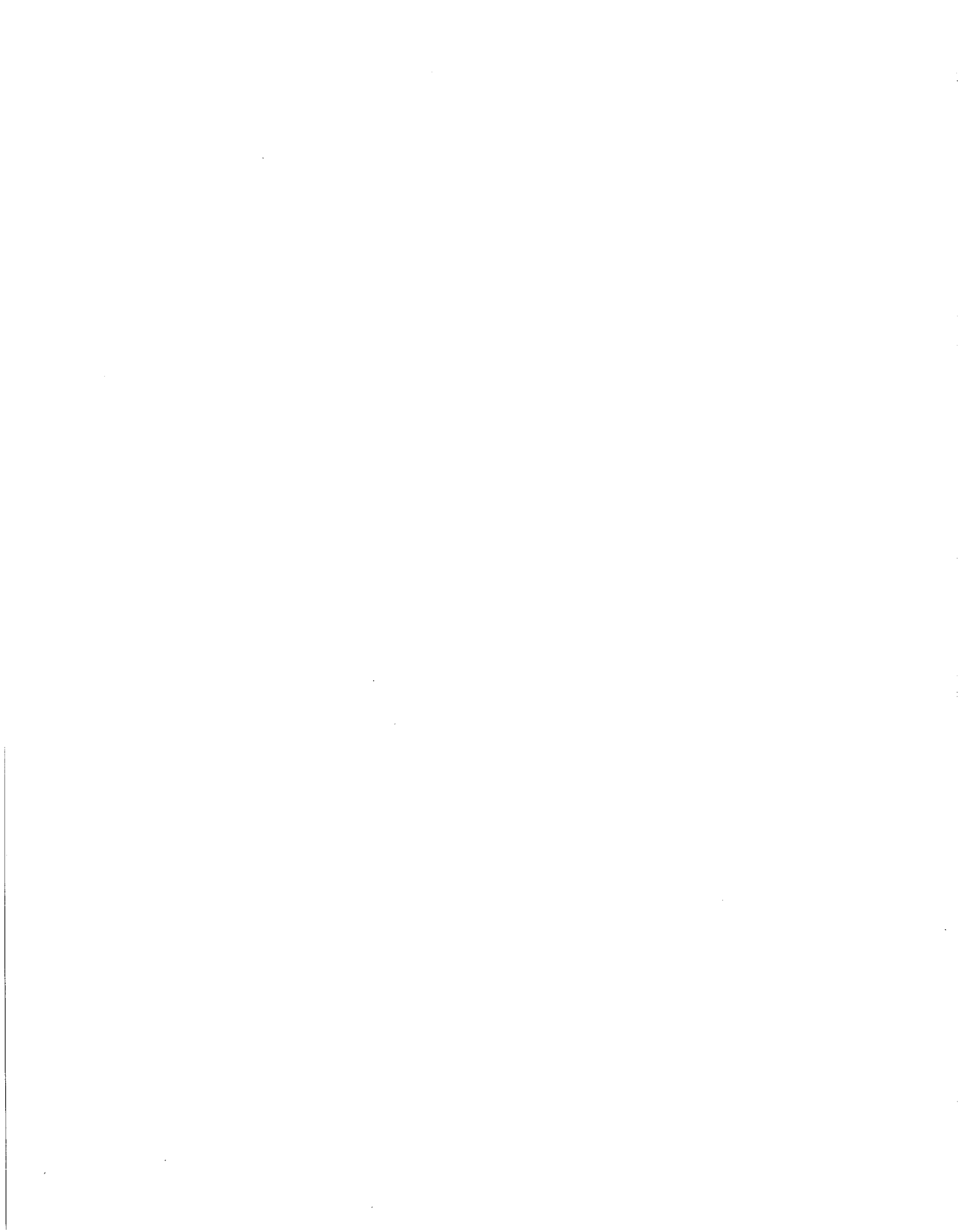


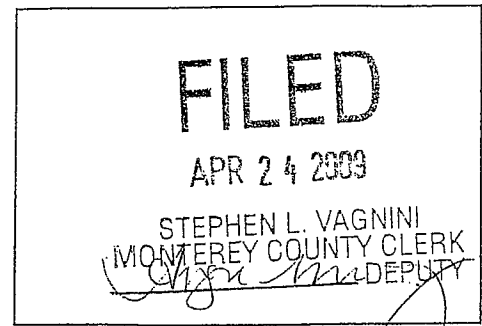
Attachment G
Initial Study/Negative Declaration

Charles Martin
PLN070197

Board of Supervisors
June 19, 2012



County of Monterey
State of California
**NEGATIVE
DECLARATION**



Project Title: MARTIN CHARLES E & JUDY A TRS
File Number: PLN070197
Owner: MARTIN CHARLES E & JUDY A TRS
31300 RIVER RD
SOLEDAD CA 93960-9670

Project Location: 31300 RIVER RD, SOLEDAD CA
Primary APN: 216-013-019-000-M
Project Planner: LUIS OSORIO
Permit Type: Minor Subdivision

Project Description: COMBINED DEVELOPMENT PERMIT INCLUDING: (1) A TWO-PART LOT LINE ADJUSTMENT CONSISTING OF THE REMOVAL OF 0.68 ACRES FROM TWO EXISTING PARCELS (ASSESSOR'S PARCEL NUMBERS 216-013-025-000 AND 216-013-022-000) TO ADD IT TO AN EXISTING 79.32 ACRE PARCEL (ASSESSOR'S PARCEL NUMBER 216-013-019-000) TO CREATE ONE 80-ACRE PARCEL; AND AN EQUAL EXCHANGE OF APPROXIMATELY 0.86 ACRES BETWEEN ASSESSOR'S PARCEL NUMBER 216-013-024-000 AND ASSESSOR'S PARCEL NUMBER 216-013-019-000; AND (2) MINOR SUBDIVISION TO DIVIDE THE 80-ACRE PARCEL RESULTING FROM THE ADJUSTMENT INTO TWO 40-ACRE PARCELS. THE PROPERTY IS LOCATED AT 31300 RIVER ROAD, SALINAS (ASSESSOR'S PARCEL NUMBERS 216-013-019-000, 216-013-025-000 AND 216-013-024-000), CENTRAL SALINAS VALLEY AREA.

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

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

Decision Making Body (check one):

- Planning Commission
- Zoning Administrator
- Board of Supervisors

- Subdivision Committee
- Chief of Planning Services
- Other: Minor Subdivision Committee

Responsible Agency: County of Monterey
Review Period Begins: 04/25/2009
Review Period Ends: 05/16/2009

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

Date Printed: 04/24/2009

POSTED 30 DAYS

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

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

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Martin

File No.: PLN070197

Project Location: 31300 River Road, Gonzales

Name of Property Owner: Charles and Judy Martin

Name of Applicant: -Same as Above-

Assessor's Parcel Number(s): 216-013-019-000, 216-013-022-000 and 216-013-025-000

Acreage of Property: 81.54 Acres

General Plan Designation: Farmlands

Zoning District: F/40 (Farmlands/40 Acre Minimum Parcel Size)

Lead Agency: Monterey County

Prepared By: Brittanyann C. Nicholson

Date Prepared: April 23, 2009

Contact Person: Brittanyann C. Nicholson

Phone Number: (831) 755-5854

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Project Description:

The project consists of a Combined Development Permit including: 1) a two-part Lot Line Adjustment consisting of a) adjusting the boundaries between three legal lots of record resulting in one 41.1 acre parcel (Assessor's Parcel Number 216-013-025-000), one 41.08 acre parcel (Assessor's Parcel Number 216-013-022-000), and one 80 acre parcel (Assessor's Parcel Number 216-013-019-000); and b) an equal exchange of approximately 0.86 acres between Assessor's Parcel Number 216-013-019-000 and 216-013-024-000; and 2) a Minor Subdivision to divide the 80 acre parcel (Assessor's Parcel Number 216-013-019-000) into two 40-acre parcels (Parcel A and Parcel B). The property is located at 31300 River Road, Salinas (Assessor's Parcel Numbers 216-013-019-000, 216-013-025-000, 216-013-022-000 and 214-013-024-000), within the Central Salinas Valley Area Plan boundary.

The purpose of the Lot Line Adjustment between Assessor Parcel Numbers 216-013-019-000 and 216-013-024-000 is to allow for an existing single family dwelling to be located within the correct ownership parcel.

The purpose of the lot line adjustment between Assessor Parcel Number's 216-013-025-000; 216-013-022-000; and 216-013-019-000) is to allow the creation of an 80 acre parcel, which will then allow for a minor subdivision of two lots. The purpose of the minor subdivision of Assessor's Parcel Number 216-013-019-000 will be for residential purposes.

B. Environmental Setting and Surrounding Land Uses:

The property is located at 31300 River Road, Soledad (Assessor's Parcel Numbers 216-013-019-000, 216-013-025-000, 216-013-022-000 and 216-013-024-000) and is within the boundaries of the Central Salinas Valley Area Plan. Existing development is located on Assessor's Parcel Number 216-013-019-000 and consists of: a single-family residence, a farm employee housing unit, a shop building, and a well. A single-family residence was proposed to be built on Assessor's Parcel Number 216-013-024-000, however the actual location of the single family dwelling is on Assessor's Parcel Number 216-013-019-000. Access roads also exist on within the project site.

The subject properties and properties in the immediate vicinity of the proposal are zoned Farmlands with a 40 acre minimum parcel size. The majority of the site is situated on gently northeast sloping alluvial fan deposits. The site is situated between the Reliz fault and the Salinas River. Vegetation on the site predominantly consists of brush, oak trees and non-native grasses. The site drains northeast towards River Road. Once the runoff is off site it drains to the Salinas River.

Assessor Parcel Number's 216-013-025-000, 216-013-022-000, and 216-013-024-000 are located within Prime Farmlands and Assessor's Parcel Number 216-013-019-000 is located within other land.

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

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

General Plan/Area Plan	✓	Air Quality Mgmt. Plan	✓
Specific Plan	□	Airport Land Use Plans	□
Water Quality Control Plan	✓	Local Coastal Program-LUP	□

General Plan/Area Plan

The proposal was reviewed for consistency with the Monterey County General Plan and the Central Salinas Area Plan. The general plan designation; along with the zoning classification of the property (Farmlands) allows the proposed project. Section VI.9 (Land Use and Planning) 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. As discussed therein, the proposed project is consistent with the Monterey County General Plan and the Central Salinas Area Plan. **CONSISTENT**

Water Quality Control Plan

The Regional Water Quality Control Board incorporates the County's General Plan in its preparation of regional water quality plans. The project is consistent with the General Plan and with AMBAG'S regional population and employment forecast and, therefore, is consistent with the Regional Water Quality Control Plan. Section VI.8 (Hydrology and Water Quality) below discusses whether the proposed project violates any water quality standards or waste discharge requirements, substantially depletes groundwater supplies or interferes substantially with groundwater recharge, substantially alters the existing drainage pattern of the site or area or creates or contributes runoff water that would exceed the capacity of existing or planned stormwater drainage. **CONSISTENT**

Air Quality Management Plan (AQMP)

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

Consistency of a residential project is determined by comparing the project population at the year of project completion with the population forecast for the appropriate five year increment that is

listed in the AQMP. If the population increase resulting from the project would not cause the estimated cumulative population to exceed the relevant forecast, the project would be consistent with the population forecasts in the AQMP. The project consists of a lot line adjustment and a minor subdivision of one parcel into two lots with the potential for construction of two additional single family residences on the proposed Parcel B related to farm use of the property for an owner, operator or employees and the potential for the construction of three residences on Parcel A related to farm use of the property. The proposed minor subdivision would not significantly increase the population to a point that would exceed the relevant forecast. Therefore, the project would be consistent with the population forecasts in the AQMP. **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 checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population/Housing |
| <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | | |

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

- Check here if this finding is not applicable

FINDING: For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or

maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE: Biological Resources: The Monterey County Geographic Information System indicates the potential for oak woodland habitat on the project site. A biological survey was conducted by Ed Mercurio on May 30, 2008. The referenced report concluded that the project would not result in an adverse impact on biological resources of a special or protected statue (Source 8, and 14).

Hazards/Hazardous Materials: The project site is located in a rural area subject to wildland fire hazards and has been classified as a "Moderate" Fire Hazard area by the Central Salinas Valley Area Plan. The Gonzales Fire Department reviewed the project application and has recommended 5 standard conditions of approval which would reduce the fire hazard exposure to a less than significant level.

Mineral Resources: No mineral resources are known to occur in the vicinity of the project site (Source 8).

Utilities/Service Systems: The proposed project will utilize a private well for any residences that may be constructed in the future and a new septic system for any future wastewater disposal demands. The future development potential related to this project has been analyzed for adequate water and wastewater demands during the interdepartmental review conducted by the Health Department – Environmental Health Division (Source 6, 8, and 11).

Cultural Resources: The project site has been designated as an area of having a "Low" potential to contain cultural resources. An archeological survey was not required for this project because no impacts are anticipated (Source 8 and 12).

Land Use/Planning: The project, as designed and conditioned would be consistent with the Monterey County General Plan, Central Salinas Valley Area Plan, The Monterey County Zoning Ordinance (Title 21) and the Monterey County Subdivision Ordinance (Title 19). The project would not physically divide an established community or conflict with any applicable land use plan, policy or regulation (1, 2, 3, 4, 5, 6, 7, and 8).

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.

by Luis A. Orozco
Signature

4/24/09
Date

Brittanyann C. Nicholson

Assistant Planner

V. *EVALUATION OF ENVIRONMENTAL IMPACTS*

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 2, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 2, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 2, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Aesthetics 1(a) - No Impact: The proposed subdivision is not visible from a designated scenic roadway. The project site is not part of a scenic vista or panoramic view. Therefore the project would result in *no impact*.

Aesthetics 1(b) - No Impact: The project will not damage scenic resources such as trees, rock outcroppings or historic buildings within a state scenic highway. The proposed project will not remove any protected trees, rock outcroppings or historic buildings. Therefore the project would result in *no impact*.

Aesthetics 1(c) - No Impact: The potential construction of the additional three single family dwellings on the newly created parcel will not affect the existing visual character of the site and surrounding area. Therefore, there will be no impact.

Aesthetics 1(d) - Less than Significant Impact: The construction of future dwelling units on the proposed lots would contribute additional light and glare in the immediate area. General Plan Policy 26.1.20 requires that all exterior lighting be unobtrusive and constructed or located so that only the intended areas are illuminated, long range visibility is reduced and off-site glare is fully controlled. The Resource Management Agency – Planning Department’s standard condition of approval for exterior lighting would be applied to any future development on the site. Therefore, the project’s light and glare impacts would be considered *less than significant*.

2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 2, 3, 8, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 3, 8, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Source: 1, 2, 3, 8, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Agricultural Resources 2(a) – Less Than Significant Impact: A portion of the project site is designated as Prime Farmland; however, the result of the lot line adjustment will reduce the amount to be less than half an acre, which will be given a parcel proposed for a minor subdivision. This will not create a substantial impact on Prime Farmlands and therefore will result in a *less than significant Impact*.

The remaining areas within the parcel proposed for the minor subdivision does not contain Unique Farmland or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency therefore the project would result in *no impact*.

Agricultural Resources 2(b) - No Impact: The project site is not under a Williamson Act Contract and does not conflict with existing zoning for agricultural use therefore the project would result in *no impact*.

Agricultural Resources 2(c) - No Impact: The project does not include the construction of new structures, new infrastructure or the expansion of existing infrastructure. Therefore, the project

would not involve other changes in the existing environment which would result in the conversion of farmland to a non-agricultural use therefore the project would result in *no impact*.

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 2, 3, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 2, 3, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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)? (Source: 1, 2, 3, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 2, 3, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 3, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 2, 3, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Air Quality 3(a) - No Impact: The MBUAPCD's *2004 Air Quality Management Plan for the Monterey Bay Region* (AQMP) addresses state air quality standards. Population-generating projects that are within the AQMP population forecasts are considered consistent with the plan. The project would result in one additional parcel and the potential for the construction of up to two additional dwellings on the proposed Parcel B and three additional dwellings on the proposed Parcel A subject to agricultural use on the property for an owner, operator and employees of the agricultural operation on site. This is a potential for an increase in population but is within the current AQMP population forecast for Monterey County. Therefore the project would result in *no impact*.

Air Quality 3(b, c, e) – Less than Significant Impact: Applicable air quality criteria for evaluation of the project's impacts are federal air pollutant standards established by the U.S. Environmental Protection Agency (EPA) and reported as National Ambient Air Quality Standards (NAAQS), and the California Ambient Air Quality Standards (CAAQS), which are equal to or more stringent than the federal standards. The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. The CARB has established 14 air basins statewide. The subdivision site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The CARB has established air quality standards and is responsible for the control of mobile emission sources, while the MBUAPCD is responsible for enforcing standards and regulating stationary sources. At present, Monterey County is in attainment for all federal air quality standards and state standards for Carbon Monoxide (CO), Nitrogen Dioxide (NO₂), and fine particulate matter (PM_{2.5}). Monterey County is in non-attainment for PM₁₀ and is designated as non-attainment-transitional for the state 1 hour ozone standard. Data is not available concerning the state 8 hour ozone standard.

The proposed project would result in one additional parcel and the possible future construction of one additional dwelling on the proposed Parcel B and three additional dwellings on the proposed Parcel A subject to agricultural use on the property for an owner, operator and employees of the agricultural operation on site with associated population, which would generate minimal air emissions through new regional vehicle trips that would not exceed MBUAPCD thresholds for potential significance. The project would not result in stationary emissions. As indirect emissions would not exceed thresholds of significance established by the MBUAPCD, indirect project emissions and impacts would be *less than significant*.

Air Quality 3(d) – Less than Significant Impact: The project would require limited grading for building, roadway construction and utility installation. Site disturbance could result in a temporary short-term localized decrease in air quality due to generation of particulate emissions (PM₁₀) caused by site disturbance activities. According to the MBUAPCD *CEQA Air Quality Guidelines* (as updated in June 2004), 8.1 acres could be graded per day without exceeding the MBUAPCD's PM₁₀ threshold of 82 lbs/day and resulting in a potentially significant impact. The project's area of disturbance would cover less than the threshold area. Additionally, site grading would not likely occur all in one day. Thus, short-term impacts in air quality due to generation of particulate emissions (PM₁₀) caused by grading operations would be considered *less than significant*.

Air Quality 3(f) – No Impact: The proposed minor subdivision would not create objectionable odors and therefore would result in *no impact*.

4. **BIOLOGICAL RESOURCES**

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

Discussion/Conclusion/Mitigation:

See Sections II and IV.

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

Discussion/Conclusion/Mitigation:

See Sections II and IV.

6. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source:) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Strong seismic ground shaking? (Source: 1, 2, 3, 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (Source: 1, 2, 3, 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	Landslides? (Source: 1, 2, 3, 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (Source: 1, 2, 3, 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 2, 3, 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	✓	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source: 1, 2, 3, 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	✓	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 2, 3, 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	✓	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Geology/Soils 6(a-e) – Less Than Significant Impact: A Preliminary Geologic and Soil Engineering Report and related Percolation Testing for the project was prepared by LandSet Engineers, Inc. in January of 2008. The report concluded that the project site has a low potential for surface rupture, liquefaction, ridge top shattering, landslides. The conclusion of the report was that the soils and geology of the site is suitable for the proposed development provided that the construction recommendations contained in the report are complied with. Monterey County has a standard condition of approval which requires compliance with recommendations made in technical reports prepared for the project which will be placed on this project as a condition of approval. Therefore the project would result in a *less than significant impact*.

7. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

7. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	✓	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Hazards and Hazardous Materials 7(a-g) – No Impact: The proposed project involves a minor subdivision and future residential dwelling unit development that would not involve the transport, use or disposal of hazardous materials. The proposed minor subdivision and future residences would not involve stationary operations, create hazardous emissions or handle hazardous materials. The site location and scale have no impact on emergency response or emergency evacuation. The site is not located near an airport or airstrip. Therefore, the project would result in *no impact*.

Hazards and Hazardous Materials 7(h) – Less than Significant Impact: The proposed project involves a minor subdivision and future residential dwelling unit development. The project site is located in a rural area subject to wildland fire hazards (“Moderate” Fire Hazard

Level). The Gonzales Fire Department (Michael Lechman) reviewed the project application and recommended Conditions of Approval regarding fire safety, including but not limited to: disposal of vegetation and fuels and road access improvements. The proposed project will be required to adhere to these Conditions of Approval, which would reduce the fire hazard exposure. Therefore, the proposed project will result in a *less than significant impact* related to exposure to wildlife fire hazards.

8. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements? (Source: 1, 2, 3, 6, 8, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 2, 3, 6, 8, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 on- or off-site? (Source: 1, 2, 3, 6, 8, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 1, 2, 3, 6, 8, 11)	<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? (Source: 1, 2, 3, 6, 8, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Otherwise substantially degrade water quality? (Source: 1, 2, 3, 6, 8, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1, 2, 3, 6, 8, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 2, 3, 6, 8, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 2, 3, 6, 8, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 3, 6, 8, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

Discussion/Conclusion/Mitigation:

Hydrology and Water Quality 8(a, b) – Less than Significant: The proposed minor subdivision would not violate any water quality standards, waste discharge requirements or substantially deplete groundwater supplies based on review by the Division of Environmental Health and the Water Resources Agency. The lots under the proposed subdivision will be served by individual water wells and there is an existing well which serves Assessor’s Parcel Number 216-013-019-000. Environmental Health has required a condition of approval which mandates the applicant to obtain a water system permit prior to the filing of the parcel map.

Hydrology and Water Quality 8(c-f) – Less than Significant: The proposed subdivision will result in an increase in impervious surfaces and subsequent runoff. However, it would not exceed the capacity of existing or planned stormwater drainage facilities. The Water Resources Agency reviewed the proposed subdivision and recommended conditions of approval to address drainage and runoff improvements. Pursuant to implementation of these conditions, impacts would be *less than significant*.

Hydrology and Water Quality 8(g-j) – No Impact: The proposed subdivision would not locate housing within a 100-year floodplain. The subdivision site is not located beneath a dam or behind a levee. The subdivision site is not subject to inundation by seiche, tsunami, or mudflow, based on non-coastal location and local geologic conditions. Therefore, the project would result in *no impact*.

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

Discussion/Conclusion/Mitigation:

See Sections II and IV.

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

Discussion/Conclusion/Mitigation:

See Sections II and IV.

11. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	✓	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 levels? (Source: 1, 2, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

Discussion/Conclusion/Mitigation:

Noise 11(a-c) – No Impact: The proposed subdivision and future construction of additional dwelling units on the created lots would not expose any sensitive receptors to noise levels that exceed standards established by the local general plan or noise ordinance. The project will not expose persons to or generation of excessive groundborne vibration or groundborne noise levels, or result in a substantially increase of ambient noise levels. Therefore, the project would result in *no impact*.

Noise 11(d) – Less than Significant Impact: The project may cause a temporary increase in ambient noise levels within the project vicinity due to construction and grading operations for future development. Development activities include operation of graders, backhoes, caterpillars and trucks, which will cause localized noise levels to temporarily increase above existing ambient levels. All future development activities would be required to adhere to the County’s Noise Control Ordinance (Chapter 10.60 of the Monterey County Code). Therefore, the project would have a *less than significant impact*.

Noise 11(d) – No Impact: The project site is not located in the vicinity of an airport or private airstrip. Therefore, the project would result in *no impact*.

12. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	✓	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

Discussion/Conclusion/Mitigation:

Population and Housing 12(a) – Less Than Significant Impact: The project is a minor subdivision splitting one parcel into two parcels. One existing residence is located on the site and a farm employee housing unit. The potential exists for future construction of up to one additional dwelling on the proposed Parcel B and three additional dwellings on the proposed Parcel A subject to agricultural use on the property for an owner, operator and employees employed on site. If the full development potential of the project was constructed it would not be a substantial increase in population in the area therefore the impact is *less than significant*.

Population and Housing 12(b,c) – No Impact: The project would subdivide an existing agricultural parcel which would allow for future residential development on the lots created through the subdivision. No existing housing or people would be displaced and no impacts are anticipated. Therefore, the project would result in *no impact*.

13. PUBLIC SERVICES

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Public Services 13(a) – Less than Significant Impact: The Gonzales Rural Fire Department (Michael Lechman, May 8, 2007) has reviewed the proposed subdivision and recommended conditions of approval to ensure fire safety for the project. Pursuant to implementation of these conditions, impacts would be considered *less than significant*.

Public Services 13(b-e) – Less than Significant Impact: The proposed subdivision would result in a small increase in population which would not significantly affect public services including police, schools, parks and other public facilities. Residential development projects would be required to pay use fees designed to adequately provide for any increased level of service. Therefore, the project would result in a *less than significant* impact.

14. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

Discussion/Conclusion/Mitigation:

Recreation 14(a) – No Impact: The County of Monterey standard for local developed parkland is 3 acres per 1,000 people while the standard for developed regional parkland is 0.7 acre per 1,000 people. The project was referred to the Monterey County Parks Department for review. The Parks Department determined the project would have no impacts to neighborhood and regional parks and therefore has recommended approval with no conditions of approval. Therefore, the project impacts would be considered *less than significant*.

Recreation 14(b) – No Impact: The project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, the project would result in *no impact*.

15. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	✓	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	✓	<input 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? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	✓	<input type="checkbox"/>

15. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
e) Result in inadequate emergency access? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
f) Result in inadequate parking capacity? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

Discussion/Conclusion/Mitigation:

Transportation/Traffic 15 (a-c)- Less than Significant Impact: The project is a minor subdivision splitting one parcel into two parcels. One existing residence and a farm employee housing unit is located on the site. The potential exists for future construction one additional dwelling on the proposed Parcel B and three additional dwellings on the proposed Parcel A subject to agricultural use on the property for an owner, operator and employees employed on site. A single family residence normally generates about 10 trips per day. This means that if the two parcels were developed to the maximum potential 60 trips per day would be generated. This number is minimal and will not cause an increase in traffic which is substantial in relation to existing traffic load and capacity of the road system. The roadways in this area are not at significantly degraded levels of service. The project will not significantly exceed individually or cumulatively a level of service standards established by the County or result in a change of air traffic patterns. Therefore, the impact is *less than significant*

Transportation/Traffic 15 (d-g) – No Impact: The project was reviewed by the Monterey County RMA-Planning Department, the Parks Department and the Gonzales Rural Fire Department and found that the project will not substantially increase hazards due to design features or result in an inadequate emergency access. It will not result in an inadequate parking capacity or conflict with adopted policies, plans or programs supporting alternative transportation. Therefore, the project would result in *no impact*.

16. UTILITIES AND SERVICE SYSTEMS

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

Discussion/Conclusion/Mitigation:

See Sections II and IV.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source:) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

(a) No Impact: Based upon the analysis throughout this Initial Study, the proposed project would not 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. The biological and cultural elements analyzed above indicate that this site does not consist of suitable habitat for any species of special concern, nor is there any significant evidence of historical importance or prior Native American occupancy.

(b) Less Than Significant Impact: The project would involve the subdivision of the property from one to two parcels over 40 acres each on a site that is planned for Agricultural use in the County General Plan. As a result, impacts relating to land use and planning, population and housing, water, air quality, transportation/circulation, public services utilities and service systems attributable to the project have been addressed in the General Plan EIR and are considered less than significant. Implementation of the proposed project, allowing for future residential development, would result in minor incremental reductions in air quality in the project vicinity, and minor increases in traffic congestion and the ambient noise level. As described in this Initial Study, the incremental air quality, noise, transportation/traffic, public services, and utilities

impacts of the project, when considered in combination with the effects of past projects, current projects, and probable future projects in the planning area, would result in less than significant impacts upon incorporation of conditions of project approval.

(c) Less Than Significant Impact: Conditions of approval would ensure consistency with relevant General Plan policies and development standards concerning geology and soils, population/housing, public services, and hydrology/water quality. All potential impact areas are deemed less than significant with County imposed conditions of approval and mitigation measures set forth within this initial study.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

Conclusion: The project (will/will not) be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN070197 and the attached Initial Study / Proposed Negative Declaration.

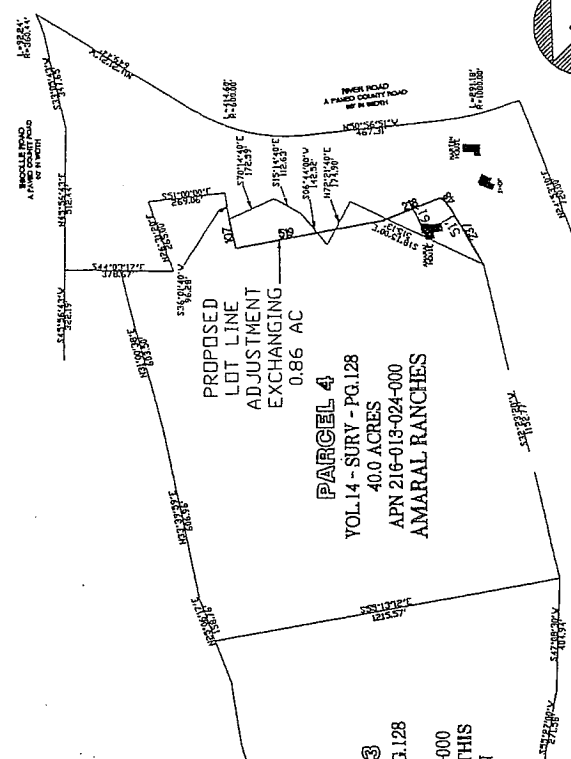
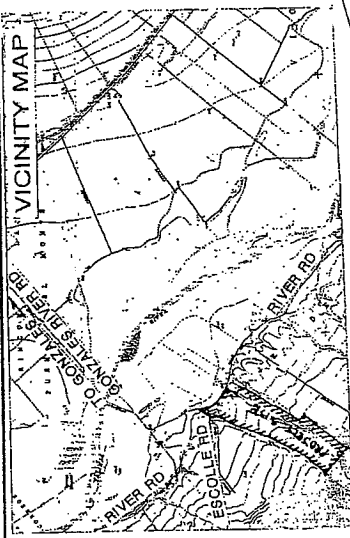
IX. REFERENCES

1. Project Application/Plans
2. Monterey County General Plan
3. Central Salinas Valley Area Plan
4. Title 21 of the Monterey County Code (Zoning Ordinance)
5. Chapter 16.04 of the Monterey County Code (Grading Ordinance)

6. Central Coast Regional Water Quality Control Board Basin Plan
7. Monterey Bay Unified Air Pollution Control District
 - a. June 2004. CEQA Air Quality Guidelines
 - b. September 2004. 2004 Air Quality Management Plan for the Monterey Bay Region
8. Monterey County Geographic Information System
9. Site Visit conducted by the project planner on October 14, 2008
10. Water Quality Test, Monterey County Chemistry Laboratory, October 16, 1997
11. Well Pump Test, Industrial Pump Shop Testing Services, July 11, 1997
12. Preliminary Archaeological Reconnaissance for Assessor's Parcel 216-013-019-000, Near Soledad, Monterey County California, Archaeological Consulting, July 12, 2007
13. Preliminary Geologic & Soil Engineering Report and Percolation Testing for the Lands of Martin, Landset Engineers, INC., January 2008
14. Biological Survey, Ed Murcurio, May 30, 2008

SUBDIVIDER'S STATEMENT

NO FURTHER DEVELOPMENT NOR IMPROVEMENTS ARE BEING PROPOSED. THIS PROJECT SITE DOES NOT LIE WITHIN A FLOOD ZONE PER FLOOD INSURANCE RATE MAP, COMMUNITY-FANL NUMBER 06099 0200 D. PRESENT ZONING FOR THIS SITE IS F-40. PRESENT AND PROPOSED USE OF THIS LAND IS RESIDENTIAL. NO EROSION CONTROL MEASURES ARE BEING PROPOSED. WATER WILL BE SUPPLIED BY EXISTING WELL. NO TREE REMOVAL NOR PLANTING IS BEING PROPOSED. NO COMMON AREAS ARE TO BE DEDICATED. A 70' WIDE ROAD AND UTILITY EASEMENT SERVING PARCEL WILL LIE TO EITHER SIDE OF THE CENTERLINE OF AN EXISTING DIRT ROAD CROSSING PARCEL B (NOT YET SURVEYED). NO GEOLOGICAL OR SOILS ENGINEERING SERVICES HAVE BEEN REQUIRED.



PARCEL 1
VOL.14 - SURV - PG.128
PRESENTLY 41.5 ACRES
APN 216-019-025-000
LEAVENS RANCHES
41.1 ACRES AFTER ADJUSTMENT

PROPOSED LOT LINE ADJUSTMENT FROM PARCEL -1 (14-S-128) TO PARCEL 2 (16-PH-84)
0.40 AC

PARCEL 2
VOL.14 - SURV - PG.128
PRESENTLY 41.64 ACRES
APN 216-019-022-000
LEAVENS RANCHES
41.36 ACRES AFTER ADJUSTMENT

PROPOSED LOT LINE ADJUSTMENT FROM PARCEL -2 (14-S-128) TO PARCEL 2 (16-PH-84)
0.28 AC

PARCEL 3
VOL.14 - SURV - PG.128
40.0 ACRES
APN 216-018-023-000
NOT A PART OF THIS APPLICATION

PARCEL 4
VOL.14 - SURV - PG.128
40.0 ACRES
APN 216-018-024-000
AMARAL RANCHES

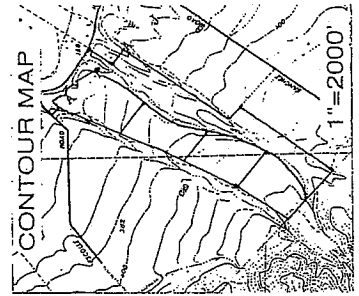
PROPOSED 40 AC PARCEL B

PARCEL 2
VOL.6 - P.M. - PG.84
PRESENTLY 79.32 ACRES
APN 216-013-019-000
CHARLES & JUDY MARTIN
80.0 ACRES AFTER ADJUSTMENT

PROPOSED 40 AC PARCEL A

TENTATIVE PARCEL MAP
SHOWING THE PROPOSED LOT LINE ADJUSTMENT TRANSFERRING 0.68 ACRES BETWEEN PARCELS 1 & 2 AS PER VOLUME 14 OF SURVEYS AT PAGE 128 (LANDS OF LEAVENS RANCHES), AND PARCEL 2 AS PER VOLUME 6 OF PARCEL MAPS AT PAGE 84 (LANDS OF MARTIN), ALSO SHOWING THE PROPOSED LOT LINE ADJUSTMENT EXCHANGING 0.86 ACRES BETWEEN PARCEL 1 AS PER VOLUME 14 OF SURVEYS AT PAGE 128 (LANDS OF AMARAL RANCHES), AND PARCEL 2 AS PER VOLUME 6 OF PARCEL MAPS AT PAGE 84 (LANDS OF MARTIN), ALSO SHOWING THE PROPOSED MINOR SUBDIVISION OF THE NOWLY CREATED 80 ACRE PARCEL INTO TWO PARCELS, EACH 40 ACRES IN SIZE.

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P.O. BOX 1278
SANTA FE, CA 92001-0278
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SCOTT PATRICK HARTING
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(831) 616-9887
PREPARED, NOVEMBER 15, 2007
PROVIDED, APRIL 23, 2008
SCALE: 1" = 500'



OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE PROPOSED LOT LINE ADJUSTMENT AND MINOR SUBDIVISION AS SHOWN UPON THIS TENTATIVE PARCEL MAP, AND HEREBY CONSENT TO THE SUBMISSION OF THIS APPLICATION.

CHARLES MARTIN
JUDY MARTIN
LINK LEAVENS
LEAVENS RANCHES
GEORGE AMARAL
AMARAL RANCHES



