

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

Resolution No.

Resolution of the Monterey County Board of)
Supervisors to Adopt a Negative Declaration)
for the Camphora Apartment Replacement)
Project)
(PLN100446/South County Housing)
Corporation))
)

The Camphora Apartment Replacement Project came on for public hearing before the Monterey County Board of Supervisors on July 31, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Board of Supervisors hereby finds and decides as follows:

RECITALS

WHEREAS, the Monterey County Planning Department prepared an Initial Study pursuant to CEQA for the Camphora Apartment Replacement Project. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN100446), and

WHEREAS, issues analyzed in the Initial Study include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems, and

WHEREAS, there is no significant wildlife habitat or natural features present on the site, nor examples of the major periods of California history or prehistory. Redevelopment of the project site will not conflict with any applicable habitat conservation plan or natural community conservation plans, as there are no adopted habitat conservation plans or natural community conservation plans along this portion of the Salinas Valley. The project will not have the potential to degrade the environment in this regard and is considered to be less than significant.

WHEREAS, the redevelopment of the subject property and the replacement of 44 existing residential units with 44 new residential units does not introduce new impacts that are cumulatively considerable. In the project description and analysis of the environmental criteria contained in the Initial Study checklist, the project has been designed to meet or exceed a LEED Gold Level standard. No thresholds of the air management district will be exceeded or require mitigation. The project has been determined to have a less than significant effect on Greenhouse Gasses through the use of

the CalEEMod air quality model prepared by County staff and included in the environmental analysis. Furthermore, staff recommends that a Negative Declaration is the appropriate environmental determination for the project as no mitigation measures have been determined necessary. Beyond the temporary less than significant impacts of noise and effects related to construction vehicles, the project is considered to have a less than significant impact on cumulative resources.

WHEREAS, the project is intended to improve and correct existing adverse living conditions for the residents of the Camphora Apartment Complex. The project has been designed to alleviate overcrowding and to remove failing septic treatment systems and to connect to public sewer infrastructure. Furthermore, the project site will be built to modern building code standards and will include outdoor and recreational amenities for the residents. No significant (negative) environmental impacts have been identified for the project. The project will be a direct improvement in the quality of life for the residents. In this manner the project is considered to be less than significant in that it will not have an adverse affect on human beings.

WHEREAS, all project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance Plan has been prepared in accordance with Monterey County regulations, and

WHEREAS, the Initial Study provides substantial evidence, based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a Negative Declaration, and

WHEREAS, the Draft Negative Declaration (“ND”) for PLN100446 was prepared in accordance with CEQA and circulated for public review from June 25, 2012 through July 24, 2012 (SCH#: 2012061079).

WHEREAS, the County has considered the comments received during the public review period and they do not alter the conclusions in the Initial Study and Negative Declaration, and

WHEREAS, the Negative Declaration reflects the independent judgment and analysis of the County, and on the basis of the whole record before the Monterey County Board of Supervisors, there is no substantial evidence that the proposed project, as designed and conditioned, will have a significant effect on the environment.

DECISION

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors does hereby:
Adopt a Negative Declaration for the Camphora Apartment Replacement Project.

PASSED AND ADOPTED on this 31st day of July, 2012, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book___ for the meeting on _____.

Dated:
Supervisors

Gail T. Borkowski, Clerk of the Board of
County of Monterey, State of California

By

Deputy