

# Attachment D

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# MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY - PLANNING DEPARTMENT  
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## INITIAL STUDY/ NEGATIVE DECLARATION

### I. BACKGROUND INFORMATION

<b>Project Title:</b>	2015-2023 County of Monterey Housing Element Update
<b>File No.:</b>	REF140087
<b>Project Location:</b>	Countywide
<b>Name of Property Owner:</b>	N/A
<b>Name of Applicant:</b>	County of Monterey
<b>Assessor's Parcel Number(s):</b>	N/A
<b>Acreage of Property:</b>	Countywide
<b>General Plan Designation:</b>	Countywide
<b>Zoning District:</b>	Countywide
<b>Lead Agency:</b>	Monterey County Resource Management Agency Planning Department
<b>Prepared By:</b>	Rincon Consultants, Inc.
<b>Date Prepared:</b>	October 7, 2015
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## **II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING**

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

The 2015-2023 Housing Element Update (“Housing Element” or “Update”) has been prepared by the County of Monterey to comply with the legal mandate that requires each local government to adequately plan to meet the existing and projected housing needs of all economic segments of the community. The Housing Element was prepared pursuant to California Government Code Section 65580 to 65589. The Housing Element is one of the seven state-mandated elements of the local general plan and is required to be updated every eight years.

As shown in Figure 1 and Figure 2, Monterey County is located along California’s Central Coast, and is adjacent to Santa Cruz, San Benito, Fresno, Kings, and San Luis Obispo Counties. The County of Monterey has two separate General Plans, one for the coastal zone (1982 General Plan) and the other for the inland zone (2010 General Plan), as well as the countywide Housing Element (2009-2014). The 2010 Monterey County General Plan, adopted on October 26, 2010 and periodically amended, applies in the inland unincorporated area of the County. Pursuant to the California Coastal Act (Public Resources Code Section 30000 et seq.), a portion of Monterey County is designated as a “coastal zone.” The coastal zone is governed by four Land Use Plans (LUPs) and the Coastal Implementation Plan (CIP), which together constitute the “Local Coastal Program” (LCP) certified by the California Coastal Commission in the 1980s, with periodic amendments that have also been certified by the Coastal Commission. To the extent that the LCP relies upon General Plan policies not in the LCP itself, the 1982 General Plan governs in the coastal zone.

The Housing Element is the one element of the General Plan that has been adopted to apply in both the inland and coastal unincorporated areas of the County. It was adopted prior to and separate from the 2010 General Plan adoption, but is listed as Chapter 8 of the 2010 General Plan. The Housing Element Update (2015-2023) is also intended to apply countywide.

The Housing Element Update is a policy document. It complements the 2010 General Plan elements but applies to both the inland and coastal portions of the County. The Update is consistent with the 2010 General Plan and LCP, as well as all adopted Community Plans. Adopted Specific Plans are consistent with the Housing Element Update. The Housing Element implements the different types of single-family, multifamily and mixed use developments that are envisioned by the Land Use Element of the 2010 General Plan and LCP. As such, the updated Housing Element would not result in any additional physical environmental impacts, beyond those evaluated as part of the review of the Land Use Element and LCP. Section 65588(a) of the California Government Code requires that each local government shall update its Housing Element as frequently as appropriate, but at least once every eight years, to evaluate all of the following:

- (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the statewide housing mandates.*

*(2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.*

*(3) The progress of the County in implementation of the housing element.*

As part of the Housing Element Update, the County's local housing needs are to be evaluated, and a realistic set of programs are to be developed in order to meet those needs. Section 65583(a) of the California Government Code requires Housing Elements to include an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs, including the following:

- *An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels;*
- *An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition;*
- *An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and analysis of the relationship of zoning and public facilities and services to these sites;*
- *The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit;*
- *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels;*
- *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels;*
- *An analysis of any special housing needs, such as those of the elderly; persons with disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter;*
- *An analysis of opportunities for energy conservation with respect to residential development; and*
- *An analysis of existing assisted housing developments that are eligible for change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.*

**Regional Housing Needs Assessment.** The California Government Code requires that the appropriate council of governments determine each locality's share of the region's existing and future housing needs. The Association of Monterey Bay Area Governments (AMBAG),

which is responsible for the counties of Monterey, San Benito, Santa Cruz, and cities within those counties, adopted a Regional Housing Needs Allocation Plan in June 2014 (RHNA, 2014-2023), distributing housing unit allocations amongst its member agencies. The State Department of Housing and Community Development (HCD) establishes the “future housing need” for the county and then AMBAG distributes this need by defining the number of additional housing units that are to be accommodated in the County’s Housing Element Update. The County is required to demonstrate how its planning programs include provisions for meeting the projected increases in the number and type of housing units. The following are the requirements of AMBAG in distributing HCDs defined “future housing need” for the County:

- *Increase the housing supply and the mix of housing types, tenure, and affordability in an equitable manner;*
- *Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns;*
- *Promote an improved intraregional relationship between jobs and housing; and*
- *Allocate a lower portion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category.*

According to AMBAG, the projected need for new housing construction for the 2014-2023 planning period in the unincorporated areas of Monterey County is 1,551 units. The existing General Plan Land Use Element, LCP and Zoning designations already designate land sufficient to accommodate the 1,551 units for the Housing Element Update.

The 2014-2023 RHNA established the County’s fair share of regional housing need of 1,551 units in the following income categories:

- Very Low Income: 374 units
- Low Income: 244 units
- Moderate Income: 282 units
- Above Moderate Income: 651 units

The Housing Element demonstrates compliance with RHNA through a variety of means. First, progress towards RHNA is established through demonstration of units constructed, under construction, permitted, or approved since January 1, 2014. As shown in Table 1 below, progress towards RHNA has been achieved through a variety of previously approved projects, subdivisions, and specific plans, for all of which the County of Monterey certified CEQA environmental documents. Refer to *Section IX. References* for a listing of each of the prior environmental review documents for projects that include the approved units shown in Table 1. These documents are incorporated by reference and are also available at the Monterey County Resource Management Agency (RMA) - Planning Department located at 168 W. Alisal Street (2<sup>nd</sup> Floor), Salinas, California 93901.

**Table 1  
Progress Toward RHNA for 2014-2023**

	Affordability Level				Total
	Very Low Income 0-50% AMI	Low Income 51-80% AMI	Moderate Income 81-120% AMI	Above Moderate Income > 120% AMI	
<b>Units Constructed (2014-2015)</b>					
Single Family Units	0	0	0	176	176
Accessory Dwelling Units	0	0	0	4	4
Mobile Homes	0	0	0	5	5
<i>Subtotal</i>	0	0	0	185	185
<b>Units Approved<sup>1</sup></b>					
East Garrison	59	72	154	970	1,255
Commons at Rogge Road (SF)	0	0	0	32	32
Valley Views (San Lucas)	0	28	5	0	33
Butterfly Village (Revised Rancho San Juan)	65	71	93	918	1,147
Perez (subdivision)	1	1	1	12	15
Kennedy (subdivision)	0	1	1	9	11
Ferrini Ranch	0	0	17	168	185
September Ranch <sup>2</sup>	0	15	0	80	95
Country Lake Estates	0	0	2	50	52
Mohssin Multi-Family Units	1	2	3	24	30
Tanimura & Antle	100				100
<i>Subtotal</i>	226	190	276	2,263	2,955
<b>Total</b>	<b>226</b>	<b>190</b>	<b>276</b>	<b>2,448</b>	<b>3,140</b>

Source: County of Monterey, 2015

<sup>1</sup> Indicates remaining number of housing units available for development.

<sup>2</sup> The 80 units in above moderate income category include seven deed restricted workforce units for households with incomes up to 180 percent AMI.

As shown in Table 1, through the aforementioned plans and projects previously approved by Monterey County, 3,140 units have been approved, constructed, or were under construction since January 1, 2014. The majority (2,448 or approximately 78%) of these units are above moderate income, the remaining are very low income (226 or approximately 9%), low income (190 or approximately 6%), and moderate income (276 or approximately 9%). Table 2 compares these figures with the RHNA targets by category. As shown therein, the County's remaining share of regional housing that needs to be covered in the 2014-2023 period is a total of 208 units (148 very low, 54 low, and 6 moderate income). Thus, 1,343 units of the 1,551 RHNA units have already been constructed, or have been approved and previously analyzed under CEQA. The remaining 208 units have not yet been proposed, and thus are considered "new." As development projects are proposed in the future, CEQA review on a project-by-project basis will be required.

**Table 2  
Comparison of Progress toward RHNA and RHNA Targets**

	Affordability Level			
	Very Low Income 0-50% AMI	Low Income 51-80% AMI	Moderate Income 81-120% AMI	Above Moderate Income > 120% AMI
<b>RHNA Target</b>	374	244	282	651
<b>Progress toward RHNA (see Table 1)</b>	226	190	276	2,448
<b>Difference</b>	<b>148</b>	<b>54</b>	<b>6</b>	<b>(1,797)</b>

As outlined in the Housing Element, the remaining RHNA of 208 very low, low, and moderate income units can be accommodated in the adopted Community and Area Plans. These areas are identified in Table 3. As shown therein, there are a total of 21 sites which could allow a maximum of 1,348 units. This includes: ten sites within the Castroville Community Plan; one site within the North County Land Use Plan; six sites within the Central Salinas Area Plan (two in the Chualar area, three in the King City area, and one in the San Lucas area), and three sites in the South County Area Plan (two in the Bradley area and one in the San Ardo area). Only one of these sites is in the coastal zone (site 11 located in the North County Land Use Planning Area); the remaining 20 sites are in the inland areas of the County.<sup>1</sup> Future development on the parcel in the coastal zone will be subject to the North County Land Use Plan (as part of the LCP); future development on the remaining sites will be subject to the 2010 General Plan and the applicable Community or Area Plan.<sup>2</sup>

<sup>1</sup> The coastal zone site is approximately 44.81 acres located at Castroville Boulevard/Highway 156 and is currently owned by Community Housing Improvement Systems and Planning Association, Inc. (CHISPA). Under current land use designations (HDR/5), the site could accommodate up to 224 units.

<sup>2</sup> Castroville Community Plan for sites 1 through 10; Central Salinas Area Plan for sites 12 through 18; and South County Area Plan for sites 19 through 21).



**Table 3  
Vacant and Underutilized Sites**

Site # (APN)	Acres	Site Address	Owner	Existing Use	CP Land Use	Density (Mid-Range Density)	Max. Units	Potential Units at Mid-Range Density
<b>Castroville Community Plan</b>								
Site 1 (030-093-002-000)	0.73	11299 Haight St	Ausonio Apartments LP	Vacant multi-family land	HDR	12-20 (16)	14	11
Site 2 (030-191-011-000)	3.63	11241 Moro Cojo St	Hambey Properties LP	This site is significantly underutilized with only two older single-family homes on a very large site. This property has a very narrow frontage and is not appropriate for commercial development.	MU	15-30 (22.5)	108	81
Site 3 (030-156-002-000)	3.17	Tembladera St btwn Sanchez & Speegle	Carlee Investments	This property is currently vacant. It has no frontage on Merritt Street, the main commercial street in this area and therefore is not likely to be developed as commercial development.	MU	15-30 (22.5)	95	71
Site 4 (030-142-004-000)	0.40	10241 Tembladera St	Oliver Kimmie	These three vacant properties are under one common ownership and are located near another affordable housing project.	MU	15-30 (22.5)	12	9
Site 5 (030-142-005-000)	0.40	Tembladera St btwn Meade & Washington	Oliver Kimmie		MU	15-30 (22.5)	11	8
Site 6 (030-142-006-000)	0.40	Tembladera St btwn Meade & Washington	Oliver Kimmie		MU	15-30 (22.5)	12	9
Site 7 (030-141-025-000)	0.62	Tembladera St btwn Cooper & Washington	Bertelli Louis	Vacant	MU	15-30 (22.5)	19	14
Site 8 (030-141-029-000)	1.80	Tembladera St btwn Cooper & Washington	Aladin Properties	Vacant	MU	15-30 (22.5)	54	41

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Vacant and Underutilized Sites**

Site # (APN)	Acres	Site Address	Owner	Existing Use	CP Land Use	Density (Mid-Range Density)	Max. Units	Potential Units at Mid-Range Density
Site 9 (030-141-036-000)	0.91	Tembladera St btwn Cooper & Washington	Aladin Properties	Vacant	MU	15-30 (22.5)	27	20
Site 10 (030-291-003-000, 030-291-004-000, 030-291-005-000, 030-291-006-000, 133-061-014-000, and 133-061-019-000)	91.28	Cypress Opportunity Area	Various	Row Crop Production	HDR	12-20	380	209 <sup>2</sup>
<b>North County Land Use Plan</b>								
Site 11 (133-073-001-000, 133-073-002-000, 133-073-006-000, 133-073-007-000, 133-073-008-000)	44.81	Castroville Blvd/Hwy 156, Coastal Zone	CHISPA	Vacant	HDR/5	5-10	224	179 <sup>3</sup>
<b>Central Salinas Area Plan (Chualar, King City, and San Lucas Areas)</b>								
<b>Chualar Area</b>								
Site 12 (145-161-087-000, 145-161-088-000, and 145-161-032-000)	4.52	Chualar Community Area: Intersection of Grant St. and South St; Adjacent to State Highway 101 off of Grant St; 24742 Washington St	Various	Vacant	HDR/10	5-20	90	56
Site 13 (145-161-086-000)	1.36	Intersection of South St. and Washington St;		Vacant	HDR/10	5-20	27	17
Site 14 (145-161-085-000)	1.17	Ag field behind the intersection of Lincoln St. and Adams St.		Vacant	HDR/10	5-20	23	14

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Vacant and Underutilized Sites**

Site # (APN)	Acres	Site Address	Owner	Existing Use	CP Land Use	Density (Mid-Range Density)	Max. Units	Potential Units at Mid-Range Density
<b>King City Area</b>								
Site 15 (221-155-021-000, 221-155-013-000)	3.62	Vacant property behind homes on Royal Dr, and adjacent to Royal Estates Park and Pine Canyon Creek		Vacant	HDR/8	5-20	72	45
Site 16 (221-133-020-000)	1.38	Flag lot off of Pine Canyon Rd, King City, intersection with Pettie Rd.		Vacant	HDR/8	5-20	27	17
Site 17 (221-211-004-000, 221-211-006-000, 221-211-009-000, 221-211-005-000, 221-211-001-000, 221-211-013-000, 221-211-014-000, 221-211-007-000, 221-211-003-000, 221-211-008-000, 221-211-002-000, 221-211-011-000, and 221-211-012-000)	2.29	45369,75,85,95 Los Ositos Rd  50701-09 Annie Lane		Vacant	HDR/8	5-20	45	28
<b>San Lucas Area</b>								
Site 18 (231-024-010-000, 231-024-007-000, 231-024-011-000, 231-024-006-000, 231-024-005-000)	1.29	Fronting on Anita St, San Lucas		Vacant	HDR/5	5-20	25	16
<b>South County Area Plan (Bradley and San Ardo areas)</b>								
<b>Bradley Area</b>								

**Table 3  
Vacant and Underutilized Sites**

Site # (APN)	Acres	Site Address	Owner	Existing Use	CP Land Use	Density (Mid-Range Density)	Max. Units	Potential Units at Mid-Range Density
Site 19 (424-351-052-000, 424-351-051-000)	1.91	Fronting on Dixie St, Between Monterey St and Pleyto St, Bradley		Vacant	HDR/20	5-20	38	23
Site 20 (424-351-064-000, 424-351-063-000, 424-351-065-000, and 424-351-062- 000)	1.15	Fronting on River St, Bradley		Vacant	HDR/20	5-20	23	14
<b>San Ardo Area</b>								
Site 21 (237-065-001-000)	1.10	Intersection of Joion Rd and Center Street, San Ardo		Vacant	HDR/20	5-20	22	13
Total	167.94						1,348	895

It should be clarified that the Housing Element itself does not provide specific new housing projects to meet the RHNA allocations. Rather, it identifies existing sites that can accommodate this growth under existing land use and zoning designations in order to demonstrate compliance with the RHNA. The Housing Element does not create new or additional housing, nor result in zoning amendments that would increase residential development potential in the unincorporated areas. Under existing land use policies, these 208 units identified as “new” units could be constructed independent of the adoption of the Housing Element.

In addition to demonstrating compliance with RHNA, the Housing Element also provides a housing plan for the County, with specific local actions, objectives, and funding mechanisms. Table 4 identifies the actions, objectives, funding mechanisms, and other details within the draft Housing Element.

**Table 4  
Draft Housing Element Goals, Policies, Programs, and Objectives**

<b>Goal H-1: Assure the quality, safety, and habitability of existing housing, promote the continued high quality of residential neighborhoods, preserve at-risk affordable housing developments, and conserve energy.</b>				
<b>Policies:</b>				
H-1.1 Encourage housing rehabilitation efforts in Community Areas where the housing stock is most in need of rehabilitation.				
H-1.2 Encourage conservation of existing housing stock through rehabilitation, while also assuring that existing affordable housing stock and historic structures are not lost.				
H-1.3 Promote energy efficiency through mixed use development, site planning and landscaping techniques, and “green” construction.				
H-1.4 Work with property owners and nonprofit housing providers to preserve lower income housing at risk of converting to market rate.				
<b>Program</b>	<b>Objectives/ Timeline</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Related Policies</b>
H-1.a Preservation of Existing Rental Affordable Units	Preserve nine at-risk affordable housing units.	Economic Development Department	HOME, Inclusionary Housing Funds	H-1.4
H-1.b Foreclosure and Credit Counseling	Annually explore funding sources available at the state and federal levels to reinstate this program.	Economic Development Department, Non-profit Organizations	CDBG and other funding sources as available	H-1.2
H-1.c Energy Conservation	Reduce energy consumption and carbon emissions throughout the planning period. Assist in energy conservation improvements for five homes annually.	Resource Management Agency Funds	Responsible Department Funds	H-1.4
<b>Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.</b>				
<b>Policies:</b>				
H-2.1 Plan new residential development to ensure a range of housing types, prices, and sizes are available to meet the varied needs of Monterey County households, including housing for seniors, people with disabilities, homeless, large households, and farmworkers.				
H-2.2 Address the housing needs of special populations and extremely low income households through a range of housing options, including emergency shelters, transitional housing, supportive housing and single-room occupancy units.				
H-2.3 Continue to explore opportunities to create accessible and adaptable housing units within new multi-family housing projects.				
H-2.4 Support the development of housing for large households by encouraging rental developments to include a minimum percentage of units with three or more bedrooms.				

**Table 4  
Draft Housing Element Goals, Policies, Programs, and Objectives**

<p><b>H-2.5</b> Assist developers with design alternatives that integrate housing into existing neighborhoods.</p> <p><b>H-2.6</b> Provide planning and technical assistance to entities that are involved in the development and construction of affordable housing.</p> <p><b>H-2.7</b> Assure consistent application of the Inclusionary Housing Ordinance.</p> <p><b>H-2.8</b> Review the Inclusionary Housing Ordinance periodically to ensure the Ordinance responds to market conditions, with the objective of continuing to meet the County's affordable housing goals.</p> <p><b>H-2.9</b> Support the development of housing affordable to the general workforce of Monterey County and encourage employers and other organizations to assist with the production of housing units needed for their employees.</p> <p><b>H-2.10</b> Continue to provide incentives for developers that provide housing that is affordable to lower and moderate income households, the general workforce, and households with special needs.</p> <p><b>H-2.11</b> Support private sector partnerships to increase the supply of farmworker housing.</p> <p><b>H-2.12</b> Leverage available County funding sources with State, federal, and private funding assistance to achieve the maximum amount of affordable housing.</p> <p><b>H-2.13</b> Assist in infrastructure and public facility improvements that support existing and new affordable housing.</p> <p><b>H-2.14</b> Support and enhance homeownership capacity as well as improved rental opportunities for County residents.</p> <p><b>H-2.15</b> Periodically review and revise the Housing Policy and Allocation Procedures Manual to ensure that funding assistance priorities and award criteria are in line with current housing needs.</p>				
<b>Program</b>	<b>Objectives/ Timeline</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Related Policies</b>
H-2.a Affordable Housing Project Assistance	Assist 80 lower and moderate income rental housing units annually, of which 20 are dedicated to extremely low income housing units over the eight-year planning period.	Economic Development Department	Inclusionary Housing Funds, Program Income, Local, State, and Federal Grants	H-2.2, H-2.6, H-2.9, H-2.10, H-2.11, H-2.12
H-2.b Farmworkers and Agricultural Employees Housing	Assist employers with providing 40 lower income farmworker housing units over eight years. Specifically, work to achieve 10 of the 40 units as extremely low income annually. On an ongoing basis, coordinate with nonprofit developers and employers to identify appropriate sites and funding sources for farmworker housing. Through the NOFA process, continue to provide funding support for farmworker housing using the Affordable Housing Fund. Support applications for farm housing grants when the proposed projects are consistent with the County's General Plan.	Economic Development Department	HOME Funds, State and Federal Grants	H-2.1, H-2.6, H-2.8, H-2.9, H-2.10, H-2.11
H-2.c Extremely Low Income and Special Needs Individuals and Households	Assist 20 extremely low income individuals and households in new or expanded residential care facilities, emergency	Economic Development Department, Mental Health Division, non-profit organizations	Proposition 63 Funds, MSHA, State and Federal Grants	H-2.1, H-2.2, H-2.6, H-2.9

**Table 4  
Draft Housing Element Goals, Policies, Programs, and Objectives**

	shelters, transitional housing, supportive housing, or SRO facilities over eight years.			
H-2.d Homebuyer Assistance Programs	Continue to offer a local first-time homebuyer program. Continue to provide information on other available homebuyer assistance programs (such as the CalHFA and GSFA programs) on County website. Promote CalHFA and GSFA programs to local real estate community to encourage their participation in the programs.	Economic Development Department	State and Federal Grants, Program Income, HOME, CalHFA, and GSFA	H-2.9, H-2.13
H-2.e Housing Choice Vouchers	Support Housing Authority of Monterey County efforts to provide vouchers to very low income individuals and family annually. (At least 75 percent of the vouchers are required to be for extremely low income households pursuant to HUD regulations.)	Housing Authority of Monterey County	Section 8	H-2.13
H-2.f Inclusionary Housing	Facilitate the development of 10 affordable inclusionary housing units annually.	Economic Development Department	Program Funds	H-2.7, H-2.8
H-2.g Housing Policy and Allocation Procedures Manual	Periodically review and update the Housing Policy and Allocation Procedures Manual as necessary	Economic Development Department	Inclusionary Funds	H-2.14
<b>Goal H-3: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure that achieves an optimal jobs/housing balance, conserves resources, and promotes efficient use of public services and infrastructure.</b>				
<b>Policies:</b>				
<p><b>H-3.1</b> Ensure that there is sufficient developable land at appropriate densities with adequate infrastructure to accommodate the remaining RHNA of 307 new very low, low and moderate income units in the period 2015-2023.</p> <p><b>H-3.2</b> Place the first priority for planning for residential growth in Community Areas near existing or planned infrastructure to ensure conservation of the County's agricultural and natural resources.</p> <p><b>H-3.3</b> Require that new housing units be planned using densities and housing prototypes that will assure that each area has a mixture of housing prices. Specifically, 50 percent of housing within new Community Areas shall be developed at an average density of 10 units to the acre or higher, with a minimum density of seven units or more. Such requirements shall be consistently carried forth into development standards and conditions of project approval.</p> <p><b>H-3.4</b> Blend new housing into existing residential neighborhoods within established Community Areas, reflecting a character and style consistent with the existing areas and providing a diverse mix of price levels and unit types.</p> <p><b>H-3.5</b> Facilitate construction of affordable units through implementation of Community and Specific Plans.</p> <p><b>H-3.6</b> Consider the needs of the whole community when preparing Community and Specific Plans and ensure that infrastructure is phased with housing production.</p>				

**Table 4  
Draft Housing Element Goals, Policies, Programs, and Objectives**

<p><b>H-3.7</b> Work to achieve balanced housing production proportional to the job-based housing demand in each region of the unincorporated areas.</p> <p><b>H-3.8</b> Continue to explore collaboration with the cities to prepare growth strategies encouraging the development of a range of housing types within and adjacent to cities and near jobs in order to assure that housing will be available for all segments of the population.</p> <p><b>H-3.9</b> Encourage future regional fair share allocation processes to take into account the location of jobs and the need for housing unit distribution that reflects the wages being paid within each area.</p>				
<b>Program</b>	<b>Objectives/ Timeline</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Related Policies</b>
H-3.a Infrastructure Coordination and Development	Coordinate infrastructure and public facility improvements and service delivery to facilitate the development of housing in Monterey County	Economic Development Department, Public Works	CIP, Inclusionary Housing Fund, CDBG	H-3.6, H-3.7
H-3.b Community and Specific Plans	Pursue the General Development Plan for the Cypress Opportunity Area in Castroville Community Plan within this Housing Element planning period. Continue to work with the developers of East Garrison and Butterfly Village to implement Specific Plans throughout the planning period. Continue the development of Community Plans for the Pajaro, Chualar, and Moss Landing Community Areas.	Planning Department	Planning Department Funds	H-3.1, H-3.2, H-3.3, H-3.4, H-3.5, H-3.6
H-3.c Adequate Sites for RHNA	As part of the development of future Community and Specific Plans ensure that an adequate inventory of vacant and underutilized residential and mixed use sites is available to accommodate the County's remaining and future RHNA. Monitor the sites inventory annually to assess the County's continued ability to facilitate a range of residential housing types. Provide inventory of vacant and underutilized sites and promote lot consolidation opportunities to interested developers throughout the planning period.	Planning Department	Planning Department Funds	H-3.1, H-3.5
<p><b>Goal H-4: Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.</b></p> <p><b>Policies:</b></p> <p><b>H-4.1</b> Periodically review the County's regulations, ordinances, and procedures to ensure they do not unduly constrain the production, maintenance, and improvement of housing; revise as appropriate.</p>				



**Table 4  
Draft Housing Element Goals, Policies, Programs, and Objectives**

<p><b>H-4.2</b> Balance the need to protect and preserve the natural environment, conserve existing neighborhoods and communities, and maintain high quality public services with the need to provide additional housing and employment opportunities.</p> <p><b>H-4.3</b> Offer regulatory incentives and concessions for affordable housing, such as relief from development standards, density bonuses, or fee waivers where deemed to be appropriate.</p> <p><b>H-4.4</b> Provide for streamlined, timely, and coordinated processing of residential projects to minimize holding costs and encourage housing production.</p> <p><b>H-4.5</b> Accommodate the housing needs of people with disabilities through flexibility in rules, regulations, and design standards that can enhance accessibility.</p>				
<b>Program</b>	<b>Objectives/ Timeline</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Related Policies</b>
H-4.a Zoning Ordinances and Permit Processing	Amendments to Title 21 will be completed within one year of the Housing Element adoption. Remove governmental constraints on the provision of housing in Monterey County by amending Title 20 to streamline permit processing procedures and facilitate the provision of housing for special needs and extremely low income households. The County has submitted draft amendments to Title 20 to the Coastal Commission for review and is working with the Coastal Commission to address their comments. A specific timeline for adoption cannot be established at this time.	Planning Department	Planning Department Funds	H-4.1, H-4.3, H-4.4, H-4.5, H-4.6
<p><b>Goal H-5: Ensure that all households have equal access to housing without discrimination.</b></p> <p><b>Policies:</b></p> <p><b>H-5.1</b> Promote and enforce fair housing and equal opportunity laws throughout the unincorporated areas.</p> <p><b>H-5.2</b> Support fair housing service providers in Monterey County to ensure that residents are aware of their rights and responsibilities regarding fair housing.</p> <p><b>H-5.3</b> Provide equal access to housing and supportive services to meet the special needs of seniors, people with disabilities (including developmental disabilities), single parents, large households, farmworkers, and the homeless.</p> <p><b>H-5.4</b> Encourage representatives from all economic and special needs segments of the community to participate in the planning process.</p>				
<b>Program</b>	<b>Objectives/ Timeline</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Related Policies</b>
H-5.a Fair Housing	Include information on County's website and develop written material as needed in 2016. Continue marketing efforts throughout the planning period. Continue to distribute fair housing information at public counters and community locations. Continue to refer questions and complaints	Economic Development Department	CDBG	H-5.1, H-5.2, H-5.3

**Table 4  
Draft Housing Element Goals, Policies, Programs, and Objectives**

	regarding fair housing to the appropriate fair housing service providers and monitoring agencies.			
H-5.b Non-Profit Housing Assistance Programs	Continue to support non-profit housing development and market the availability of the County to provide the following assistance.	Non-Profits	CDBG, General Fund	H-5.3, H-5.4
H-5.c Homeless Services	Continue to allocate CDBG funds to service providers that provide assistance to the homeless through the annual budgeting process. Provide assistance to 2,000 homeless persons through partnerships with various non-profit organizations and social service agencies.	Economic Development Department, non-profit organizations	CDBG	H-5.3

Source: County of Monterey, 2015

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

The 2010 General Plan, adopted in October 2010, provides a framework for future land use patterns in the unincorporated inland areas of Monterey County in the form of goals and policies that are designed to facilitate planned, orderly growth. The LCP provides the land use framework for unincorporated coastal areas. The planning area for the 2015-2023 Housing Element Update comprises all land within the unincorporated County of Monterey. Monterey County is located on California’s central coast and is bounded by the Pacific Ocean to the west, Santa Cruz County to the north, San Benito, Fresno, and Kings Counties to the east, and San Luis Obispo County to the south (refer to Figure 1 and Figure 2).

As a whole, Monterey County contains a wide diversity of lands types, including national forests, extensive agricultural areas, and coastal cities and suburbanized areas. The County implements its land use policies and facilitates development through Specific Plans and Community Plans. Several Specific/Community Plans have development potential in the near term. Figure 3 shows the locations of these plan areas within Monterey County.

- The East Garrison Specific Plan, adopted in October 2005, covers 244 acres in the Monterey Peninsula area (a portion of the former Fort Ord near the cities of Marina and Seaside).
- The Butterfly Village Project (formerly Rancho San Juan Specific Plan), adopted in November 2005, covers an area approximately 671 acres in size near Salinas.
- The Castroville Community Plan, adopted in March 2007, provides a land use policy framework for the unincorporated inland community of Castroville, located in the Northern Salinas Valley.

All of these Community/Specific plans include residential land use designations that allow for densities of 20 units per acre or higher. The East Garrison Specific Plan and Revised Rancho San Juan (Butterfly Village) Specific Plan have already been entitled, and the 1,255 units at East Garrison and 1,147 units at Butterfly Village have been included in the County's progress for meeting the RHNA.

**C. Required Entitlements:**

The Housing Element Update requires the following discretionary approvals:

- Adoption of the Initial Study and Negative Declaration (IS-ND) and;
- Adoption of the General Plan Housing Element Update

**D. Other public agencies whose approval is required:**

California Department of Housing and Community Development



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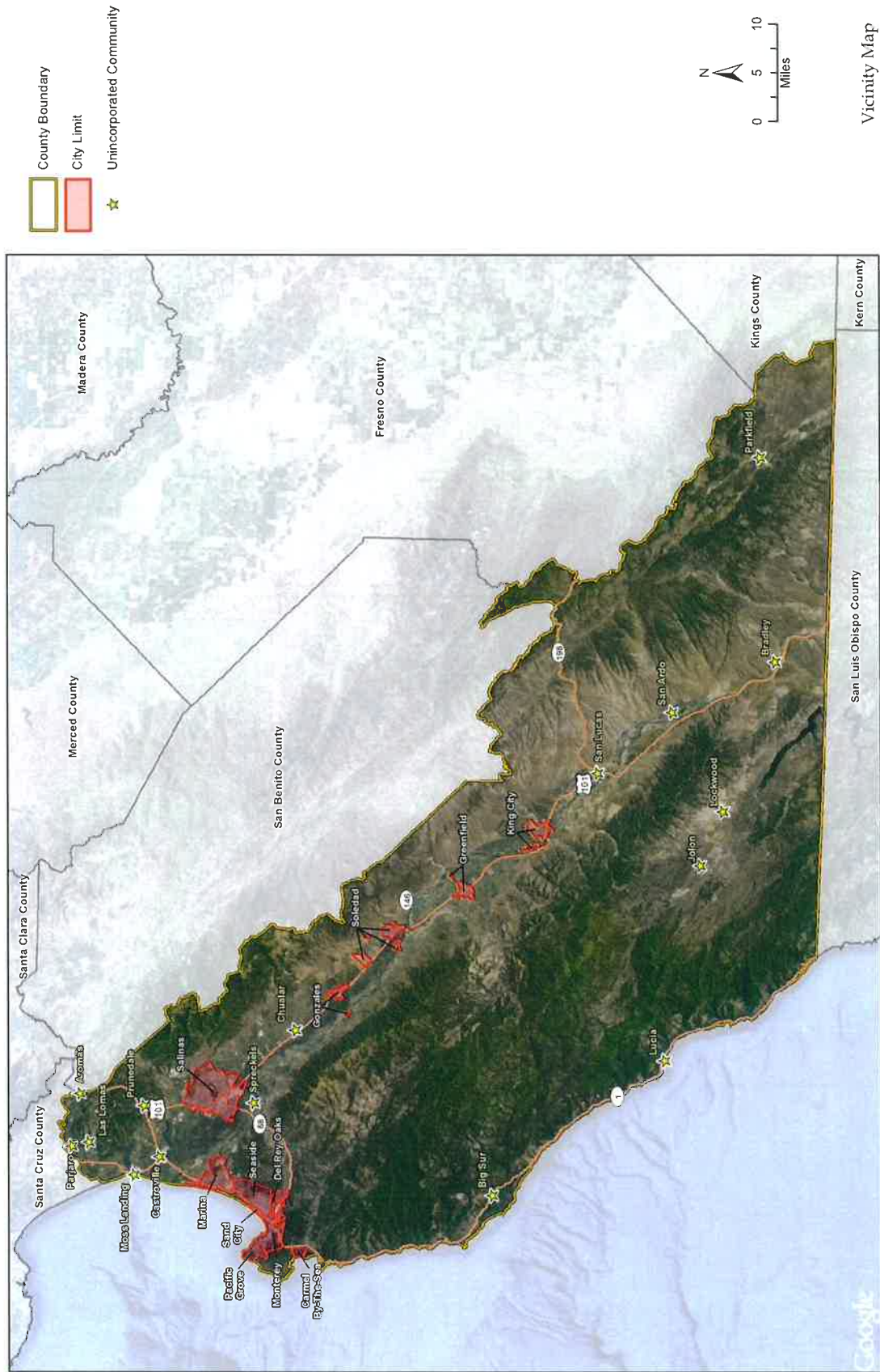


★ Project Location



Regional Location

Figure 1

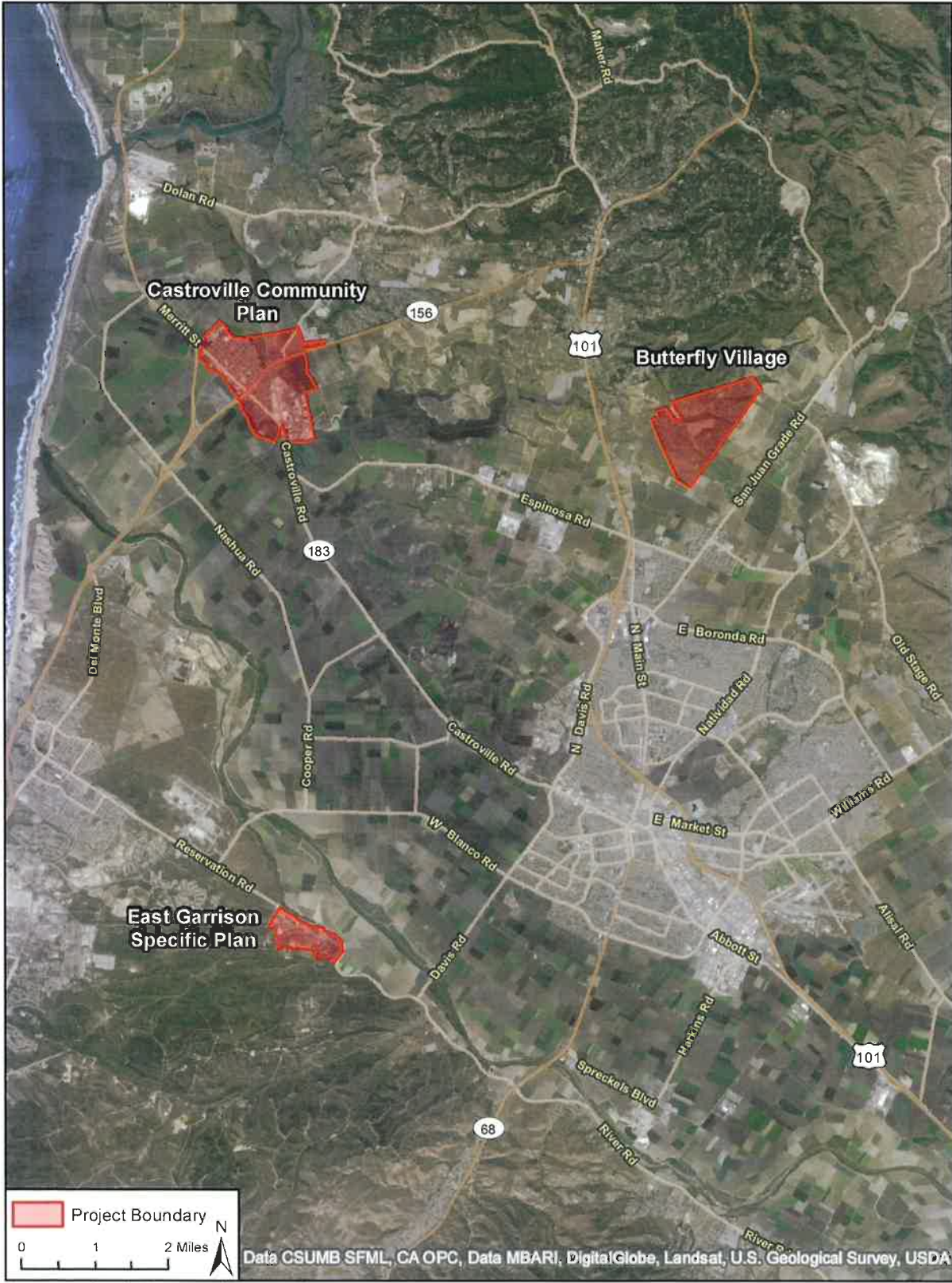


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**Initial Study**  
County of Monterey Housing Element

Vicinity Map

Figure 2



Imagery provided by Google and its licensors ©

Location of Major Projects Contributing to  
RHNA Compliance

Figure 3

### **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. Consistency with these plans and regulations is discussed within pertinent sections of this Initial Study.

General Plan	■	Air Quality Mgmt. Plan	■
Master Plan	□	Airport Land Use Plans	■
Water Quality Control Plan	■	Local Coastal Program-LUP	■

General Plan. The proposed project was reviewed for consistency with the 1982 Monterey County General Plan for the coastal areas and with the 2010 Monterey County General Plan for the inland areas. This Initial Study discusses whether the project physically divides an established community; conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project; or conflicts with any applicable habitat conservation plan or natural community conservation plan. The project is consistent with these General Plan policies. **CONSISTENT**

Water Quality Control Plan. Monterey County is included in the Central Coast Regional Water Quality Control Board – Region 3 (CCRWQCB). The CCRWQCB regulates the sources of water quality related problems which could result in actual or potential impairment or degradation of beneficial uses or degradation of water quality. Because the proposed project would not increase impervious surfaces and does not include land uses that would introduce new sources of pollution that could not be effectively mitigated, it would not contribute runoff that would exceed the capacity of stormwater drainage systems or provide substantial additional sources of polluted runoff. The proposed project would not result in water quality impacts or be inconsistent with objectives of this plan. **CONSISTENT**

Air Quality Management Plan. Consistency with the Air Quality Management Plan is an indication of a project’s cumulative adverse impact on regional air quality (ozone levels). It is not an indication of project-specific impacts, which are evaluated according to the Air District’s adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact. The Monterey Bay Unified Air Pollution Control District (MBUAPCD) prepared the Air Quality Management Plan (AQMP) for the Monterey Bay Region. The AQMP addresses the attainment and maintenance of State and federal ambient air quality standards within the North Central Coast Air Basin. The proposed project would not conflict with or obstruct the implementation of the AQMP. Policies and programs of the Housing Element would have no effect on the MBUAPCD’s thresholds of significance for air quality. In addition, the Housing Element Update would not create physical residential growth and would not impact air quality beyond what is anticipated in the existing General Plan. The project would be consistent with the AQMP. **CONSISTENT**

Airport Land Use Plan. None of the proposed policies of the Housing Element have any foreseeable potential to introduce new impacts regarding safety hazards due to airport operations. None of the vacant or underutilized sites identified in Table 3 are located within the vicinity of an airstrip or within an airport influence area of an airport land use compatibility plan. Therefore the project would not conflict with Airport Land Use Plan policies. **CONSISTENT**

Local Coastal Program-LUP. As shown in Table 3, one of the 21 identified vacant and underutilized sites is located within the North County Land Use Plan (LUP). The proposed project was reviewed for consistency with the North County Land LUP. This Initial Study discusses whether the project physically divides an established community; conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project; or conflicts with any applicable habitat conservation plan or natural community conservation plan. The project is consistent with these LUP policies. **CONSISTENT**



**IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION**

**A. FACTORS**

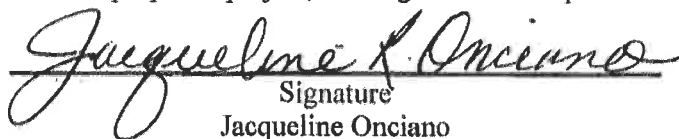
The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

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

**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

Jacqueline Onciano  
RMA Service Manager



Date

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

### Discussion, Analysis and Conclusions:

**Aesthetics 1(a-d) – No Impact.** Scenic vistas are typically categorized as either panoramic views (which provide visual access to a large geographic area) or focal views (visual access to a particular object, scene, setting, or feature of interest). In Monterey County, scenic vistas include views of the Pacific Ocean, mountain ranges, and valleys. None of the housing programs or actions associated with adoption and implementation of the Housing Element Update would change any County policies or regulations protecting visual quality, including those related to building height, urban design, tree preservation or planting, or exterior lighting or scenic vistas/views. Moreover, project-specific CEQA analysis, as was done for the approved units shown in Table 1, would be required for all future development (including the 208 additional units required to meet RNHA allocations) to determine whether any local scenic views would be affected.

As a whole, the County has a wide range of visual environments, ranging from wildlands to small towns to fully urbanized areas. The Housing Element Update would not result in any change to the County's existing development review policies; these policies enable the County to ensure that new development does not substantially degrade the visual environment of a particular site or its surroundings. None of the policies or programs in the Housing Element Update would alter County regulations protecting visual character. Moreover, individual developments would be subject to their own CEQA review, including review of a project's aesthetic considerations. As described under *Regional Housing Needs Assessment* in Section II.A, the Housing Element does not change zoning or otherwise facilitate new development; rather it identifies sites that can accommodate this growth within existing zoning to demonstrate compliance with the RHNA. Therefore, the Housing Element would introduce no new project-specific or site-specific visual impacts.

Policy LU-1.13 of the Monterey County General Plan requires that all exterior lighting in the inland portions of the County be unobtrusive so that off-site glare is fully controlled. The North County LUP (which applies to the one coastal site identified in the Housing Element) does not

contain specific policies related to light and glare. However, as a matter of course in development review, the County reviews individual development proposals and assigns conditions of approval (COA). As a standard COA [PD014(A)], applicants are typically required to prepare an exterior lighting plan, with lighting designed to be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Continued implementation of this COA would ensure that all new development throughout the County minimizes light and glare impacts. None of the housing programs or actions associated with adoption and implementation of the Housing Element Update would change any County policies or regulations related to light and glare, nor would they increase development potential beyond existing Community, Area, and Land Use Plans. Impacts associated with light and glare have been addressed in prior environmental review for each the projects listed in Table 1, and the remaining 208 units would require future project-specific environmental review. Overall, the Housing Element Update would introduce no new impact related to light and glare.

2. AGRICULTUREAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:**

**Agricultural Resources 2(a-e) – No Impact.** Prime farmland and soils exist throughout the County of Monterey. The County also contains land used for agricultural production and under Williamson Act contract. Monterey County agriculture contributes a total of 8.1 billion dollars to the local economy and provides 76,054 jobs in the County (County of Monterey Agricultural Commissioner, 2014).

None of the housing programs or actions associated with adoption and implementation of the Housing Element would change any County policies or regulations related to agricultural preservation. In addition, Program H-2.b - Farmworkers and Agricultural Employees Housing of the Housing Element Update would provide resources and assistance to the agricultural and farmworkers in the County.

As described under *Regional Housing Needs Assessment* in Section II.A, the Housing Element does not change zoning or otherwise facilitate new development; rather it identifies sites that can accommodate this growth within existing zoning to demonstrate compliance with the RHNA. The vacant and underutilized sites identified by the Housing Element (refer to Table 3) are generally located within existing developed areas. All are designated High Density Residential (HDR) or Mixed Use (MU). Thus, future development on these sites would not conflict with existing zoning for agricultural use or forest land. In addition, most of the identified sites do not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (“Important Farmlands”); site 10 (Castroville Community Plan), site 11 (North County LUP), and site 14 (Central Salinas Area Plan, Chualar area) do contain some Important Farmland. However, the Housing Element would not facilitate new development in these areas beyond what could occur under existing land use and zoning designations. Further, future development in these areas would require project-specific CEQA review, which would assess whether the projects could convert Important Farmland to non-agricultural use.

Overall, the Housing Element Update would not directly change land use to conflict with existing zoning and existing Williamson Act contracts. Implementation of the Housing Element Update would not include the loss or conversion of forest land and no impact on agricultural resources would occur as a result of the Housing Element Update.

<b>3. AIR QUALITY</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutant concentrations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:**

**Air Quality 3(a-e) – No Impact.** Monterey County lies within the North Central Coast Air Basin. Air quality within this basin is monitored by the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The District maintains three air quality monitoring stations (Salinas, Monterey, and mid-Carmel Valley) in Monterey County. The District sets limits on the quantities of air pollution which may be emitted and has permit authority over new or major modifications to existing stationary sources of air pollution. Control of mobile sources is exercised at the state (California Air Resources Board) and federal (Environmental Protection Agency) levels for the Monterey Bay area.

Policies and programs of the Housing Element would have no effect on the MBUAPCD’s thresholds of significance for air quality. In addition, the Housing Element Update would not create physical residential growth and would not impact air quality beyond what is anticipated in the existing General Plan and LCP. As described under *Regional Housing Needs Assessment* in Section II.A, 208 new units would be needed countywide to meet the RHNA allocation. The Housing Element does not change zoning or otherwise facilitate this development; rather it identifies sites that can accommodate this growth within existing zoning. Projects that are consistent with the General Plan or LCP would be consistent with applicable air quality management plans since the regional air quality impacts associated with implementation of the General Plan and LCP have already been considered in the formulation of the plan. Impacts to air quality have also been addressed in prior environmental review for a variety of previous adopted projects, subdivisions, and specific plans (refer to Table I) which demonstrate progress toward RHNA, and the remaining 208 units would be subject to future project-specific CEQA review. Lastly, residential uses typically do not create objectionable odors, and the Housing Element Update would not introduce any land use changes that could expose people to substantial odors. Overall, the Housing Element would not result in any air quality impacts.

<b>4. BIOLOGICAL RESOURCES</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Have a substantial adverse effect on 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions**

**Biological Resources 4(a-c) – No Impact.** While much of Monterey County is developed with urban uses, there are many areas which may include sensitive plant and animal species. Existing undeveloped lands provide open space and support habitats that are considered sensitive to the region. Plant and animal species representative of almost all parts of California (except for the highest mountains and driest deserts) are found within the County. The County is considered to be the biological center of California; many plant species that find either their northern or southern limits can be found in the County. In addition, a high number of plant species are native only to Monterey County. The County’s coast offers a wide range of habitats, including sandy beaches, rocky shoreline, kelp beds, estuaries, wetlands, and sub-marine canyons.

The Housing Element Update would not create physical residential growth and would not establish a growth need that would result in biological resource impacts beyond that already anticipated by the existing General Plan and LCP. Biological resources impacts of previously constructed and approved units in the County (as shown in Table 1) have been addressed in prior environmental review documents for those projects, with mitigation identified where appropriate and feasible. Impacts to plant and animal species, sensitive habitat, and other biological resources of the 208 new units required to meet the RHNA would be assessed on a project-by-project basis. Generally, however, the vacant and underutilized sites identified in Table 3 are located in already urbanized areas, which do not contain substantial biological resources. Where impacts could occur, future project-specific CEQA review would identify these impacts, and assign mitigation as appropriate and in conformance with County’s Zoning Ordinance, General Plan and LCP policies, and all applicable U.S. Army Corps of Engineers, California Department of Fish and Wildlife (CDFW), and U.S. Fish and Wildlife Service (USFWS) guidelines and policies.

Policies and programs of the Housing Element would not affect any federal, state, or local regulations pertaining to the protection of biological resources. Adopting the Housing Element Update would not have a substantial adverse effect, either directly or through habitat

modifications, on any species identified as a candidate, sensitive, or special status species. In addition, the Housing Element Update would not have any impact on any riparian habitat or sensitive natural community.

**Biological Resources 4(d-f) – No Impact.** The Housing Element Update would not create physical residential growth and would not establish a growth need that would result in biological resource impacts beyond that which is already anticipated by the existing General Plan and LCP. Biological resources impacts of previously constructed and approved units in the County (as shown in Table 1) have been addressed in prior environmental review for those projects. As described previously, impacts of the 208 new units required to meet the RHNA would be assessed on a project-by-project basis, including to assess compliance with the County’s Zoning Ordinance and General Plan or LCP policies, as well as to determine impacts to migratory fish or wildlife species in the County. Any potentially significant impacts to biological resources would be mitigated on a project specific basis in accordance with all applicable state and federal agency guidelines set forth by CDFW and (if appropriate) USFWS, as a part of the application and review process for development in the County. Future developments would also be reviewed to determine compliance with any adopted habitat conservation plans or natural community conservation plans. Projects would be required to minimize or eliminate potential impacts to a less than significant level on a project specific basis to the extent feasible. It is not anticipated that future development to achieve RHNA would interfere with the provisions of an adopted Habitat Conservation Plan or any other similar plans.

5. CULTUREAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change to a tribal cultural resource, as defined in PRC 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:**

**Cultural Resources 5(a-e) – No Impact.** Monterey County contains a wide variety of resources that are significant to the area’s local history, regional architecture, archaeology, and culture. Conservation of cultural resources is an important public policy goal for the County and archaeological sites and resources are protected by Federal and State statutes.

The County has recognized the need to discover and identify places of historical and cultural significance and to preserve the physical evidence of its historic past. A countywide historic preservation ordinance, Chapter 18.25 - Preservation of Historic Resources of the Municipal

Code, is implemented by the Parks Department's Historical Coordinator and Historic Resources Review Board. Policies of this ordinance stress incentives to preserve sites which have proven historical or cultural significance as part of the County's Historic Preservation Plan.

Areas with sensitive archaeological resources have been mapped and development with potential to impact these resources must comply with standards established in the Zoning Ordinances.

The Housing Element Update would not create physical residential growth and would not establish a growth need that would result in cultural resource impacts beyond that anticipated by the adopted General Plan and LCP. The existing General Plan Land Use Element, LCP, and Zoning Ordinance already designate land sufficient to accommodate the RHNA allocation of 1,551 units (including 1,343 units already constructed or approved and 208 future units). As such, adopting the Housing Element Update would not by itself cause any substantial adverse change in the significance of a historical, cultural, archaeological, or tribal cultural resource. In addition, each future housing development project would be required to be evaluated for the potential for occurrence of historical resources on-site, and to comply with applicable General Plan Land Use Element and Conservation and Open Space Element policies, or LCP policies where applicable. Specific projects would also be analyzed for compliance with all applicable state and federal guidelines for the preservation of historical, archeological, and paleontological resources. Furthermore, specific housing projects would be reviewed for compliance with County development standards and would be required to analyze potential impacts to tribal cultural resources (per Public Resources Code Section 21080.3.1) and comply with CEQA Guidelines Section 15000 et. seq. which set procedures for notifying the County Coroner and Native American Heritage Commission for identification and treatment of human remains if they are discovered during construction. Thus, impacts of the future 208 units required by meet the RHNA would be addressed on a project-by-project basis. The Housing Element itself does not change zoning or otherwise facilitate new development; rather it identifies sites that can accommodate the RHNA within existing zoning. Therefore, the Housing Element would have no impact on historical, cultural, archaeological, or tribal cultural resources.

6. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
c)	Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:**

**Geology and Soils 6(a) – No Impact.** Monterey County lies within a region of high seismic activity in the form of frequent medium earthquakes with nearby epicenters, as well as infrequent major earthquakes. Earthquakes can cause two types of hazards: primary and secondary. Primary seismic hazards include ground shaking and ground displacement, which in turn can induce secondary hazards. Secondary hazards include ground failure (lurch cracking, lateral spreading, and slope failure), liquefaction, seismic induced water waves (tsunamis and seiches), and dam failure. In addition to the hazards from seismic activity, Monterey County’s varied landforms (rugged mountains, river-cut valleys, and wetlands) are subject to landslides, erosion and subsidence.

The San Andreas Fault runs through the southeastern portion of the County for approximately 30 miles and poses the single greatest seismic hazard to the County. Two other active faults affecting Monterey County include the Palo Colorado-San Gregorio Fault zone and the Monterey Bay Fault zone. The Palo Colorado-San Gregorio Fault zone connects the Palo Colorado Fault near Point Sur, south of Monterey, with the San Gregorio Fault near Point Ano Nuevo in Santa Cruz County. The Monterey Bay Fault lies seaward of the City of Seaside extending northwesterly to the Pacific Ocean. Other geologic hazards in the planning area include liquefaction, slope stability (landslides primarily) and alluvial soils.

The County of Monterey recognizes these geologic influences in the application of the California Building Standards Code with locally adopted modifications to all new development within the County. Soils reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. General Plan and LCP policies would control the density and type of development permitted in areas with identified geologic constraints. The existing General Plan Land Use Element, LCP, and Zoning Ordinance already designate land sufficient to accommodate the RHNA allocation of 1,551 units for the Housing Element Update (including the 1,343 units already constructed or permitted, and the 208 new units). The proposed Housing Element Update does not establish a growth need that would result in geologic impacts beyond that which is anticipated by the adopted General Plan

Land Use and Safety Elements and the LCP. In addition, many of the identified RHNA projects (as listed in Table 1) have already undergone prior environmental review and have been evaluated for seismic safety impacts as well as consistency with the County's zoning ordinances, LCP, Health and Safety Element, and General Plan, where applicable. In addition, each future project would be evaluated on a project-specific basis for potential impacts related to State Alquist-Priolo Special Studies Zones and Fault Hazards Zones (although no such zones are currently identified by the State within the planning area), seismic ground shaking, ground failure, inundation, landslides, and flooding. Such projects in the inland areas of the County will be reviewed for consistency with all goals, objectives, and policies of the General Plan Safety Element minimizing hazards to public health, safety, and welfare resulting from natural and manmade phenomena. Future development on the identified RHNA site in the coastal zone will be reviewed for consistency with the policies of the LCP minimizing risk from geologic hazards.

Geotechnical reports would be required for individual projects as needed and as set forth in policies contained in the General Plan Safety Element and LCP. Seismic safety issues would be addressed through California Building Code (CBC), California Residential Code (CRC), and implementation of the recommendations on foundation and structural design contained in geotechnical investigations for specific projects. Because seismic impacts of future projects fulfilling the RHNA would be addressed on a case-by-case basis, and because the Housing Element itself does not facilitate development, but rather identifies existing sites that can accommodate RHNA allocations, there would be no impact associated with the Housing Element.

**Geology and Soils 6(b, d) – No Impact.** The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in geologic or soil impacts beyond that already anticipated by the adopted General Plan and LCP. As such, adopting the Housing Element Update would not by itself result in substantial soil erosion or the loss of topsoil, nor would it result in projects that would be located on expansive soils, creating substantial risk to life or property. The County has also established policies under Goals S-1 and S-2 of the General Plan Safety Element and comparable policies in the LCP in order to minimize risks associated with geologic and seismic hazards as well as those associated with flooding and erosion. In addition, future development of 208 new units countywide to meet the RHNA, as identified in the Housing Element, will be subject to project-specific environmental review, development standards, and building code regulations as required by State law and County policy. There would be no impact.

**Geology and Soils 6(c) – No Impact.** Although the County may contain unique geologic features that could be impacted by future development, all future development would be subject to CEQA review on a project-by-project basis. Prior environmental review has been performed those projects already constructed or approved (as identified in Table 1), and the potential for future development of 208 additional units would be reviewed for potential impacts to unique geologic features. In general, however, these sites are located in already urbanized area, thus minimizing the potential for such impacts. Further, as described previously, the Housing Element itself does not facilitate this development, but rather identifies where development to meet the RHNA could occur under existing land use and zoning designations. Therefore, no impacts

related to unique geologic features are anticipated to occur as a result of the Housing Element Update.

**Geology and Soils 6(e) – No Impact.** The Housing Element Update does not include any policies or programs related to soils. Moreover, the Housing Element would not create physical residential growth and would not establish a growth need that would result in increased demand in the County’s municipal wastewater disposal services. Therefore, no impacts related to the use of septic systems are anticipated to occur as a result of the Housing Element Update.

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

**Discussion, Analysis and Conclusions:**

**Greenhouse Gas Emissions 7(a, b) – No Impact.** Policies OS-10.11 and OS-10.15 of the 2010 Monterey County General Plan required Monterey County to develop and adopt a Greenhouse Gas (GHG) Reduction Plan with a target to reduce emissions by 2020 to a level that is 15% less than 2005 emission levels. Monterey County’s Municipal Climate Action Plan (MCAP), adopted in April 2013, has been prepared pursuant to the General Plan Policies described above. As a matter of course in development review, the County reviews individual development proposals for conformity with this and other pertinent policies of the County General Plan and LCP. Continued implementation of this policy would ensure that all new residential development, as well as throughout the County, minimizes or reduced GHG emission impacts. The Housing Element Update does not create physical residential growth and does not establish a growth need that would result in generation of GHG emissions beyond that already anticipated by the existing General Plan and LCP.

Existing regulations that would apply to any future residential development, including the California Green Building Standards Code, with local modifications adopted by the County to incentivize green building, would substantially reduce GHG emissions associated with future projects. While future projects would still emit GHGs, there is adequate land zoned for residential development in the County to meet the RHNA, and the proposed Housing Element does not recommend any land use designation or zone changes. In addition, the Housing Element includes, but is not limited to, measures H-1.c and H-3.b to promote energy efficiency, water conservation, and solid waste reduction in construction and rehabilitation projects, which may result in a beneficial impact. Furthermore, the General Plan Land Use Element includes policies specifically intended to reduce impacts from future growth in the inland portions of Monterey County, which would indirectly reduce GHG emissions in those areas. There are not comparable policies within the LCP; however,

GHG emissions of future development in the coastal zone will be assessed through the CEQA process. The Housing Element itself does not facilitate development or otherwise generate greenhouse gas emissions. Therefore, there would be no impact.

<b>8. HAZARDS AND HAZARDOUS MATERIALS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4-mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous material 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project in the vicinity of a municipal airstrip, would the project result in a safety hazard for people residing or working in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:**

**Hazards and Hazardous Materials 8(a, b) – No Impact.** Construction and operation of future residential development may involve limited use, storage, transport, and/or generation of hazardous materials such as typical household-type cleaning products as well as maintenance products (e.g., paints, solvents, cleaning products), and grounds and landscape maintenance could also use a wide variety of commercial products formulated with hazardous materials, including fuels, cleaners and degreasers, solvents, paints, lubricants, adhesives, sealers, and pesticides/herbicides.

Future residential development is not expected to introduce any unusual hazardous material. In addition, impacts associated with hazardous materials for already constructed or approved projects (as listed in Table 1) have been addressed in the prior environmental review, and future development of 208 additional units would be reviewed on a project-by-project basis.

Compliance with local, state, and federal regulations would minimize risks associated with the routine transport, use, or disposal of hazardous materials. Adoption of the Housing Element would not lead to any new activity that would routinely transport hazardous materials. Therefore, the Housing Element Update would result in no impact relative to hazardous materials transport.

**Hazards and Hazardous Materials 8(c) – No Impact.** Policies and programs in the Housing Element Update would not lead to any new activity that would routinely transport hazardous materials or handle acutely hazardous materials. If any individual projects within one-quarter mile of a school are proposed, CEQA would require the County to make individual determinations as to whether construction could result in hazardous materials exposure. In addition, impacts associated with hazardous materials for already constructed or approved projects (as listed in Table 1) have been addressed in the prior environmental review, and future development of 208 additional units would be reviewed on a project-by-project basis. There would be no impact.

**Hazards and Hazardous Materials 8(d) – No Impact.** Future residential development anticipated by the Housing Element Update, including the already-constructed or approved units and 208 additional future units, may be located on or in the vicinity of sites identified on hazardous material lists. Through the County's development review process, it would be determined whether a Phase I Environmental Site Assessment would be necessary to determine whether a proposed development site is on or within the immediate vicinity of any known hazardous material sites. If a development site is identified as such, appropriate remediation action would be required prior to the commencement of construction activities. All development is required to comply with existing federal, state, and local regulations pertaining to hazardous materials sites. With adherence to the foregoing regulations and practices, the implementation of the Housing Element would result in no impact.

**Hazards and Hazardous Materials 8(e, f) – No Impact.** None of the proposed policies of the Housing Element have any foreseeable potential to introduce new impacts regarding safety hazards due to airport operations. None of the vacant or underutilized sites identified in Table 3 are located within the vicinity of an airstrip or in an airport influence area identified in an airport land use compatibility plan. Therefore, implementation of the Housing Element would have no impact.

**Hazards and Hazardous Materials 8(g) – No Impact.** The Housing Element would not cause or contribute to any impairment of an emergency plan. None of the proposed policies of the Housing Element have any foreseeable potential to introduce new impacts regarding emergency response or evacuation plans. Therefore, implementation of the Housing Element would have no impact.



**Hazards and Hazardous Materials 8(h) – No Impact.** The introduction of activities and development in areas considered high fire hazard zones has the potential to result in increased fire hazards. Monterey County contains “low,” “moderate,” and “high” hazard severity zones. Generally, the vacant and underutilized sites identified in Table 3 are located in already urbanized areas, which typically contain low fire hazards. Through the County’s development review process, any future residential development projects would be evaluated to determine potential hazards related to the exposure of people or structures to a significant risk of loss due to wildland fires. The review process would ensure consistency with applicable adopted General Plan Safety Element policies (S-4.1 to S-4.33) for projects in the inland areas of the county, or comparable LCP policies for projects in the coastal zone, setting standards and imposing mitigation for ensuring fire safety. Each future development project would be required to demonstrate consistency with the goals, policies, and actions of the adopted General Plan or LCP, as applicable. No mitigation measures are required for the Housing Element Update, as no impacts would occur.

9. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
i)	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j)	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:**

**Hydrology and Water Quality 9(a, c-f) – No Impact.** Monterey County is dependent on its own local sources of water and does not receive imported water from other regions of California. The County derives a majority of its water supply from groundwater and surface water, with a few minor exceptions. The three major watersheds in Monterey County, Salinas River, Carmel River and Pajaro River, all have significant constraints. Erosion associated with agriculture has deteriorated surface water quality in Salinas and Pajaro Valleys. High nitrate levels have been recorded in the Salinas Valley and in North County. Groundwater overdraft is a significant problem in North County. Seawater intrusion into groundwater sources is problematic near Pajaro and Castroville. As further described below, the Salinas Valley Groundwater Basin is in overdraft, but there are a number of infrastructure projects in place or under consideration to address this condition, and further study is underway. With a prolonged drought condition, some private and water system wells are experiencing a marked reduction in water capacity. Also, arsenic exceeding the maximum contaminant level (MCL) in water systems is an issue in North County and in the El Toro basin. Policies in the 2010 General Plan include development restrictions in some inland areas where there is a known water issue. The North County LUP also includes development restrictions based on groundwater overdraft conditions.

The Housing Element Update does not provide new sites for housing to meet the RHNA allocations. Rather, it identifies existing sites that can accommodate this growth under existing land use and zoning designations in order to demonstrate compliance with the RHNA. As a result, the Housing Element would result in no impact relative to hydrological issues. Moreover, none of the proposed policies or programs of the Housing Element Update have any foreseeable potential to introduce new impacts regarding water quality standards. There would be no impact.

**Hydrology and Water Quality 9(b) – No Impact.** Monterey County has numerous groundwater basins from which potable water supplies are drawn. Of the 1,551 RHNA units, 1,343 units have already been constructed, or have been approved and previously analyzed under CEQA. Thus, water supply for these units has already been addressed, with feasible mitigation identified where required. For future development of the additional 208 required units, water supply would be addressed on a case-by-case basis. Projects in the inland areas of the County would be required to comply with General Plan Policy PS-3.1, which, with a few exceptions, requires proof of a long-term, sustainable water supply, both in quality and quantity to serve the project. Thus, if a long-term, sustainable water supply is not found for these projects, the projects would not be approved. Within the coastal area, future development on site 11 would be required to comply with North County LUP water supply policies, which include limiting groundwater

use to safe-yield levels and regulating development to prevent adverse impacts on groundwater resources. Thus, as in the inland areas, if a safe-yield water supply is not available, the project would not be approved. It should be noted that site although site 11 is in the coastal zone, site 11 is within the Salinas Valley Groundwater Basin, and is entirely within the benefit assessment zone 2C for the Salinas Valley Water Project. The County is currently conducting a five-year study to evaluate the health of that groundwater basin and the status of seawater in the basin. To the extent future development of the 208 additional units occurs within Zone 2c, they would undergo project specific environmental review analyzing the impact of the project on groundwater supplies.

Adoption of the Housing Element Update would not affect the County’s policies and regulations concerning groundwater supplies and would introduce no new impacts related to the depletion of the groundwater supply. Housing Element Update policies and programs would have no additional effect related to groundwater supply.

**Hydrology and Water Quality 9(g-h) – No Impact.** Development in the flood-prone fertile valleys of the County has resulted in flooding conditions mostly in the Salinas Valley, but also in the Carmel, Pajaro, Big and Little Sur River Valleys. The 100-year floodplain expands across the entire length of the County along the major river systems including the Salinas, Carmel, San Antonio, and Nacimiento Rivers with some areas falling within the 500-year floodplain.

The Housing Element identified where development could occur to meet RHNA within existing land use and zoning designations; it would not result in land use changes or future development that could not otherwise occur. Thus, the Housing Element would not expose people or property to flood hazards. The policies and programs of the Housing Element would not result in increasing any risks associated with flood exposure. No flood related impact would occur.

**Hydrology and Water Quality 9(i-j) – No Impact.** A risk of seiche can occur if development occurs adjacent to an inland body of water and a seismic event, such as an earthquake, causes significant water displacement. The Housing Element Update does not include any land use changes that would introduce elevated risk of exposure to tsunami. Flooding as a result of seiche, tsunami, or dam failure would not be directly related to the Housing Element Update due to the County’s preexisting urbanized and populated conditions. There would be no impact.

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

**Discussion, Analysis and Conclusions:**

**Land Use and Planning 10(a) – No Impact.** The Housing Element identified where development could occur to meet RHNA within existing land use and zoning designations; it would not result in land use changes or future development that could not otherwise occur. Housing Element plans and policies are primarily focused on providing safe and adequate housing at a variety of income levels and thus would have no ability to result in the physical division of a community. There would be no impact.

**Land Use and Planning 10(b, c) – No Impact.** Implementation of the 2015-2023 Housing Element Update would ensure that the County is in compliance with the RHNA period from January 1, 2014 through December 31, 2023. Major updates were made to the County’s zoning codes during the implementation of the previous Housing Element cycle. These amendments included a variety of new housing types that would be allowed including: housing for seniors, people with disabilities, homeless, large households, and farmworkers. In addition, in the previous cycle of the Housing Element, the County complied with with SB 2, which required local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including identifying a zone or zones where emergency shelters would be allowed as a permitted use without a conditional use permit. Policy H-2.1 of the Housing Element continues to encourage development of a variety of housing types, including housing for seniors, people with disabilities, homeless, large households, and farmworkers. Specifically, Policy H-2.2 continues to to address the housing needs of special populations and extremely low income households through a range of housing options, including emergency shelters, transitional housing, supportive housing and single-room occupancy units. The Housing Element is consistent with the State Housing Element Law. As a result, the proposed 2015-2023 Housing Element reflects the vision, goals and principles for the County.

AMBAG has assigned a RHNA of 1,551 units for the 2014-2021 RHNA period. All future residential development projects, including the 208 “new” units required to meet the RHNA, will undergo future environmental review on a case-by-case basis for consistency with the General Plan, LCP, Zoning Ordinance, and other applicable plans. Because the Housing Element Update would involve no land use changes, the Housing Element Update would result in no conflict with any land use or habitat conservation plan. Therefore, the proposed 2014-2023 Housing Element would have no impact.

11. MINERAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:**

**Mineral Resources 11(a, b) – No Impact.** According to the Monterey County General Plan, there are many igneous, metamorphic and sedimentary geologic formations in the County. The Housing Element Update itself does not create physical residential growth and would not result in the loss of availability of locally important mineral resources or recovery sites beyond that already anticipated by the existing General Plan. Through the County’s development review process, future development projects will be evaluated for compatibility with mineral resources, with mitigation measures identified where appropriate. Furthermore, policies and programs of the Housing Element Update would not affect the County’s regulations concerning mineral resources. Therefore, there would be no impact.

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

**Discussion, Analysis and Conclusions:**

**Noise 12(a-d) – No Impact.** Noise is generally defined as sound that is loud, disagreeable, or unexpected. Sound is mechanical energy transmitted in the form of a wave because of a disturbance or vibration. The principal noise sources in Monterey County consist of transportation facilities (streets and highways), several industrial and food-packing plants, several mining operations, and a power-generating plant.

The Housing Element Update itself does not create physical residential growth and does not involve changes that would result in noise levels beyond that anticipated by the existing General

Plan and LCP. Housing units developed in conformance with the Housing Element Update may increase noise levels as a result of construction activities, increased vehicular traffic, and equipment usage. However, units in the inland portions of the County would be subject to General Plan Policies S-7.1 through S-7.10, which require that new noise-sensitive land uses be allowed only in areas with “acceptable” noise levels, that proposed development incorporate design elements necessary to minimize noise impacts on surrounding land uses, and that construction activities be restricted to certain hours and include noise protection measures where appropriate. In both the inland and coastal zones, future development to meet the RHNA would undergo project-specific CEQA review, including assessment and mitigation of noise-related impacts. No Housing Element Update programs or policies would introduce any additional exposure of people to excessive groundborne vibration. The Housing Element Update would not involve any physical land use changes that would result in any new exposure of people to excessive noise levels related to airport use. There would be no impact.

**Noise 12(e, f) – No Impact.** The Housing Element would not involve any land use changes and thus would not result in any new exposure of people to excessive noise levels related to airport use. None of the vacant or underutilized sites identified in Table 3 are located within an airport influence area identified in an airport land use compatibility plan or within two miles of a public use airport or private airstrip. Adoption and implementation of the policies and actions associated with the draft Housing Element would not add any increased exposure. No impact would occur.

<b>13. POPULATION AND HOUSING</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:**

**Population and Housing 13(a) – No Impact.** As of 2015, the population of Monterey County was 425,413 (Department of Finance, 2015), with 103,646 persons in the unincorporated areas. The Housing Element Update demonstrates compliance with Monterey County’s 2014-2023 RHNA obligations. The Housing Element Update demonstrates this compliance through units previously constructed or previously analyzed and approved (refer to Table 1), plus the identification of the need for 208 additional units. The Housing Element identifies vacant or underutilized parcels where this development could occur under existing land use and zoning designations. Because development on these sites could occur independent of the Housing Element Update, population growth on these sites would not be attributable to the Housing Element alone. Further, because this development would occur consistent with existing land use

and zoning designations, this growth has already been anticipated within the 2010 General Plan (for inland areas) and the LCP (for coastal areas). The Housing Element Update would not induce substantial population growth, either directly or indirectly, and would thus result in no impact.

**Population and Housing 13(b, c) – No Impact.** Future developments that would be constructed in conformance with Housing Element Update would be on vacant or underutilized land in the County. No existing housing is anticipated to be displaced within the timeframe of the Housing Element. The Housing Element includes policies intended to protect housing resources in Monterey County, inducing no displacement in the process, and implementation of the Housing Element Update would increase access to housing to meet housing needs within the County. Additionally, impacts associated with future development have either been addressed during prior environmental review (for projects listed in Table 1) or will be addressed in future project-specific review (for the 208 additional units). No impact related to housing displacement would occur.

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

**Discussion, Analysis and Conclusions:**

**Public Services 14(a-d) – No Impact.** The General Plan Land Use Element, LCP, and Zoning Ordinance already designate land sufficient to accommodate the 2014-2023 RHNA allocation of 1,551 units for the 2015-2023 Housing Element Update. As the Housing Element Update entails no land use changes, it would not add any demand for additional fire, police, school, park, or other public facilities. In addition, as growth in conformance with the Housing Element Update occurs, any needs that arise would be addressed and met as each development is proposed, and would be funded through the payment of development fees or project specific mitigation, as appropriate and in accordance with Section 65995(h) of the California Government Code (Senate Bill 50, August 27, 1998). Each of the RHNA projects that has already been constructed or approved (refer to Table 1) has been previously analyzed for consistency with the General Plan or LCP (depending on the project’s inland or coastal location), Zoning Ordinance, and other

applicable planning documents. Similarly, future development on the identified vacant and underutilized parcels would undergo project-specific CEQA review, including consideration of impacts to public services. Because the Housing Element itself does not provide new sites for housing, nor alter existing land use and zoning designations to facilitate development, there would be no impact.

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

**Discussion, Analysis and Conclusions:**

**Recreation 15(a, b) – No Impact.** The Monterey County Code sets forth a ratio for local developed parkland for both inland and coastal areas of the County. Specifically, the County standards for subdivisions is that for every 1,000 people, there should be three acres of local developed parkland (Section 19.12.010 of Title 19 (County subdivision ordinance) the Monterey County Code). “Local developed parkland” includes neighborhood and community parks and recreation facilities, but excludes lands such as open space areas.

As described under *Regional Housing Needs Assessment* in Section II.A, the Housing Element does not change zoning or otherwise facilitate new development; rather it identifies sites that can accommodate this growth within existing zoning to demonstrate compliance with the RHNA. As such, the proposed Housing Element Update does not establish a growth need or facilitate development that would result in a need for parkland or recreational facilities beyond that anticipated by the existing General Plan, LCP, and County Code. None of the housing programs or policies associated with adoption and implementation of the Housing Element Update would increase the use of recreational facilities insofar as the physical deterioration of the facility would occur or the construction of a new facility which might have an adverse physical effect on the environment would be necessary. Future development of 208 residential units to meet the RHNA will be subject to the County’s development review process and project-specific CEQA review. The environmental review will include an evaluation of impacts to parkland for each subdivision project, and required payment of Quimby fees where necessary. These fees are the funding equivalent to the provision of parkland; therefore, there would be no impact.



**16. TRANSPORTATION/TRAFFIC**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible use (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:**

**Transportation/Traffic 16(a, b) – No Impact.** The policies and programs of the Housing Element do not increase traffic. the Housing Element Update would not create physical residential growth and would not impact air quality beyond what is anticipated in the existing General Plan and LCP. As described under *Regional Housing Needs Assessment* in Section II.A, 208 new units would be needed countywide to meet the RHNA allocation. The Housing Element does not change zoning or otherwise facilitate this development; rather it identifies sites that can accommodate this growth within existing zoning. Projects that are consistent with the General Plan or LCP would be consistent with applicable plans, ordinances or policies establishing measures of effectiveness for the performance of the circulation system and congestion management programs since the transportation and circulation impacts associated with implementation of the General Plan and LCP have already been considered in the formulation of these plans. Impacts to transportation/traffic have also been addressed in prior environmental review for a variety of previous adopted projects, subdivisions, and specific plans (refer to Table 1) which demonstrate progress toward RHNA, and the remaining 208 units would be subject to future project-specific CEQA review. Therefore, there would be no impact.

**Transportation/Traffic 16(c-e) – No Impact.** The Housing Element Update would not change air traffic patterns, increase hazards due to a road design feature, or result in inadequate emergency access. None of the 21 vacant and underutilized sites identified by the Housing

Element are within an airport land use plan, or within two miles of an airport or private air strip. Programs and policies associated with implementation of the Housing Element would not interfere with emergency access or create road hazards. Impacts for projects and/or units that have already been constructed or approved have been previously addressed. All future residential development in conformance with the Housing Element Update would be reviewed on a project specific basis by the County fire jurisdiction and according to Monterey County Code Chapter 18.56 and California Fire Code to ensure that adequate emergency access is provided and no unsafe access conditions would result. No impacts would result from the Housing Element Update.

**Transportation/Traffic 16(f) – No Impact.** The Housing Element Update does not involve the alteration of existing alternative transportation oriented policies or the creation of policies that would conflict with the General Plan, LCP, or other adopted transportation oriented policies or plans. No impacts related to conflicting transportation policies would occur as a result of the Housing Element Update.

<b>17. UTILITIES AND SERVICE SYSTEMS</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Result in a Substantial increase in demand of existing sources of energy or require the development of new sources of energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## **Discussion, Analysis and Conclusions:**

**Utilities and Service Systems 17(a, e) – No Impact.** The protection of water quality in the region is under the jurisdiction of the Regional Water Quality Control Board, Central Coast Region (RWQCB) and the Monterey Regional Water Pollution Control Agency (MRWPCA). The regulatory authority of the RWQCB is provided by the federal and state Clean Water Acts (CWA). The RWQCB Basin Plan sets standards for water contaminant levels. As described under *Regional Housing Needs Assessment* in Section II.A, the Housing Element does not change zoning or otherwise facilitate new development; rather it identifies sites that can accommodate this growth within existing zoning to demonstrate compliance with the RHNA. As such, the proposed Housing Element Update does not establish a growth need that would result in wastewater treatment needs beyond that anticipated by the existing General Plan or LCP. The policies and programs of the Housing Element Update would not affect the County's regulations concerning wastewater treatment or cause the County to exceed wastewater treatment requirements or require construction of new water or wastewater treatment facilities. Future development of the additional 208 units required to meet the RHNA would be required to maintain consistency with the Basin Plan as well as County standards. Appropriate mitigation measures would be required of individual residential developments to reduce potential project specific water quality impacts, where required. The Housing Element Update would result in no changes to land use designations and thus would result in no change in demand for any utility or service system. The policies and programs of the Housing Element Update would not affect the County's regulations concerning wastewater treatment or cause the County to exceed wastewater treatment requirements or require construction of new water or wastewater treatment facilities. There would be no impact.

**Utilities and Service Systems 17(b, c) – No Impact.** The proposed Housing Element Update does not directly establish a growth need that would result in wastewater treatment or drainage infrastructure needs beyond that anticipated by the existing General Plan and LCP. The policies and programs of the Housing Element Update would not affect the County's regulations concerning stormwater drainage facilities. In addition, future development of the 208 residential units required to meet the RHNA will be evaluated on a project-by-project basis to determine adequacy of utility infrastructure as part of the standard County development review process. There would be no impact.

**Utilities and Service Systems 17(d) – No Impact.** Three agencies, including Monterey Peninsula Water Management District, Pajaro Valley Water Management Agency, and Monterey County Water Resources Agency, provide water resources to County residents from groundwater and surface water sources. According to the Public Services Element of the County's General Plan, nearly 80 percent of water resources in the County are provided through pumping of groundwater from the six water basins within Monterey County: Pajaro Valley, Prunedale, Salinas Valley, Marina-Fort Ord, Carmel, and El Toro (County of Monterey, 2010). As described above in Section X.9, *Hydrology and Water Quality*, future development of the 208 units required to meet the RHNA would be subject to General Plan and LCP policies pertaining to proof of adequate water supply. In addition, the Housing Element itself does not provide new sites for housing; rather, it identifies existing sites that can accommodate this growth under

existing land use and zoning designations. Thus, the proposed Housing Element Update does not generate demand for water supply. The policies and programs of the Housing Element Update would not affect the County’s regulations concerning water supply. There would be no impact.

**Utilities and Service Systems 17(f, g) – No Impact.** The proposed Housing Element Update is a policy document and would not directly impact solid waste facilities currently served by the County. Existing policies and programs associated with landfills would not be affected by the implementation and adoption of the Housing Element. Furthermore, the Housing Element Update does not establish a growth need that would result in solid waste disposal needs beyond that anticipated by the existing General Plan and LCP. There would be no impact.

**VII. MANDATORY FINDINGS OF SIGNIFICANCE**

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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 past projects and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:**

**(a) No Impact.** As described under *Regional Housing Needs Assessment* in Section II.A, the Housing Element does not change zoning or otherwise facilitate new development; rather it identifies sites that can accommodate this growth within existing zoning to demonstrate compliance with the RHNA. The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in reduced biological habitats or any biological or cultural resource impacts beyond that already anticipated by the existing General Plan and LCP. Impacts associated with habitat, wildlife populations, and special status species, and cultural resources (including periods of California history and prehistory) have been addressed in prior environmental review for each the projects listed in Table 1. The vacant and underutilized sites identified by the Housing Element (refer to Table 3) are generally located within existing developed areas, such that future development of the 208 units would not

be anticipated to result in substantial effects to biological or cultural resources. However, development of these units would require future projects-specific environmental review, including potential direct and indirect impacts on biological and cultural resources and would be mitigated to the extent feasible. The projects would also be required to be consistent with biologically protective policies of the General Plan, LCP, and Zoning Ordinance. Adopting the Housing Element Update would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. In addition, the Housing Element Update itself would not have a substantial adverse effect on any riparian habitat or sensitive natural community. There would be no impact.

**(b) No Impact.** The Housing Element Update would not result in contribution to potential cumulative impacts. As stated previously, the Housing Element does not change zoning or otherwise facilitate new development; rather it identifies sites that can accommodate this growth within existing zoning to demonstrate compliance with the RHNA. Thus, future growth would be consistent with growth assumed within the existing General Plan and LCP. In addition, through the County's development review process, future development of the 208 units required to meet the RHNA would be evaluated for potential cumulative impacts and for consistency with all applicable policies of the County General Plan or LCP (as applicable) and Zoning Ordinance. Through this review process, potential cumulative impacts to various natural and man-made resources would be evaluated and mitigated as appropriate. No mitigation measures are necessary as the existing County development review process is sufficient to address potential impacts and mitigate them to the extent feasible. According, no impacts would occur as a result of the Housing Element.

**(c) No Impact.** The Housing Element Update would not result in substantial direct or indirect adverse impacts on human beings. Impacts associated with air quality, noise, hazards and hazardous materials, and other issues that may have impacts on human beings have been addressed in prior environmental review for each the projects listed in Table 1. Through the County's development review process, future development of the 208 units required to meet the RHNA would be evaluated for potential direct and indirect impacts on human beings. Appropriate mitigation measures would be required to reduce potential impacts to the extent feasible. As the Housing Element Update does not provide new sites for housing or otherwise promote development that could not otherwise occur, no impact related to environmental effects that would have adverse effects on humans would occur as a result of adoption of the Housing Element.

## VIII. REFERENCES

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Monterey, County of. November 8, 2005. *Initial Study for the Commons at Rogge Road Combined Development Permit*, prepared by Laura M. Lawrence, R.E.H.S., Senior Planner, Monterey County Planning and Building Inspection Department.

*Initial Study – File No. REF140087*  
*2015-2023 County of Monterey Housing Element*

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STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit

Edmund G. Brown Jr.  
Governor

Ken Alex  
Director

November 6, 2015

Jacqueline Onciano  
Monterey County  
168 W. Alisal Street, 2nd Floor  
Salinas, CA 93901

Subject: 2015-2023 County of Monterey Housing Element  
SCH#: 2015101025

Dear Jacqueline Onciano:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on November 5, 2015, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,



Scott Morgan  
Director, State Clearinghouse

Enclosures  
cc: Resources Agency



**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2015101025  
**Project Title** 2015-2023 County of Monterey Housing Element  
**Lead Agency** Monterey County

**Type** Neg Negative Declaration

**Description** The 2015-2023 Housing Element Update applies to both the inland and coastal portions of the county. The Update demonstrates compliance with the Regional Housing Needs Assessment through demonstration of units constructed, under construction, permitted, or approved since January 1, 2014, as well as through identification of vacant and underutilized sites in the County that could accommodate additional RHNA units. The Update itself does not provide specific new housing projects to meet the RHNA allocations. Rather, it identifies existing sites that can accommodate this growth under existing land use and zoning designations in order to demonstrate compliance with the RHNA.

**Lead Agency Contact**

**Name** Jacqueline Onciano  
**Agency** Monterey County  
**Phone** 831 755 5193 **Fax**  
**email**  
**Address** 168 W. Alisal Street, 2nd Floor  
**City** Salinas **State** CA **Zip** 93901

**Project Location**

**County** Monterey  
**City**  
**Region**  
**Lat / Long**  
**Cross Streets**  
**Parcel No.**  

<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>Base</b>
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**Proximity to:**

**Highways** Multiple  
**Airports** Multiple  
**Railways** Multiple  
**Waterways** Multiple  
**Schools** Multiple  
**Land Use**

**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Coastal Zone; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

**Reviewing Agencies** Resources Agency; Department of Boating and Waterways; California Coastal Commission; Department of Fish and Wildlife, Region 4; Department of Fish and Wildlife, Marine Region; Department of Parks and Recreation; Department of Water Resources; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 5; Department of Housing and Community Development; Air Resources Board; Regional Water Quality Control Board, Region 3; Native American Heritage Commission; Public Utilities Commission

Document Details Report  
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