate species shall be utilized in the landscaping. ***BIO/mma-3.8.1*** *Prior to issuance of demolition, grading, or construction permits, the applicant shall submit revised landscape plans that reflect compliance with this measure.*	

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
BIO Impact 4 Implementation of the proposed project has the potential to impact a 0.13-acre coastal wetland, resulting in a potentially significant impact.	**BIO/mm-4.1** Project plans shall be revised to clearly show a minimum 100-foot setback and buffer zone between the project construction area (including all areas proposed for demolition, construction, staging, or landscaping) and the edge of the *Juncus articus* (var. *balticus*, *mexicanus*) Herbaceous Alliance vegetation, as shown in Figure 4.2-1 of the EIR. ***BIO/mma-4.1.1*** *Prior to issuance of demolition, grading, or construction permits, the applicant shall submit revised project plans to the County of Monterey Resource Management Agency – Planning Department demonstrating compliance with this measure.* **BIO/mm-4.2** Prior to initiating the proposed dune scrub restoration activities, the environmental monitor shall flag the perimeter of the coastal wetland. Application of herbicides shall be prohibited within 25 feet of the coastal wetland. No removal of Mexican rush shall be permitted, and any vegetation removal efforts within 25 feet of the coastal wetland shall be implemented by hand. ***BIO/mma-4.2.1*** *Prior to initiating the proposed dune scrub restoration activities, the environmental monitor contracted by the County shall submit a letter report detailing the project's compliance with this measure.* ***BIO/mma-4.2.2*** *Throughout the duration of construction activities, the environmental monitor shall submit regular (weekly) monitoring reports demonstrating compliance with this measure.*	Less than significant with mitigation (*Class II*)
Historical Resources		
HR Impact 1 The project would demolish the Connell House, a significant historical resource, resulting in a significant impact.	**HR/mm-1.1** Prior to issuance of the demolition, grading, or construction permits and subsequent to repair and restoration of ongoing vandalism and degradation, the applicant shall submit to the County of Monterey Resource Management Agency – Planning Department for review and approval a recordation of the Connell House per the most recent guidelines of the Historic American Buildings Survey (HABS). Where baseline conditions are no longer in existence and have not been repaired, original features and materials shall be restored, with the use of documentary evidence, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The documentation package shall include measured drawings; written and oral histories, including historic context and statement of significance; written architectural description; bibliographic materials; large-format, black-and-	Significant and unavoidable (*Class I*)

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
	white photographs; and relevant related information. The original documentation shall be submitted to the HABS office in Washington, D.C., for deposit in the Library of Congress. Copies of the documentation package shall be offered to the Pebble Beach Company Lagorio Archives; Monterey Public Library (California Room); Monterey County Historical Society; Richard Neutra archives at the UCLA Charles E. Young Research Library, Syracuse University Library, and Columbia University Avery Architectural and Fine Arts Library; and Northwest Information Center at Sonoma State University, Rohnert Park. An individual or team meeting the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61) shall be retained to oversee the return of the property to baseline conditions in accordance with the Secretary of the Interior's Standards and to prepare the HABS materials. In the event that restoration is not possible, recordation shall still be required in accordance with the Secretary of the Interior's Standards to the greatest extent feasible. ***HR/mma-1.1.1*** *Prior to issuance of the demolition, grading, or construction permits, the applicant shall submit a recordation of the Connell House per the most recent guidelines of the Historic American Buildings Survey (HABS) to the County of Monterey Resource Management Agency – Planning Department to demonstrate compliance with this measure.* **HR/mm-1.2** Prior to issuance of demolition, grading, or construction permits, the applicant shall submit for review and approval to the County of Monterey Resource Management Agency – Planning Department, and a designated host organization (e.g., Monterey County Historical Society or Pebble Beach Company), electronic information in a web-based format for use in creating a web page documenting the Connell House. Prior to starting the gathering of this information, the applicant shall work with a qualified professional to create a scope of work for the educational materials to be developed, and the scope of work shall be provided to the Monterey County Historic Resources Review Board for review and approval. The web page shall document the house, its history, and features, at baseline conditions. The web page shall include, but not be limited to, a video tour of the Connell House to be completed prior to any demolition; photographs; architectural drawings; current and historic photographs; and background material such as oral histories with individuals with knowledge of the Connell House. An individual or team meeting the Secretary of the Interior's Professional	

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
	Qualifications Standards (36 CFR Part 61) shall be retained to prepare the web page content. The web page shall be operational no later than 1 year following issuance of project permits. ***HR/mma-1.2.1*** *Prior to issuance of demolition, grading, or construction permits, the Applicant shall submit educational information documenting the Connell House to the County of Monterey Resource Management Agency – Planning Department for incorporation into a web page documenting the Connell House.*	
HR Impact 2 Impacts to historical resources caused by destruction of the Connell House would be cumulatively considerable when considered in conjunction with other recent losses of Neutra commissions throughout the United States, resulting in a significant cumulative impact.	Implement **HR/mm-1.1, HR/mma-1.1.1, HR/mm-1.2, and HR/mma-1.2.1**.	Significant and unavoidable (*Class I*)
Archaeological Resources		
AR Impact 1 Ground disturbance (e.g., grading, excavation, vegetation removal, dune rehabilitation activities) associated with the project could result in the disturbance and destruction of unknown archeological resources, resulting in a significant impact.	**AR/mm-1.1** Prior to commencement of any demolition, site grading, or vegetation removal activities, the applicant shall verify that all contractors/employees involved in ground disturbing and vegetation removal activities have received training from a qualified archaeologist. The training shall address the following issues: c. Review the types of archaeological artifacts and resources that may be uncovered; d. Provide examples of common archaeological artifacts and resources to examine; e. Review what makes an archaeological resource significant to archaeologists, and local Native Americans; f. Describe procedures for notifying involved or interested parties in case of a new discovery; g. Describe reporting requirements and responsibilities of construction personnel; h. Review procedures that shall be used to record, evaluate, and mitigate new discoveries; and,	Less than significant with mitigation (*Class II*)

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
	i. Describe procedures that would be followed in the case of discovery of disturbed as well as intact human burials and burial-associated artifacts. ***AR/mma-1.1.1*** *Prior to commencement of any demolition, site grading, or vegetation removal activities, the applicant shall submit to the County of Monterey Resource Management Agency – Planning Department a signed letter by a qualified archaeologist reporting the date of training and a list of names and signatures of those in attendance.* **AR/mm-1.2** Prior to issuance of grading and construction permits, the applicant shall submit an Archaeological Monitoring Plan to the County of Monterey Resource Management Agency – Planning Department for review and approval. The Plan shall be prepared by a qualified archaeologist and reviewed and updated as needed in the event of project alterations or amendments. The plan shall include, at minimum: a. List of personnel involved in the monitoring activities; b. Description of the types of project activities requiring monitoring; c. Description of how the monitoring shall occur; d. Description of monitoring frequency; e. Description of resources expected to be encountered; f. Description of circumstances that would result in a diversion or stopping of work activities in the case of discovery at the project site; g. Description of procedures for diverting or stopping work on the site and notification procedures, including contacting the Ohlone/Costanoan-Esselen Nation (OCEN) Tribal Council; h. Procedures for developing a strategy in consultation with the OCEN Tribal Council if resources are discovered for either return to the Tribe or reburial; and, i. Description of monitoring reporting procedures, as applicable to each identified project component. ***AR/mma-1.2.1*** *Prior to issuance of grading and construction permits, the applicant shall submit an Archaeological Plan prepared by a qualified archaeologist to the County of Monterey Resource Management Agency*	

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
	– Planning Department for review and approval. **AR/mm-1.3** At a minimum, a County of Monterey Resource Management Agency – Planning Department-approved archaeological monitor shall be present during initial ground disturbing construction and vegetation removal activities, and as further described in the approved Archaeological Monitoring Plan, until it is deemed the potential for encountering unknown archaeological resources is negligible. ***AR/mma-1.3.1*** *Upon completion of all monitoring and mitigation activities required by AR/mm-1.1 through AR/mm-1.3, and prior to final inspection or occupancy, whichever occurs first, the applicant shall submit to the County of Monterey Resource Management Agency – Planning Department, a report summarizing all monitoring and mitigation activities and confirming that all recommended mitigation measures have been met.*	
AR Impact 2 Ground disturbance (e.g., grading, excavation) associated with the project could result in the disturbance of unknown human remains, resulting in a significant impact.	**AR/mm-2.1** The following measure shall be incorporated into the Archaeological Monitoring Plan, and noted on all grading and construction plans: a. If human remains are exposed during construction, the applicant shall notify the Monterey County Resource Management Agency – Planning Department immediately and comply with State Health and Safety Code Section 7050.5, which requires that no further disturbance shall occur until the County Coroner has been notified and can make the necessary findings as to origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. Construction shall halt in the area of the discovery of human remains, the area shall be protected, and consultation and treatment shall occur as prescribed by law. ***AR/mma-2.1.1*** *Prior to issuance of grading and construction permits, the applicant shall submit the Archaeological Plan prepared by a qualified archaeologist to the County of Monterey Resource Management Agency – Planning Department to establish compliance with this measure.*	Less than significant with mitigation (*Class II*)
AR Impact 3 Ground disturbance (e.g., grading, excavation) associated with the project could result in the disturbance of unknown tribal cultural resources, resulting in a significant impact.	Implement **AR/mm-1.1, AR/mma-1.1.1, AR/mm-1,2, AR/mma-1.2.1, AR/mm-1.3, and AR/mma-1.3.1**.	Less than significant with mitigation (*Class II*)

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
AR Impact 4 Impacts to archaeological resources caused by inadvertent damage or destruction of unknown resources would be cumulatively considerable when considered in conjunction with other potential disturbances in the project area, resulting in a significant cumulative impact.	Implement **AR/mm-1.1, AR/mma-1.1.1, AR/mm-1,2, AR/mma-1.2.1, AR/mm-1.3, AR/mm-2.1, and AR/mma-2.1.1**.	Less than significant with mitigation (*Class II*)
Geology and Soils		
GEO Impact 1 Implementation of the proposed project could expose people or structures to substantial adverse effects involving seismic hazards, resulting in a potentially significant impact.	**GEO/mm-1.1** The project shall be designed to meet or exceed all applicable requirements of the California Building Standards Code. The Applicant shall ensure that all design and construction recommendations provided by Cleary Consultants, Inc. (2010) in the geotechnical study are included on construction specifications and implemented during construction of the proposed project. Prior to issuance of the Combined Development Permit, the Applicant shall submit to the County of Monterey Resource Management Agency – Planning Department, for review and approval, grading and engineering plans that are consistent with this measure. ***GEO/mma-1.1.1*** *The Applicant shall submit grading and engineering plans consistent with this measure to the County of Monterey Resource Management Agency – Planning Department for review and approval to establish compliance with this measure.*	Less than significant with mitigation (*Class II*)
GEO Impact 2 Construction activities and the increase in impervious surfaces as a result of the project would result in increased erosion, loss of topsoil, and the transportation of sediment and/or construction debris off-site during rain events, resulting in a potentially significant impact.	Implement **GEO/mm-1.1, GEO/mma-1.1.1, HYD/mm-1.1, HYD/mma-1.1.1, HYD/mm-2.1, and HYD/mma-2.1.1**.	Less than significant with mitigation (*Class II*)
GEO Impact 3 Implementation of the proposed project would result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse due to development being sited on potentially unstable soils.	Implement **GEO/mm-1.1 and GEO/mma-1.1.1**.	Less than significant with mitigation (*Class II*)

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
GEO Impact 4 The project would be located in an area with low to moderately expansive soils that could cause damage to structures and safety hazards as a result of soil instability, resulting in a potentially significant impact.	Implement **GEO/mm-1.1 and GEO/mma-1.1.1**.	Less than significant with mitigation (*Class II*)
Hydrology and Water Quality		
HYD Impact 1 During construction, the proposed project would require grading on slopes in excess of 30%, which may result in increased runoff, erosion, and sedimentation associated with soil disturbance, potentially violating water quality standards during construction, resulting in a potentially significant impact.	**HYD/mm-1.1** Prior to issuance of demolition, grading, or construction permits, the Applicant shall submit an erosion control plan to the County of Monterey Resource Management Agency for review and approval. All identified erosion control measures shall be in place prior to the start of construction. The County of Monterey Resource Management Agency shall periodically conduct subsequent inspections of the site throughout the duration of construction, including prior to the start of construction and prior to and after any significant storm events, to ensure the following: a. To ensure all identified erosion control measures are in place prior to the start of construction; b. To identify locations and features of the site that contribute to stormwater discharge; c. To assess the adequacy of the best management practices and controls in place to reduce pollutant loadings and ensure they were properly installed and are functioning appropriately; d. To determine whether implementation of additional best management practices or corrective measures are needed; and, e. To direct and oversee the implementation of any identified additional best management practices or corrective measures. In the event of a prolonged storm event, the County of Monterey Resource Management Agency – Planning Department shall conduct inspections every 24 hours through the duration of the storm event. Requirements of the approved erosion control plan and drainage plan shall be included on all construction specifications. ***HYD/mma-1.1.1*** *Prior to issuance of demolition, grading, or construction permits, the Applicant shall submit an erosion control plan to the County of Monterey Resource Management Agency – Environmental Services for*	Less than significant with mitigation (*Class II*)

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
	review and approval to establish compliance with this measure.	
HYD Impact 2 After construction, the proposed project would increase impervious surfaces at the project site, potentially increasing the stormwater runoff volume and rate compared to existing conditions, which could cause erosion, increased peak flows, and other impacts to the existing drainage pattern, resulting in a potentially significant impact.	**HYD/mm-2.1** Prior to issuance of demolition, grading, or construction permits, the Applicant shall submit a drainage plan to the County of Monterey Resource Management Agency – Planning Department for review and approval by the Director of Building Inspection. Upon completion of construction, and periodically thereafter as necessary, the County of Monterey Resource Management Agency – Planning Department shall inspect the site to ensure the following: a. All best management practices and drainage facilities installed to reduce increased runoff were properly installed and are functioning properly; b. The best management practices and drainage facilities are adequate to control erosion and stormwater runoff; and c. Post-development stormwater runoff does not exceed pre-development stormwater runoff. In the event drainage facilities are found to be inadequate to ensure post-development stormwater runoff does not exceed pre-development stormwater runoff, the County of Monterey Resource Management Agency – Planning Department shall identify additional corrective measures to be implemented and direct the implementation of additional measures, as needed, to prevent any increase in post-development stormwater runoff. Requirements of the approved drainage plan shall be included on all construction specifications. ***HYD/mma-2.1.1*** *Prior to issuance of demolition, grading, or construction permits, the Applicant shall submit a drainage plan in compliance with this measure to the County of Monterey Resource Management Agency to establish consistency with this measure.*	Less than significant with mitigation (*Class II*)
HYD Impact 3 The project would alter the existing drainage pattern both during and following construction, which could contribute to increased erosion and sedimentation on- and off-site, resulting in a potentially significant impact.	Implement **HYD/mm-1.1, HYD/mma-1.1.1, HYD/mm-2.1, and HYD/mma-2.1.1**.	Less than significant with mitigation (*Class II*)

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
HYD Impact 4 The project would increase impervious surfaces at the site, which would increase stormwater runoff volume and rate compared to existing conditions potentially causing erosion, increased peak flows, and other impacts to the existing drainage pattern, resulting in a potentially significant impact.	Implement **HYD/mm-1.1, HYD/mma-1.1.1, HYD/mm-2.1, and HYD/mma-2.1.1**.	Less than significant with mitigation (*Class II*)
Air Quality and Greenhouse Gases		
AQ/GHG Impact 1 Implementation of the proposed project could result in the generation of emissions as a result of construction activities in an area in non-attainment for ozone (8-hour standard) and PM_{10}, resulting in a potentially significant impact.	**AQ/GHG/mm-1.1** Prior to issuance of demolition, grading, or construction permits, the following Best Management Practices and standard mitigation measures for reducing fugitive dust emissions shall be noted on project grading plans. All measures shall be adhered to during all project construction activities. a. Reduce the amount of disturbed area where possible. b. Water all sand/dirt stockpiles at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure. c. Prohibit grading activities to the extent feasible when wind speeds exceed 15 miles per hour. d. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site. e. All trucks hauling dirt, sand, soil, or other loose materials shall be covered and shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer). f. Plant appropriate vegetative ground cover in disturbed areas that are planned for habitat restoration as soon as possible. g. Cover inactive storage piles. h. Install wheel washers at the entrance to the construction site for all exiting trucks. i. Sweep streets if visible soil material is carried out from the construction site. j. Post a publicly visible sign which specifies the telephone number	Less than significant (*Class III*)

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts

and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance).

k. Limit the area under construction at any one time.

AQ/GHG/mma-1.1.1 *Prior to issuance of demolition, grading, or construction permits, the applicant shall submit revised grading plans to the County of Monterey Resource Management Agency – Planning Department establishing compliance with this measure.*

AQ/GHG/mm-1.2 Prior to issuance of the Combined Development Permit, the following Best Management Practices and standard mitigation measures for reducing nitrogen oxides (NOx), reactive organic gases (ROG) and diesel particulate matter (DPM) emissions from construction equipment shall be noted on project grading plans. All measures shall be adhered to during all project construction and decommissioning activities.

a. Maintain all construction equipment in proper tune according to manufacturer's specifications.

b. Diesel-powered equipment shall be replaced by electric equipment whenever feasible to reduce NOx emissions.

c. Diesel-powered equipment shall be replaced by gasoline-powered equipment whenever feasible.

d. Diesel construction equipment meeting the California Air Resources Board Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting California Air Resources Board Tier 2 or higher emission standards shall be used to the maximum extent feasible.

e. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

f. All on- and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job site to remind drivers and operators of the 5-minute idling limit.

g. The engine size of construction equipment shall be the minimum

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
	practical size. h. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. ***AQ/GHG/mma-1.2.1*** *Prior to issuance of demolition, grading, or construction permits, the applicant shall submit revised grading plans to the County of Monterey Resource Management Agency – Planning Department establishing compliance with this measure.*	
Hazards and Hazardous Materials		
HAZ Impact 1 Implementation of the proposed project has the potential to result in the inadvertent upset or release of hazardous materials used to fuel and maintain construction equipment and vehicles during construction of the proposed project, resulting in a potentially significant impact.	**HAZ/mm-1.1** Prior to issuance of demolition, grading, or construction permits, the Applicant shall prepare a Hazardous Material Spill Prevention, Control, and Countermeasure Plan to minimize the potential for, and effects of, spills of hazardous or toxic substances during construction of the project. The plan shall be submitted for review and approval by the Monterey County Resource Management Agency – Planning Department, and shall include, at minimum, the following: a. A description of storage procedures and construction site maintenance and upkeep practices; b. Identification of a person or persons responsible for monitoring implementation of the plan and spill response; c. Identification of Best Management Practices to be implemented to ensure minimal impacts to the environment occur, including but not limited to the use of containment devices for hazardous materials, training of construction staff regarding safety practices to reduce the chance for spills or accidents, and use of non-toxic substances where feasible; d. A description of proper procedures for containing, diverting, isolating, and cleaning up spills, hazardous substances, and/or soils, in a manner that minimizes impacts on surface and groundwater quality and sensitive biological resources; e. A description of the actions required if a spill occurs, including which authorities to contact and proper clean-up procedures; and,	Less than significant (*Class III*)

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
	f. A requirement that all construction personnel participate in an awareness training program conducted by qualified personnel approved by the Monterey County Resource Management Agency – Planning Department. The training must include a description of the Hazardous Materials Spill Prevention, Control, and Countermeasure Plan, the plan's requirements for spill prevention, information regarding the importance of preventing spills, the appropriate measures to take should a spill occur, and identification of the location of all clean-up materials and equipment. ***HAZ/mma-1.1.1*** *Prior to issuance of demolition, grading, or construction permits, the applicant shall submit a Hazardous Material Spill Prevention, Control, and Countermeasure Plan to the County of Monterey Resource Management Agency – Planning Department establishing compliance with this measure.* **HAZ/mm-1.2** During construction activities, the cleaning and refueling of equipment and vehicles shall occur only within a designated staging area. This staging area shall conform to Best Management Practices applicable to attaining zero discharge of stormwater runoff. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and avoid potential leaks or spills. ***HAZ/mma-1.2.1*** *Prior to issuance of demolition, grading, or construction permits, the applicant shall submit revised project plans to the County of Monterey Resource Management Agency – Planning Department identifying designated staging areas in compliance with this measure.* **HAZ/mm-1.3** All project-related spills of hazardous materials within or adjacent to the project area shall be cleaned-up immediately. Spill prevention and clean-up materials shall be on-site at all times during construction. ***HAZ/mma-1.3.1*** *Throughout project construction, the environmental monitor shall submit regular monitoring reports to the County of Monterey Resource Management Agency – Planning Department establishing compliance with this measure.*	

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
Noise		
NOI Impact 1 Implementation of the proposed project would require use of construction equipment and vehicles that could exceed noise thresholds for sensitive receptors during the construction phase of the proposed project, resulting in a significant effect.	**NOI/mm-1.1** The following noise attenuation measures shall be implemented during construction activities to reduce construction-related noise effects on adjacent sensitive receptors. The following measures shall be noted on construction plans prior to issuance of demolition, grading, or construction permits and shall be implemented throughout the duration of construction activities: a. Construction activities shall be limited to daytime hours between 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be allowed on Sundays or national holidays. b. Neighborhood notice. Residents and other sensitive receptors within 300 feet of the project site shall be notified of the construction activities, including the nature of construction activities and schedule, in writing, at least 48 hours prior to the initiation of construction activities. The notice shall include contact information for questions and complaints, including name, phone number, address, and e-mail address. c. Construction equipment with internal combustion engines shall have sound control devices at least as effective as those provided by the original equipment manufacturer. d. No equipment shall be permitted to have an unmuffled exhaust. e. Impact tools, such as jack hammers, pavement breakers, and rock drills, used for project demolition or construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler shall be placed on the compressed air exhaust. External jackets shall be used on impact tools, where feasible. f. Stationary noise sources shall be located as far away from nearby receptors as possible, and shall muffle, incorporate noise barriers, or implement other noise control measures to the extent feasible. g. Trucks and construction equipment shall be prohibited from idling at the construction site or along streets serving the	Less than significant (*Class III*)

Impacts	Mitigation Measures (mm) and Monitoring Actions (mma)	Residual Impacts
	construction site. ***NOI/mma-1.1.1*** *Prior to issuance of demolition, grading, or construction permits, the applicant shall submit revised construction plans to the County of Monterey Resource Management Agency – Planning Department establishing compliance with this measure.* ***NOI/mma-1.1.2*** *Throughout construction activities, the environmental monitor shall submit regular monitoring reports to the County of Monterey Resource Management Agency – Planning Department establishing compliance with this measure.*	
NOI Impact 2 Implementation of the proposed project would generate a substantial temporary increase in ambient noise levels during construction of the project, resulting in a significant effect.	Implement **NOI/mm-1.1, NOI/mma-1.1.1, and NOI/mma-1.1.2**.	Less than significant (*Class III*)

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