

Exhibit E

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County of Monterey
 State of California
NEGATIVE DECLARATION

FILED
JAN 19 2017
STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	SLAMA KENNETH EUGENE TR
File Number:	PLN140223
Owner:	KENNETH SLAMA
Project Location:	14 SPRECKELS LANE, SALINAS
Primary APN:	207-053-014-000
Project Planner:	JAIME SCOTT GUTHRIE
Permit Type:	COMBINED DEVELOPMENT PERMIT: USE PERMITS, ADMIN PERMIT
Project Description:	The proposed project includes the removal of an outdoor agricultural equipment rental facility, RV storage yard, and caretakers unit to allow the establishment of thirteen (13) storage buildings. Site improvements include the establishment of a small water system facility, grading approximately 2,500 cubic yards of cut/fill, the removal of twenty-eight (28) non-native planted trees, and asphalt paving circulation areas. Two (2) existing septic tanks will be abandoned and replaced with two (2) new 2,000 gallon septic tanks. The existing well will be abandoned and destroyed, and a new well will serve the property. Total lot coverage will be 87,447 square feet. Total area of disturbance will be 4.42 acres. Also included is conversion of an existing two story building: first floor to rental office with remaining storage, and entire 4,900 square foot second floor into ten (10) residential apartments. The Salinas River comprises a portion of the southernmost area of the 7.429 acre subject property. The southernmost portion of 0.35 acre is within the floodway of a FEMA-defined regulatory 100-year floodplain where no development is planned.

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:	Monterey County Planning Commission
Responsible Agency:	County of Monterey RMA-Planning
Review Period Begins:	January 20, 2017
Review Period Ends:	February 9, 2017

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

MONTEREY COUNTY

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



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

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Slama Kenneth Eugene TR, File Number PLN140223) at 14 Spreckels Lane, Salinas (APN 207-053-014-000), Greater Salinas Area Plan and Toro Area Plan.

The Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency – Planning, 168 West Alisal, 2nd Floor, Salinas, California. The Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: <http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma/planning/resources-documents/environmental-documents/pending> .

The Planning Commission will consider this proposal at a meeting on a date and time, to be determined, in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from January 20, 2017 to February 9, 2017. Comments can also be made during the public hearing.

Project Description: Combined Development Permit consisting of: 1) Use Permit for the establishment of a mini storage facility; 2) Use Permit to allow the conversion of existing second story offices to residential units; and 3) Administrative Permit for a small water system. General Development Plan (Operational Plan). The property is located at 14 Spreckels Lane, Salinas (Assessor's Parcel Number 207-053-014-000), Greater Salinas Area Plan and Toro Area Plan.

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

CEQAcomments@co.monterey.ca.us

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

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

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

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

County of Monterey
Resource Management Agency – Planning
Attn: Carl Holm, Director of Planning
168 West Alisal, 2nd Floor
Salinas, CA 93901

Re: Slama Kenneth Eugene TR, File Number PLN140223

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

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

COMMENTS: _____

DISTRIBUTION

1. County Clerk's Office
2. Monterey Bay Air Resources District
3. Monterey County Regional Fire Protection District
4. Monterey County Water Resources Agency
5. Monterey County RMA-Public Works
6. Monterey County RMA-Environmental Services
7. Monterey County Environmental Health Bureau
8. Kenneth Slama, Owner
9. Belinda Taluban, Agent
10. The Open Monterey Project
11. LandWatch Monterey County

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

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

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING

168 W ALISAL ST, 2nd FLOOR, SALINAS, CA 93901

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Slama Kenneth Eugene Tr

File No.: PLN140223

Project Location: 14 Spreckels Lane, Salinas

Name of Property Owner: Kenneth Slama

Name of Applicant: Belinda Taluban, Agent

Assessor's Parcel Number(s): 207-053-014-000

Acreage of Property: 7.429 ACRES

General Plan Designation: Commercial

Zoning District: Heavy Commercial (HC)

Lead Agency: County of Monterey RMA- Planning

Prepared By: Jaime Scott Guthrie

Date Prepared: January 18, 2017

Contact Person: Jaime Scott Guthrie, Associate Planner

Phone Number: (831) 796-6414

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project: The proposed project is on a 7.429 acre site located at 14 Spreckels Lane in Salinas (Assessor's Parcel Number 207-053-014-000). The project proposal includes conversion of an existing two story building with current uses of three (3) office spaces and six (6) shop spaces located on the first floor and ten (10) office spaces, eight (8) reception area spaces, four (4) task/copy area spaces, and three (3) bathrooms. The proposed project will result in converting 600 square feet of first floor storage space into a rental office with the remaining 4,300 square feet to remain as storage, and converting the entire 4,900 square foot second floor into ten (10) residential apartments.

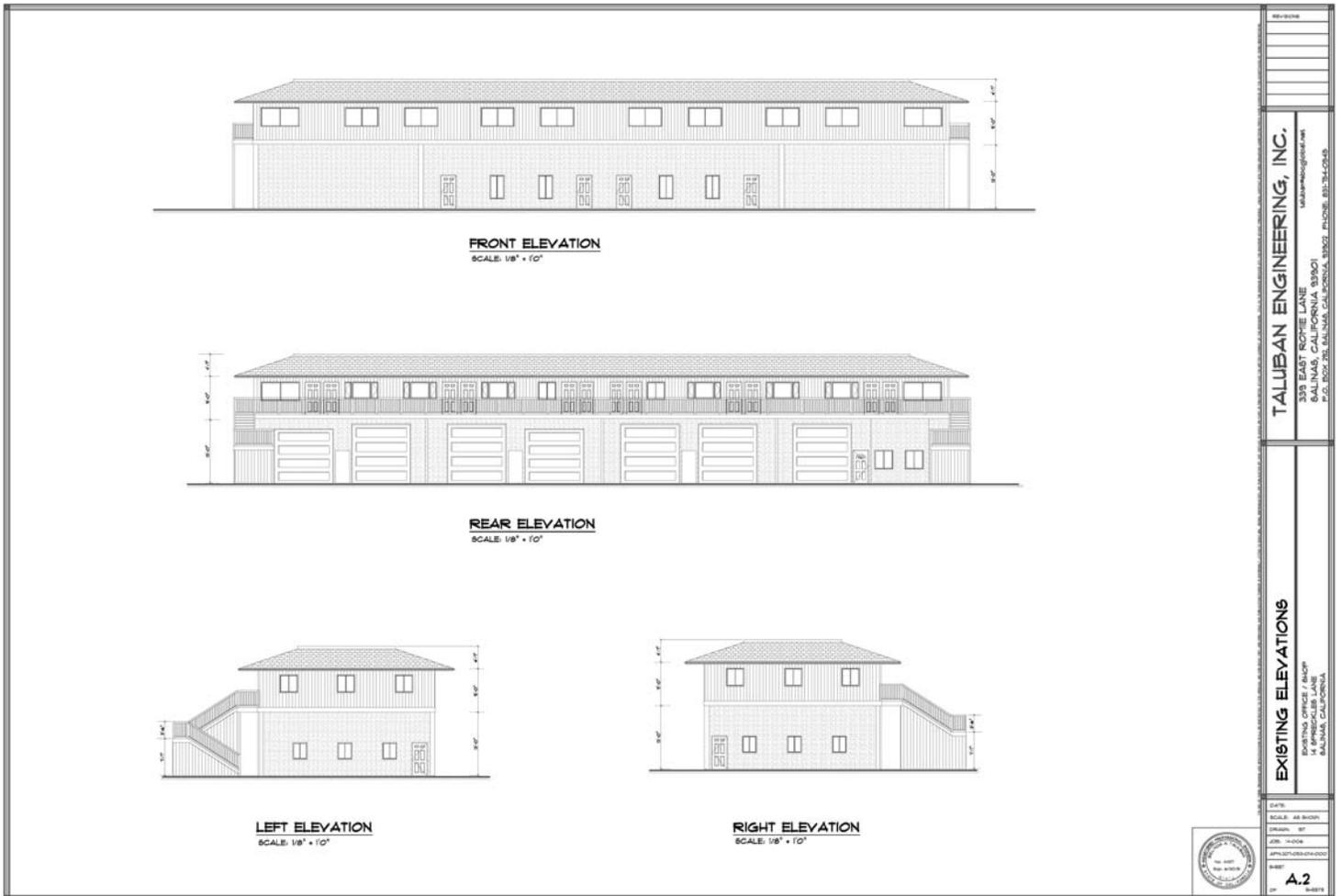


Figure 1 - Elevations: Existing building on site to be remodeled.

The project also includes the removal of an outdoor agricultural equipment rental facility, RV storage yard, and caretakers unit to allow the establishment of an 80,195 square foot mini-storage facility consisting of thirteen (13) buildings. Site improvements include the establishment of a small water system facility, grading of approximately 2,500 cubic yards of cut and 2,500 cubic yards of fill, the removal of twenty-eight (28) non-native planted trees, and asphaltting circulation areas. Two (2) existing septic tanks are located on the property, which will be abandoned and replaced with two (2) new 2,000 gallon septic tanks. The existing well will be abandoned and destroyed, and a new well will serve the property. Total lot coverage will be 87,447 square feet. Total area of disturbance will be 4.42 acres. (Source 1)

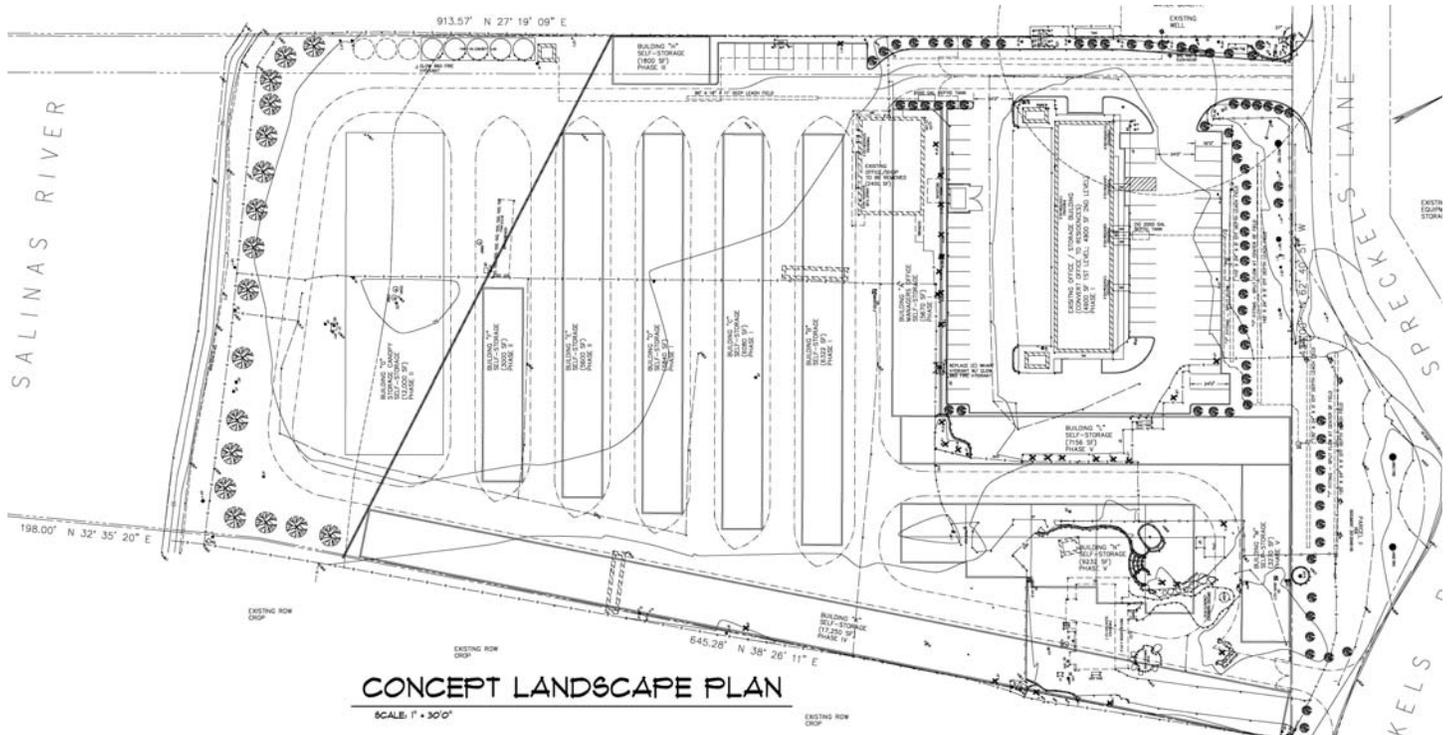


Figure 2 - Layout: Proposed Site Plan

Implementation of the project requires approval of a Use Permit for the establishment of a mini storage facility, a Use Permit for the conversion of existing office space into residential units, and Administrative Permit for a small water system. A General Development Plan (GDP) is also required pursuant to Title 21, Chapter 21.20 Regulations for Heavy Commercial Zoning Districts. The GDP would address long-range development and operations intended for the project.

Proposed operation schedule is the following: 9am-9pm for Mini-Storage and 7am-6pm for Commercial Storage, on Monday-Saturday year round. There will be two (2) full-time employees; an estimated five (5) delivery vehicles daily; one (1) delivery vehicle weekly; no more than twenty (20) residents occupying the ten studio apartments; and an expected twenty (20) Mini-Storage visitors daily. (Source 1)

B. Surrounding Land Uses and Environmental Setting: The subject property is essentially flat and known as the “Old Hilltown Business Park.” Water is served by an existing well located at the northwestern corner of the property and wastewater is served by two onsite waste water treatment systems. Properties to the west and northwest of the subject property are zoned Heavy Commercial while properties to the northeast, east and south have farmland zoning designations. The properties zoned for commercial uses have similar contractor/agricultural storage uses as the subject property, while the properties designated as farmland are in row crop production.



Figure 3 - Aerial Photo: Vicinity of subject property at 14 Spreckels Lane, Salinas. (Source 17)

The Salinas River comprises a portion of the southernmost area of the 7.429 acre subject property. The southernmost portion of 0.35 acre is within the floodway of a FEMA-defined regulatory 100-year floodplain. Most of the subject property has a Heavy Commercial zoning designation while the southern portion (within the floodplain) is zoned Farmland. The proposed project is consistent with the Heavy Commercial zoning designation and there are no new uses proposed within the Farmland zoning area. None of this project is planned for implementation within the southernmost 3.0 acres of the site, closest to the Salinas River and including the 0.35 acre floodplain area. There have been no crops grown on the Farmland portion of the parcel since the rest of the parcel converted to commercial land use in 1974 (Source 12).



Figure 4 - Aerial Photo: Context of subject property at 14 Spreckels Lane. (Source 17)

C. Other public agencies whose approval is required: Subsequent to obtaining the necessary discretionary permit approvals, the project will require ministerial approval from RMA-Building Services, Bureau of Environmental Health, RMA-Public Works, RMA-Environmental Services, Monterey County Water Resources Agency, and the Monterey County Regional Fire District through the construction permit process. In addition, any conditions of approval required by the reviewing agencies will require compliance prior to issuance of permits.

D. Project Impacts: The subject property is not located within a Visually Sensitive district; does not contain Prime or Unique Farmlands, forest land, or any known or recorded archaeological resources; and is not considered a mineral resource recovery site. The result of project implementation would not require large amounts of water usage, create large amounts of wastewater, produce or utilize hazardous materials, produce excessive noise or groundborne vibration, induce or reduce the population or availability of housing, or cause reduction of the existing level of services for fire, police, public schools, or parks. Therefore, the project would have no impact on Aesthetics, Agriculture and Forest Resources, Cultural Resources, Hazards/Hazardous Materials, Noise, Land Use/Planning, Mineral Resources, Public Services, or Recreation,.

Less than significant impacts have been identified for Air Quality, Geology/Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Population/Housing, Noise, Transportation/Traffic, and Utilities/Service Systems (see Section VI, Environmental Checklist). Implementation of the project would incorporate conditions of approval to assure compliance with County requirements to the extent that they reduce the identified potential impacts. Therefore, mitigations were not necessary for the project to have a less than significant impact on these resources.

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

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

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

2010 Monterey County General Plan

The project site is subject to the *2010 Monterey County General Plan (General Plan)* which provides regulatory framework, through goals and policies, for physical development. The proposed project is consistent with the Commercial land use designation of the site. In addition, construction of the mini-storage facility, remodel of the existing building for mixed-use commercial on the ground floor with residential on the second floor, and the operational elements of the project are found to be consistent with *2010 General Plan* “Policy LU-4.5 A mix of residential and commercial uses shall be encouraged in commercial areas where good site and project design and utilization of the property are demonstrated. Mixed use of sites and buildings is appropriate.” **CONSISTENT**

Air Quality Management Plan

The 2013 *Triennial Plan Revision 2009-2011* of the *2008 Air Quality Management Plan (AQMP) for the Monterey Bay Region* addresses attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB) that includes Salinas. California Air Resources Board (CARB) uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration (EPDC) over a consecutive three-year period. “The EPDC for Salinas, the area’s most populated site, is one of the lowest in the entire air basin (2008 AQMP, p. 2-12);” and “Data monitored in the most populated area of the basin, Salinas, shows that the basin is attaining the state ozone standard (*Revision 2009-2011*, p. 21).” Although a traffic impact review shows a potential for slight increase in trip generation from 224.16 to 229.33 (see Source 21), implementation of the proposed project would cause neither a significant increase to the existing number of employees nor intensification of activities that adversely impact regional air quality. **CONSISTENT**

Water Quality Control Plan

The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board (RWQCB), which regulates sources of water quality related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. The proposed project will no longer include heavy equipment storage although parking for the residential units would occur at on-site impervious surfaces. Therefore, the proposed project has the potential to contribute polluted runoff to drainage systems and the Salinas River adjacent to the southern boundary of the subject property. Increase in residential use on the property requires observation of the nitrate concentration levels of the well water. Therefore, the

proposed project must monitor water quality. see Section VI.9 – Hydrology and Water Quality of the Environmental Checklist. **CONSISTENT AFTER COMPLIANCE WITH CONDITIONS OF APPROVAL**

Greater Salinas Planning Area

The project site is subject to the Greater Salinas Area Plan which provides supplemental policies that support the *2010 General Plan* pursuant to Goal LU-1, “Promote appropriate and orderly growth and development while protecting desirable existing land uses.” The proposed project is on a lot zoned Heavy Commercial and is therefore consistent with the zoning policy. This project has a nexus with development policy GS-1.5 that regulates commercial land uses near Highway 68 and along the Salinas River. Development of this project is planned general commercial and would protect riparian habitat as the 0.35 acre floodplain area would not be developed. Due to compliance with steps necessary to be consistent with the Central Coast RWQCB Water Quality Control Plan, the proposed project would not further deteriorate water quality in the Salinas River. **CONSISTENT**

Toro Area Plan

The southernmost 0.35 acre of the project site is floodplain area subject to the Toro Area Plan. None of this project is planned for implementation within this 0.35 acre floodplain. **CONSISTENT**

Spreckels, California Design Guidelines

The *Spreckels, California Design Guidelines* establish goals, objectives, and criteria for development in the Spreckels Historic District. The subject property is not contained in the Spreckels Historic District (Figure 5). **NOT APPLICABLE**

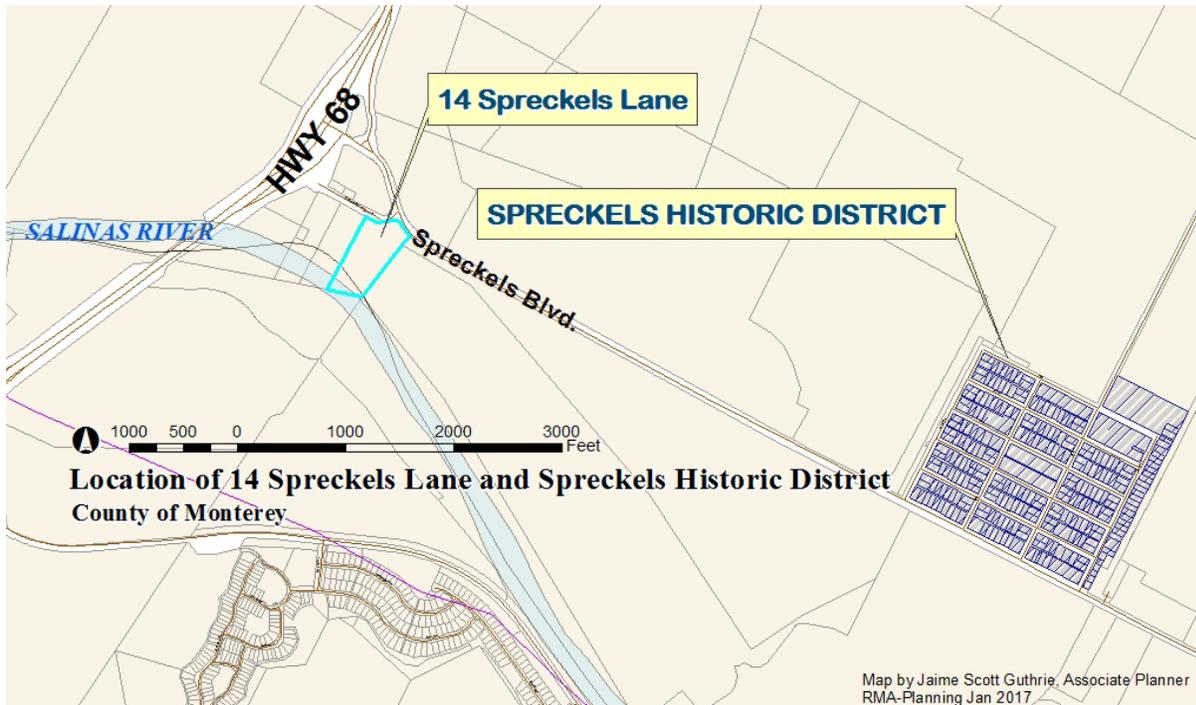


Figure 5 - Map: Location of 14 Spreckels Lane, the subject property, relative to Spreckels Historic District.

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

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

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental

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

Check here if this finding is not applicable

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

EVIDENCE: VI.1 – Aesthetics: Data contained in the Monterey County Geographic Information System (GIS) shows the proposed project is not in a visually sensitive (VS) district. Therefore, there would be no impact to a scenic vista. The proposed project would not damage scenic resources or degrade the visual character of the site nor its surroundings. Due to compliance with criteria set by County of Monterey Lighting Ordinance 5262, no new source of substantial light or glare would be created by operational aspects of the proposed project. In conclusion, implementation of the project would have no impact on aesthetic resources. (Source: 1, 8, 16, and 17)

VI.2 – Agriculture and Forest Resources: The subject property is zoned Heavy Commercial and surrounding properties zoned for commercial uses have similar contractor/agricultural storage uses as the subject property. The surrounding properties designated as farmland are in row crop production; however, the proposed project would cause neither a decrease in farmland nor a loss of agricultural uses (see section II.B – Surrounding Land Uses and Environmental Setting of this Initial Study). There are no forest resources on or in proximity of the subject property. Therefore, implementation of the project would have no impact on agriculture or forest resources. (Source: 1, 3, 4, 8, and 16)

VI.5 – Cultural Resources: Monterey County Geographic Information System (GIS) indicates the archaeological sensitivity of the subject property is low and there have not been any positive archaeological reports at this site. No evidence exists that the subject property contains unique paleontological or geologic features, nor interment of human remains. The proposed project is not contained in the Spreckels Historic District. Implementation of the proposed project would have no impact on cultural resources. (Source: 1, 7, 8, 16, and 17)

VI.8 – Hazards and Hazardous Materials: There are no schools, existing or proposed, within one-quarter mile of the subject property. The project site is not included in the Cortese List (Government Code

Section 65962.5) or located within two miles of a public airport or private airstrip. Implementation of the project would not have an impact to the emergency response plan for the County. The project site is located within an industrial area and there are no risks involving wildland fires. Additionally, Monterey County GIS indicates the subject property is not within a State Responsibility Area (SRA) fire hazard zone. The Bureau of Environmental Health reviewed the proposed project and based on the project's potential for lessees to store hazardous substances in the storage buildings, the project has been conditioned to require that lease agreements include language that neither of the following shall be allowed onsite: 1) vehicle/RV; 2) storage of acutely hazardous materials or hazardous waste. Implementation of the proposed project would have no impact caused by hazardous materials through compliance of this condition. (Source: 1, 2, 3, 4, 8, 16, 17, 26, 28, 29, and 30)

VI.10 – Land Use/Planning: The subject property is zoned Heavy Commercial and is surrounded by similar commercial uses and by farmlands. Therefore, implementation of the project would not divide an established community. There are no conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the proposed project (see section III – Project Consistency with Other Applicable Local and State Plans and Mandated Laws of this Initial Study). No habitat conservation plan or community conservation plans are applicable to the project area. Therefore, project implementation would have no impact to land use or planning. (Source: 1, 2, 3, 4, 7, 8, 11, 13, and 16)

VI.11 – Mineral Resources: The subject property does not contain any known mineral resources nor is it a locally important mineral resource recovery site. Therefore, project implementation would have no impact to mineral resources. (Source: 1, 2, 3, 4, 7, and 16)

VI.12 – Noise: The subject property is located within a Heavy Commercial zoning district and is surrounded by existing properties zoned for commercial uses and farmland. The surrounding property uses are similar to the contractor/agricultural storage uses as the subject property, while the properties designated as farmland are in row crop production. Implementation of the project would not introduce a use with noise levels in excess of what exists. In addition, there is no indication that the ongoing components of the project, residential and storage activities, would exceed the noise standards established in the *2010 General Plan* or be inconsistent with chapter 10.60 – Noise Control, of the Monterey County Code (MCC). The proposed project is not located within an airport land use plan nor within the vicinity of a private airstrip. Temporary noise levels would increase during construction activities. However, these levels are not predicted to exceed levels established in the regulations above. (Source: 1, 2, 3, 4, 5, 16, and 17)

VI.14 – Public Services: The proposed project has been reviewed by the Monterey County Regional Fire Protection District which gives no indication that

implementation of the proposed project would impact the existing response times of fire protection services for the area. Operational components of the project would not require an increase in Sherriff protection for the area, impact the ability of the Spreckels Union or Salinas Union High School Districts to maintain acceptable service ratios, nor substantially increase use of existing park facilities in the area. Project implementation would have no impact to public services. (Source: 1, 2, 3, 4, 6, 16, and 28)

VI.15 – Recreation: The proposed project would not result in an increase in the use of existing neighborhood or regional parks that would cause substantial deterioration of a facility, propose additional recreational facilities, or require construction or expansion of recreational facilities. The project does not include the subdivision of land and therefore would not create a new impact on parks. Project implementation would have no impact on recreation. (Source: 1, 2, 3, 4, 6, 16, and 28)

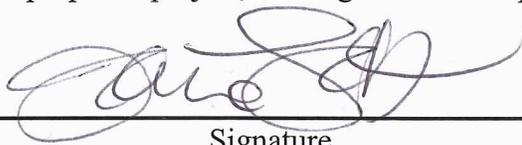
VI.16 – Transportation/Traffic: The proposed project would not conflict with the performance of any aspect of the circulation system or with any applicable level of service standards and travel demand measures. There would be no impact on air traffic patterns, increase of hazards or incompatible uses, or adequate emergency access. The project would not conflict with any Complete Streets policies, plans, or programs; therefore, implementation of this project would have no impact on public transit, bicycle, and pedestrian facilities (see Source 13, pp. 22, 36-37, 44, 52). A trip generation survey (see Source 21) to evaluate the number of existing and proposed traffic trips resulted in a total increase of less than five trips per day. However, the County of Monterey Public Works Department requires payment of a Traffic Impact Fee which serves to offset traffic impacts attributed to implementation and operation of the proposed project. Therefore, the project would have no impact on transportation and traffic. (Source: 1, 2, 3, 4, 8, 13, 15, 16, 21, and 28)

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

18 January 2017

Date

Jaime Scott Guthrie, Associate Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant with mitigation, or Less Than Significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are

one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

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

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 8, 16)	<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, 8, 16)	<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, 7, 16, 17)	<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, 8, 16, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II.A (Project Description) and II.B (Environmental Setting), Section IV.A (Environmental Factor Potentially Affected), as well as the sources listed in Section IX.

2. AGRICULTURAL AND FOREST RESOURCES

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

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 3, 4, 8, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 3, 4, 8, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. AGRICULTURAL AND FOREST RESOURCES

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 3, 4, 8, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 3, 4, 8, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 3, 4, 8, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

see previous Sections II.A (Project Description) and II.B (Environmental Setting), Section IV.A (Environmental Factor Potentially Affected), as well as the sources listed in Section IX.

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, 8, 9)	<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, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 7, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 10, 14)	<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, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Policy OS-10.1 of the *2010 Monterey County General Plan* requires land use policy and development decisions to be consistent with the natural limitations of the County’s air basins. 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 and the project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). The MBARD is responsible for producing an Air Quality Management Plan (AQMP) that reports air quality and regulates stationary sources throughout the NCCAB. The *2008 Air Quality Management Plan for the Monterey Bay Region (AQMP)* and *2009-2011 Triennial Plan Revision (Revision)* are referenced for discussion of air quality.

3(a), (b), and (f). Conclusion: No Impact.

As previously discussed in section III of this Initial Study, the project has been found to be consistent with the *AQMP*. Therefore, there would be no impact caused by conflict or obstruction of the *AQMP*. Monterey County is within the federal and state attainment standards for Carbon monoxide (CO), Nitrogen dioxide (NO₂), Sulfur Dioxide (SO₂), Lead, and fine particulates (PM_{2.5}), and within the federal attainment standards for Ozone (O₃) and respirable particulates (PM₁₀). The project would not result in uses or activities that produce objectionable odors during construction and operational components that would affect a substantial number of people.

3(c), (d), and (e). Conclusion: Less Than Significant Impact.

The NCCAB is in Nonattainment status of State standards for Ozone (O₃) and respirable particulates (PM₁₀) (see Source 10, p. 9). Therefore, projects resulting in a substantial increase in PM₁₀ emissions would cause a significant impact to air quality. In addition, ambient ozone levels depend largely on the amount of precursors, nitrogen oxide (NO_x) and reactive organic gases (ROG), emitted into the atmosphere. Implementation of the project would result in temporary impacts resulting from construction and grading activities caused by dust generation and fuel combustion of construction vehicles (major sources of primary PM₁₀) and NO_x and ROG emittance. Typical construction equipment would be used for the project and volatile organic compounds (VOC) and NO_x emitted from that equipment have already been accommodated within the AQMP. Therefore, these emissions would have a less than significant impact to air quality. Grading activities associated with the project include 2500 cubic yards of fill to elevate the existing drainage swale at the rear of the parcel, along with implementation of the engineered drainage plan (see Section IV-A: Evidence VI.7 of this Initial Study). Construction-related air quality impacts would be controlled by implementing Monterey County Code Chapter 16.12 (see Source 7) standard conditions for erosion control that require plans for control measures of runoff, dust, and erosion. The MBARD uses population forecasts from Association of Monterey Bay Area Government (AMBAG) (see Source 14) as a basis for planning emissions inventory. This project would increase the number of residential sensitive receptors at the site, however, the increase to twenty residents would not impact air quality. Therefore, implementation of the proposed project, would result in less than significant impacts to air quality caused by pollutants currently in non-attainment for NCCAB and construction-related activities.

4. BIOLOGICAL RESOURCES	Less Than Significant			
Would the project:	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 2, 12, 18)	<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: 1, 2, 12, 18, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: 1, 2, 12, 18, 17)	<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
Would the project:				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 2, 12, 18, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 2, 8, 12, 16, 17, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 2, 8, 12, 18, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

As discussed in section III – Project Consistency with Other Applicable Local and State Plans and Mandated Laws of this Initial Study, the proposed project is subject to regulations set forth in the 2010 Monterey County General Plan (General Plan), the Greater Salinas Area Plan (GSAP), and the Toro Area Plan (TAP). Policy OS-4.2 of the General Plan requires that direct or indirect discharges into Salinas River do not exceed state or federal standards as a measure to protect and conserve the quality of coastal, marine, and river environments. Policy OS-5.3 of the General Plan requires development be carefully planned to provide for conservation and maintenance of critical habitat as a measure to minimize impacts to biological resources. The Hutchinson’s Larkspur is an endangered plant species that has been found in the area surrounding the proposed project parcel (see Source 18). An Environmental Impact Report (EIR) was written in June 1974 for conversion of this property from transitional zoning to commercial zoning in order to permit removal and storage of sand from the riverbed (see Source 12).

4(a), (c), (d), (e) and (f). Conclusion: No Impact.

Implementation of the proposed project would not conflict with any Monterey County policies or ordinances adopted for the protection of biological resources. Consistency with Monterey County Code Title 21 Standards for Environmentally Sensitive Habitats (ESHA) §21.66.020 and with GS-1.5 of the GSAP would meet the General Plan goal of preserving and conserving the County’s native vegetation and wildlife. §21.66.020 standards prohibit development on parcels containing, or within, 100 feet of ESHA, which would adversely impact the habitat’s long-term maintenance without implementation of methods that would reduce those impacts to less than significant level. Additionally, GS-1.5 standards prohibit commercial development that would further deteriorate water quality in the Salinas River, and supports that which adequately screens the development from viewpoints along Highway 68, Spreckels Lane, and Spreckels Boulevard. The proposed project is contained within an already disturbed site that has had similar commercial use (see Source 12); and has no recorded presence of and is not within 100 feet of

the Hutchinson's Larkspur. Therefore, the Hutchinson's Larkspur would not be adversely impacted. As stated in section II.B Surrounding Land Uses and Environmental Setting of this Initial Study, the proposed project would not be implemented on the southernmost 3.0 acres of the parcel closest to the Salinas River. Therefore, no federally protected wetlands would be adversely impacted. This site is not habitat for any native resident or migratory fish or wildlife species; and the proposed project would not disrupt any migratory wildlife corridors (see Source 18). Therefore, no interference would occur for any wildlife habitat or corridors. This parcel is not included in any local, regional, or state habitat conservation plans, therefore, no conflict exists for any of the aforementioned.

4(b). Conclusion: Less Than Significant Impact.

Implementation of the proposed project would not have direct adverse affect on any riparian habitat or other sensitive natural community. However, the Salinas River terminates in the Monterey Bay at the 367-acre U. S. Fish and Wildlife Service (USFWS) Salinas River National Wildlife Refuge (SRNWF) which provides terrestrial, riparian, and aquatic habitats, and is within the Pacific Flyway, a migration corridor for many bird species (see Source 19). The proposed project has potential to discharge runoff and water, polluted by its residential and commercial uses, into the Salinas River. Downstream impacts on SRNWF would be reduced to less than significant impact through implementation of a condition of requiring submittal of an approved drainage plan. The drainage plan shall contain runoff on-site and allow filtration before percolating into the groundwater. Therefore, implementation of the proposed project would have a less than significant impact on the USFWS SRNWF.

5. CULTURAL RESOURCES			Less Than Significant		
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 7, 8, 16, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1, 7, 6, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 7, 8, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 7, 8, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Discussion:

see previous Sections II.A (Project Description) and II.B (Environmental Setting), Section IV.A (Environmental Factor Potentially Affected), as well as the sources listed in Section IX.

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: 1, 16, 22, 24) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
ii) Strong seismic ground shaking? (Source: 1, 16, 22, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 16, 22, 24, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
iv) Landslides? (Source: 1, 16, 22, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1, 16, 22, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 16, 22, 24, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d) Be located on expansive soil, creating substantial risks to life or property? (Source: 1, 16, 22, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 16, 22, 24, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Discussion/Conclusion/Mitigation:

Monterey County Geographic Information System (GIS) indicates that the subject property is classified within two seismic hazard zones: Undetermined in the southwestern half and Zone VI in the northeastern half of the parcel. In order to determine if the proposed project would be susceptible to geologic hazards, a Geotechnical Report (see Source 24) was submitted with the application. The report analyzes the industrial center parcels west of the proposed project at 14 Spreckels Lane (Figure 6) and addresses seismic hazards within the subject property such as surface ground rupture, seismic shaking, differential settlement, liquefaction, and lateral spreading as well as percolation testing and leachfield recommendations.

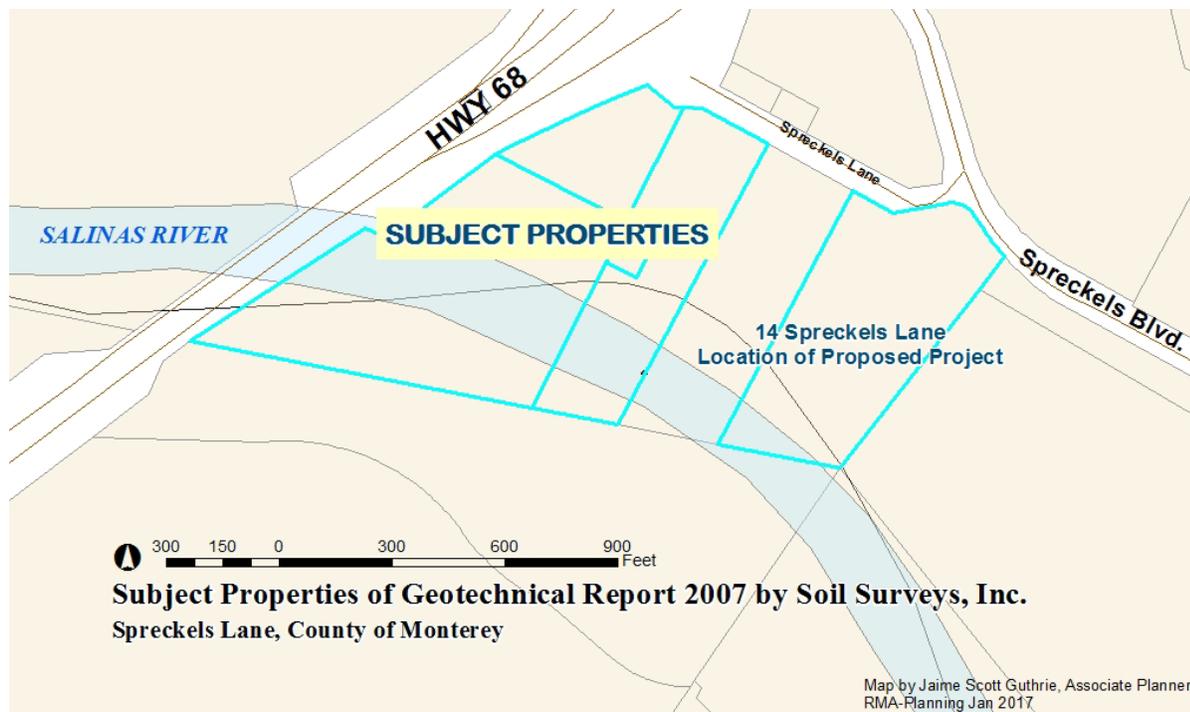


Figure 6 – Map: A Geotechnical Report was done in 2007 by Soil Surveys, Inc. on four properties west of 14 Spreckels Lane, the location of the proposed project.

6(a.i), (a.ii), (a.iv), (b), and (d). Conclusion: No Impact.

The proposed project is not located within 1/8th mile of a known earthquake fault identified by the State Geologist (see Source 22, p. 8). Surface ground rupture occurs along a fault line. However, there are no known fault lines mapped or projected through the project property (see Source 16). Therefore, substantial adverse affects on people or structures due to strong seismic ground shaking is unlikely. The project property does not contain areas subject to landslides or expansive soils, based on information derived from the Geotechnical Report (see Source 24, p. 5) that analyzed neighboring properties along the Salinas River (Figure 6).

6(a.iii), (c), and (e). Conclusion: Less Than Significant Impact.

Although there are no fault lines found within 1/8th mile of the project site, there exist four fault lines southwest of and northeast of the project parcel vicinity considered A and B faults. These four faults are Rinconada (1.1 mile southwest); Monterey Bay-Tularcitos (10.1 miles southwest); Zayante-Vergeles (11.8 miles north northeast); and San Andreas (16.2 miles northeast). Strong ground shaking, caused by fault rupture and soils conditions of the site, could potentially cause structural damage to buildings. Several segments of these fault lines are capable of producing a large magnitude earthquake. Therefore, the Geotechnical Report recommends structural design of any building account for a 7.0 magnitude earthquake. In addition, the Geotechnical Report includes seismic design criteria for foundation systems and building slabs (see Source 24, p. 8). Impacts to structures would be reduced to less than significant impact through implementation of a condition requiring submittal of an approved grading plan of a The grading plan shall incorporate recommendations from the Geotechnical Report, along with inspection schedule and

inspection completion information; and certification from a licensed practitioner that the grading plan conforms with the recommendations of the Geotechnical Report. Additionally, prior to final inspection, certification from a licensed practitioner is required that all development is in accordance with the recommendations of the Geotechnical Report (see Source 28). Compliance with these conditions shall reduce the potential impacts caused by strong seismic ground shaking to less than significant.

Liquefaction risk on the subject property is high in the southernmost half of the parcel bound by the Salinas River, according to both GIS data and information gathered from the Geotechnical Report (see Source 16). The Geotechnical Report, which analyzed nearby properties (Figure 6) along the Salinas River, describes soil conditions with fine silted sand below groundwater, making the ground susceptible to liquefaction. The report also indicates the northernmost half of the analyzed parcels has soft silted and clayey soil from three to ten feet below surface, indicating the subject property is likely to have similar soil conditions at its northernmost half. The Geotechnical Report recommends reducing liquefaction impacts on structures by implementing a deep foundation; and reducing differential settlement on northernmost structures by either “sub-excavation and re-compaction” or “helical pier and grade beam” foundation systems (see Source 24, pp. 5-8). As previously described, a grading plan that incorporates recommendations from the Geotechnical Report would be submitted as a condition of permitting the proposed project (see Source 28). Certifications from and adherence to this grading plan and approved building plans are measurements to ensure implementation of the proposed project would have less than significant impacts caused by liquefaction, lateral spreading, and differential settlement.

The proposed project would use onsite wastewater treatment system (OWTS) for the disposal of wastewater. The Geotechnical report describes results of percolation tests at the nearby analyzed properties (Figure 6) as suitable to adequately support the use of an OWTS. Additionally, recommendations for managing effluent to the drainfield are made in order to maximize longevity and usefulness of the system (see Source 24, p. 9). As in the two aforementioned paragraphs, a grading plan that incorporates the recommendations from the Geotechnical Report would be submitted as a condition of permitting the proposed project. Certifications from and adherence to this grading plan are steps to minimize potential adverse impacts of implementing an OWTS to less than significant.

In conclusion, implementation of the project, as proposed and conditioned, would have less than significant impacts due to seismic shaking, liquefaction, lateral spreading, differential compaction, and use of a septic system.

7. GREENHOUSE GAS EMISSIONS			Less Than Significant	
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 9, 10, 14, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 9, 10, 14, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

As in the discussion of VI.3 Air Quality of this Initial Study, the 2008 Air Quality Management Plan for the Monterey Bay Region (AQMP) and 2009-2011 Triennial Plan Revision (Revision) are referenced for discussion of greenhouse gases (GHGs). The Federal and the State of California exceedance thresholds for the GHG, ozone (O₃), are addressed in the AQMP. The Revision addresses only the State exceedance threshold for O₃ due to the fact that Monterey County is within the federal attainment standard for O₃. The Monterey Bay Air Resources District (MBARD) is responsible for the monitoring of air quality and the regulation of stationary sources throughout the North Central Coast Air Basin (NCCAB) where the proposed project site is located. The MBARD produces the AQMP and all subsequent revisions.

7(a) and (b). Conclusion: Less Than Significant.

As previously discussed, ambient ozone levels depend largely on the amount of precursors, nitrogen oxide (NOx) and reactive organic gases (ROG), emitted into the atmosphere. Implementation of the project would result in temporary impacts resulting from construction and grading activities that require fuel combustion of construction vehicles, a primary source of NOx and ROG emittance. Typical construction equipment would be used for the project and ROG and NOx emitted from that equipment have already been accommodated within the AQMP. Therefore, these emissions would have a less than significant impact on GHGs. The MBARD uses population forecasts from Association of Monterey Bay Area Government (AMBAG) (see Source 14) as a basis for planning emissions inventory. Although population is on a relatively flat growth trajectory in the NCCAB, the number of days per year in exceedance of standard O₃ thresholds has steadily declined from 35 per year in 2002 to 10 per year in 2011 (see Source 10, p. 12). This project would increase the number of residential sensitive receptors at the site, however, the increase to twenty residents would not pose an overall increase of GHGs. Although the number of ongoing traffic trips generated is forecast to increase from 224.16 to 229.33 (see Source 21, pp. 2-3), this difference has a marginal effect on GHG levels. Furthermore, the air monitoring site in Salinas, where the proposed project is located, is consistently within attainment status for State threshold of O₃ (see Source 10, p. 21). Therefore, the proposed project would result in less than significant impact caused by GHGs and does not conflict with any policies that regulate GHGs.

8. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 26, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 26, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 8, 16, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 16, 29)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3, 4, 16, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3, 4, 16, 17)	<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? (Source: 1, 16, 30)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 8, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

see previous Sections II.A (Project Description) and II.B (Environmental Setting), Section IV.A (Environmental Factor Potentially Affected), as well as the sources listed in Section IX.

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 1, 6, 11, 25)	<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, 6, 26, 27, 28)	<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 <u>erosion or siltation</u> on- or off-site? (Source: 1, 25, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source: 1, 25, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, 24, 27)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1, 24, 27)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, 16, 25, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 16, 25, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 6, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 6, 16, 20, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

As previously stated in II.B of this Initial Study, no development is proposed for the southernmost 0.35 acre adjacent to the Salinas River, which is located within the floodway of a FEMA-defined regulatory 100-year floodplain (see Source 16). A new small water system with wells and storage tanks for five to fourteen service connections would provide potable water to the property. Effluent would be treated on-site with a septic tank and leach field system. Title 15 Public Services of the Monterey County Code (MCC) regulates water quality and waste discharge. Implementation of the proposed project would result in establishing thirteen structures where the previous RV and agricultural equipment rental took place outdoors, thus, potentially altering the existing drainage pattern.

9(a), (i), and (j). Conclusion: No Impact.

County of Monterey Bureau of Environmental Health has reviewed the incorporation of the on-site septic tank and leach field system design and has determined that plans stamped 5 June 2016 meet current MCC 15.20 Sewage Disposal regulations (see Source 25). Therefore, the project would not violate any waste discharge requirements. The subject property is not in a location that is susceptible to the failure of a levee or dam (see Source 15); therefore, implementation of the project would not expose people or structures to loss, injury, or death due to the aforementioned impact. As previously mentioned, none of the proposed project would occur near the riverbank where there is a likelihood of mudflow (see Source 1). Additionally, the project is not located in an area vulnerable to tsunami inundation (see Source 20). Finally, the Salinas River is not an enclosed water body (see Source 23). Therefore, the project would not expose people or structures to impacts due to landslide, tsunami, or seiche.

9(a), (b), (c), (d), (e), (f), (g), and (h). Conclusion: Less Than Significant Impact.

The proposed project would implement new structures and increase residential use that would have potential impacts to water quality standards. As mentioned previously, Title 15 Public Services of the MCC regulates water quality. Spreckels Lane Water System (WS) #3 is the water source for this property, however, the County of Monterey Environmental Health Department (EHB) has placed a condition on the new well such that the applicant submit calculations to determine if this system has the domestic storage capacity to meet a maximum daily demand of 1,330 gallons per day (see Source 27), or if the project requires engineered plans for a water system storage upgrade that may include a pressure system (see Source 26). Another condition regarding water quality is that the new well undergo one year of quarterly sampling for Maximum Contaminate Level (MCL) of Nitrates due to initial test results that approached the MCL threshold for Nitrates (see Source 28). Implementation of the project in accordance with

these conditions would not violate any water quality standards and would reduce impact on ground water supplies and groundwater recharge to less than significant level.

Introduction of thirteen new structures would have the potential to substantially alter the existing drainage pattern of the site, increase the amount of runoff into the stormdrain system, and cause erosion, siltation or flooding due to an increase in stormwater runoff. The County of Monterey Water Resources Agency (WRA) requires a drainage plan prepared by a registered civil engineer or licensed architect as a condition of approving construction permits. This drainage plan shall be reviewed and approved by WRA for stormwater retention and percolation facilities that reduce on-site and off-site impacts by retaining the 95th Percentile Rainfall Event. If on-site retention is not feasible, storm water facilities shall be designed to detain the 100-year post-development runoff rate to the 10-year pre-development rate (see Source 25). Additionally, WRA requires completion certification from a registered civil engineer or licensed contractor that stormwater retention facilities have been constructed in accordance with the Drainage Plan approved by WRA. Impacts to drainage patterns and runoff due to construction of the proposed project are reduced by an erosion control plan, required and to be approved by RMA-Environmental Services, as a condition of grading or building permit approvals (see Source 28). Therefore, implementation of the proposed project, as conditioned, would result in less than significant impacts caused by stormwater runoff.

In addition to the operational components of the proposed project, there would be temporary impacts cause by erosion and siltation during construction. Therefore, RMA-Environmental Services has conditioned the project to require submittal of an erosion control plan and grading plan; conduct pre-, during, and post-construction inspections to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures are in place; and submit certification by the Geotechnical Engineer that all development has been constructed in accordance with the recommendations contained in the Geotechnical Report and approved plans (see Source 28). Therefore, implementation of the project, as proposed and conditioned, would result in a less than significant impact caused by erosion and siltation during construction.

Although the subject property has its southernmost 0.35 acre adjacent to the Salinas River within the floodway of a FEMA-defined regulatory 100-year floodplain, there is no construction proposed in this portion of the parcel. Therefore, impacts to flood flows and housing are reduced to less than significant level.

10. LAND USE AND PLANNING			Less Than Significant		
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Physically divide an established community? (Source: 1, 2, 3, 4, 8, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 4, 7, 11, 13, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3, 4, 8, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Discussion/Conclusion/Mitigation: see previous Sections II.A (Project Description) and II.B (Environmental Setting), Section IV.A (Environmental Factor Potentially Affected), as well as the sources listed in Section IX.

11. MINERAL RESOURCES			Less Than Significant		
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 3, 4, 7, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 2, 3, 4, 7, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Discussion/Conclusion/Mitigation: see previous Sections II.A (Project Description) and II.B (Environmental Setting), Section IV.A (Environmental Factor Potentially Affected), as well as the sources listed in Section IX.

12. NOISE			Less Than Significant		
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
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, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3, 4, 5, 16, 17)	<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 levels? (Source: 1, 2, 3, 4, 5, 16, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Discussion/Conclusion/Mitigation:

see previous Sections II.A (Project Description) and II.B (Environmental Setting), Section IV.A (Environmental Factor Potentially Affected), as well as the sources listed in Section IX (References).

13. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 14, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 14, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1, 14, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

As previously described in II.A Description of Project of this Initial Study, the proposed project would increase the number of residences from one caretaker dwelling to ten studio apartments with no more than twenty occupants.

13(b) and (c). Conclusion: No Impact.

Removal of the existing caretaker dwelling and conversion of the existing commercial building second level to ten individual studio apartments would displace neither existing housing nor substantial numbers of people. Therefore, implementation of the proposed project would have no impact on available housing stock.

13(a). Conclusion: Less Than Significant Impact.

The increase in residential use at the subject property would be supported by infrastructure added on-site as a result of project implementation. Additionally, there would be a maximum of two full-time employees associated with either the Mini-Storage or Commercial Storage during the hours of 7am-9pm, collectively. Therefore, resulting impacts on population growth due to new housing and businesses are found to be less than significant.

14. 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, 4, 6, 16, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: 1, 2, 3, 4, 6, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source: 1, 2, 3, 4, 6, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: 1, 2, 3, 4, 6, 16, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: 1, 2, 3, 4, 6, 16, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: see previous Sections II.A (Project Description) and II.B (Environmental Setting), Section IV.A (Environmental Factor Potentially Affected), as well as the sources listed in Section IX.

15. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, 4, 6, 16, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 2, 3, 4, 6, 16, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: see previous Sections II.A (Project Description) and II.B (Environmental Setting), Section IV.A (Environmental Factor Potentially Affected), as well as the sources listed in Section IX (References).

16. TRANSPORTATION/TRAFFIC		Less Than Significant		
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 13, 15, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: 1, 13, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 2, 3, 4, 8, 16, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 3, 4, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1, 8, 16, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 13, 15, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: see previous Sections II.A (Project Description) and II.B (Environmental Setting), Section IV.A (Environmental Factor Potentially Affected), as well as the sources listed in Section IX.

17. UTILITIES AND SERVICE SYSTEMS			Less Than Significant	
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1, 6, 11, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 6, 11, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: : 1, 6, 11, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: : 1, 6, 11, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 6, 11, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1, 6, 11, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1, 6, 11, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

As discussed previously, potable water is served by Spreckels WS #3 from which the proprietor would implement a new small water system with wells and storage tanks for five to fourteen service connections. Effluent would be treated with an on-site wastewater treatment system (OWTS).

17(e) and (g). Conclusion: No Impact.

Due to implementation of an OWTS, there would be no impact to a wastewater treatment provider. The proposed project is not in conflict with federal, state, and local statutes and regulations related to solid waste; therefore, no impact would result regarding compliance with the aforementioned.

17(a), (b), (c), (d), and (f). Conclusion: Less Than Significant Impact.

A condition set by the Bureau of Environmental Health (EHB) is for enrollment in Regional Water Quality Control Board (RWQCB) stormwater discharge program, followed by submittal of the Waste Discharge Identification number (WDID) to EHB. Therefore, impacts to RWQCB wastewater treatment requirements would be less than significant. The new well is subject to quarterly sampling for Nitrate (NO3) levels as initial test samples approach the Maximum Contaminate Level (MCL). If MCL reach or surpass thresholds, treatment for NO3 may be necessary in order to make the well water potable. Implementation of a water treatment system could have impacts; however, service to this project’s proposed twenty residents requires construction that would have less than significant impacts. Similarly, the project’s solid waste disposal needs would have less than significant impact to landfill capacity. Conditions of building approval include submittal of an engineered drainage plan incorporating flood control ponds to retain storm water runoff on-site for groundwater recharge; therefore, impacts would be less than significant for storm water drainage facilities. Part of the existing project application is entitlement for a new small water system which is to be tested for ability to provide a sustained water source; thus, having less than significant impact on existing entitlements and resources. Given that the new well would be monitored and treated, as necessary, and that runoff would be retained and percolate on-site, implementation of the proposed project would have less than significant impact on utilities and service systems.

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, 7, 8, 12, 16, 17, 18, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 other current projects, and the effects of probable future projects)? (Source: All)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: All)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

There are no identified impacts to Aesthetics, Agriculture and Forest Resources, Cultural Resources, Hazards/Hazardous Materials, Land Use/Planning, Mineral Resources, Noise, Public Services, Recreation, or Transportation/Traffic, or Utilities/Service Systems as a result of project implementation.

Less than significant impacts have been identified for Air Quality, Biological Resources, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Population/Housing, and Utilities/Service Systems. Conditions of approval are included to assure compliance with Monterey County requirements to the extent that identified potential impacts are minimized; thereby, reducing potential impacts to less than significant level.

(a). Conclusion: Less Than Significant Impact.

The proposed project has neither forest habitat nor pre-historical or historical resources, thus, implementation would have no impact on these environmental factors. However, based upon the analysis conducted for this Initial Study, the proposed project would have the potential to impact the U. S. Fish and Wildlife Service (USFWS) Salinas River National Wildlife Refuge (SRNWF) of the Monterey Bay. The Salinas River terminates at the SRNWF which provides a variety of habitats and comprises a portion of the Pacific Flyway migration corridor (see Source 19). Impacts would be reduced to a less than significant level upon adherence to an approved drainage plan that retains runoff on-site before water recharges the aquifer (see VI.4 – Biological Resources).

(b). Conclusion: No Impact.

The operational component of the project would continue the commercial use of the property as well as intensify residential occupancy with ten studio apartment dwellings that replace the former caretaker’s dwelling. There are limitations to further intensifying mixed use in this area because most of the surrounding parcels are zoned either Farmland of Statewide Importance or Prime Farmland (see Source 28). Individual impacts of this project are limited and with the improbability of many more similar projects at the farming parcels, there would be no cumulative impacts from implementation of this project.

(c). Conclusion: Less Than Significant Impact.

Construction activities for the proposed project would create temporary impacts to air quality. These impacts would be reduced through adherence to the erosion control plan approved by County of Monterey RMA-Environmental Services. Although this project would increase the

number of residential sensitive receptors at the site, impacts to air quality from twenty residents would be less than significant.

Impacts from seismic shaking, liquefaction, lateral spreading, differential compaction, and use of a septic system on Geology and Soils as a result of implementation of the proposed project would be reduced by the following actions: 1) structurally design buildings to account for a 7.0 magnitude earthquake; 2) adhere to a grading plan that conforms with the recommendations of the Geotechnical Report; 3) implement appropriate foundation system such as deep foundation, sub-excavation and re-compaction, or helical pier and grade beam, as necessary; and 4) manage effluent to the drainfield.

The increase of five daily traffic trips that would be generated by the proposed project due to the increase in residents would have a marginal effect on GHGs. Therefore, implementation of the proposed project would have less than significant impact on GHGs.

Impacts to water quality standards, waste discharge requirements, ground water supply or recharge, drainage patterns, drainage systems, water pollution content, erosion, siltation, or flood flows as a result of the proposed project would be reduced by the following actions: 1) submit calculations that determine the domestic storage capacity of Spreckels Lane WS #3 to meet a daily demand of 1,330 gallons per day; 2) undergo one year of quarterly sampling for Maximum Contaminant Level (MCL) of Nitrates; 3) adhere to a drainage plan for stormwater retention and percolation facilities that is approved by Monterey County Water Resources Agency (WRA); 4) adhere to an erosion control plan for management of drainage patterns and runoff during construction; 5) adhere to a grading plan that conforms with the recommendations of the Geotechnical Report; and 6) adhere to approved plans that exclude the portion of the subject property within the floodway of the FEMA-defined 100-year floodplain.

Although the proposed project would increase the number of residents to twenty people, this would have a less than significant impact on population growth.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

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

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN140223 and the attached Initial Study / Proposed (Mitigated) Negative Declaration.

IX. REFERENCES

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3. *Greater Salinas Area Plan*
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