

# Exhibit D

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# Notice of Completion

Supplementary Document M

See NOTE BELOW

Mail to: State Clearinghouse, 1400 Tenth Street, Sac., CA 95814 916/445-0613

SCH #

Project Title: Micheletti Minor Subdivision (PLN060581)  
Lead Agency: Monterey County Resource Management Agency  
Planning Department Contact Person: Paula Bradley,  
Associate Planner  
Street Address: 168 W. Alisal Street, 2<sup>nd</sup> floor Phone: (831) 755-5158  
City: Salinas Zip: 93901 County: Monterey

Project Location  
County: Monterey City/Nearest Community: Castroville  
Cross Streets: Poole Street, Haight Street Zip Code: 95012 Total Acres: 0.34 acres  
Assessor's Parcel No.: 030-096-001 Section: \_\_\_\_\_ Twp \_\_\_\_\_ Rang \_\_\_\_\_ Base \_\_\_\_\_  
Within 2 Miles: State Hwy #: 1, 156, 183 Waterways: NA  
Airports: NA Railroads: Union Pacific Railroad Schools: Castroville Elementary School, Joseph Gambetta Middle School, North Monterey County High School, North Monterey County Adult School

Document Type  
CEQA:  NOP  Supplement/Subsequent EIR NEPA:  NOI Other:  Joint Document  
 Neg Dec  Draft EIR  Draft EIS  Final Document

Local Action Type  
 General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, Parcel Map, Tract Map, etc.)  Other - Combined Development Permit

Development Type  
 Residential: Units 3 Acres \_\_\_\_\_  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq. Ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation Type \_\_\_\_\_  
 Commercial: Sq. Ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq. Ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power Type \_\_\_\_\_ Watts \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

### Project Issues Discussed in Document

Aesthetic/Visual  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Agricultural Land  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Air Quality  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Archaeological/Historical  Minerals  Soil Erosion/Compaction/Grading  Wildlife

- |   |   |   |   |
|---|---|---|---|
| <input type="checkbox"/> Coastal Zone                   | <input type="checkbox"/> Noise                      | <input type="checkbox"/> Solid Waste                | <input type="checkbox"/> Growth Inducing    |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Land Use           |
| <input type="checkbox"/> Economic/Jobs                  | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation        | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Fiscal                         | <input type="checkbox"/> Recreation/Parks           | <input type="checkbox"/> Vegetation                 | <input type="checkbox"/> Other:             |
- 

Present Land Use/Zoning/General Plan Use:  
HDR/\*-Z Residential High Density, 15 Units per Acre

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Project Description:

The project consists of the subdivision of a 15,000 square foot parcel into three parcels of 5,000 square feet each for the development of three one-story single family residences. Construction would also include infrastructure improvements such as but not limited to: gutters, curbs, sidewalks, paved driveways, utilities connections, and associated drainage and landscaping improvements. An existing utility shed located on the western edge of the site would be demolished and any existing vegetation would be removed.

The project would be served by the Castroville Water District for water and by Castroville Sewer District for sewer.

*NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Completion Preparation or previous draft document) please fill in.*

Reviewing Agencies Checklist

- Resources Agency
- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)
- Business, Transportation & Housing
- Aeronautics
- California Highway Patrol
- CALTRANS District # 5
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

**Health & Welfare**

- Health Services Environmental Health Division

**State & Consumer Services**

- General Services
- OLA (Schools)

Supplementary Document N

KEY

- S = Document sent by lead agency
- X = Document sent by SCH
- √ = Suggested distribution

**Cal-EPA**

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # \_\_\_\_\_ (\_\_\_\_\_)

**Youth & Adult Corrections**

Corrections

**Independent Commissions & Offices**

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency
- Other \_\_\_\_\_

**Public Review Period (to be filled in by lead agency)**

Starting Date: 6/13/07  
 Signature: *Megan Edgar*

Ending Date: 6/28/07  
 Date: 6/7/07

**Lead Agency (Complete if applicable)**  
 Consulting Firm: Rincon Consultants, Inc.  
 Address: 1530 Monterey Street, Suite D  
 City/State/Zip: San Luis Obispo, CA 93401  
 Contact: Megan Edgar, Project Manager  
 Phone: (805) 547-0900  
 Applicant: Thomas Goode  
 Address: 500 Calle Del Sol  
 City/State/Zip: Aptos, CA 95003  
 Phone: (831) 234-1703

**For SCH Use Only:**  
 Date Received at SCH \_\_\_\_\_  
 Date Review Starts \_\_\_\_\_  
 Date to Agencies \_\_\_\_\_  
 Date to SCH \_\_\_\_\_  
 Clearance Date \_\_\_\_\_  
 Notes:

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

**FILED**

JUN 08 2007

STEPHEN L. VAGNINI  
MONTEREY COUNTY CLERK  
DEPUTY

**Project Title:** MICHELETTI RALPH G TR  
**File Number:** PLN060581  
**Owner:** MICHELETTI RALPH G TR  
PO BOX 397  
SALINAS CA 93902-0397

**Project Location:** POOLE ST & HAIGHT ST CASTROVILLE  
**Primary APN:** 030-096-001-000  
**Project Planner:** PAULA BRADLEY  
**Permit Type:** Minor Subdivision

**Project Description:** MINOR SUBDIVISION TO ALLOW THE DIVISION OF A 15,051 SQUARE FOOT LOT INTO THREE LOTS OF APPROXIMATELY 5,016 SQUARE FEET EACH. GRADING IS APPROXIMATELY 150 CUBIC YARDS. THE PROPERTY IS LOCATED TO THE SOUTH OF POOLE AND HAIGHT STREETS, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 030-096-001-000) NORTH COUNTY NON-COASTAL AREA.

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

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

Decision Making Body (check one):

- Planning Commission  
 Zoning Administrator  
 Board of Supervisors  
 Subdivision Committee  
 Chief of Planning Services  
 Other: \_\_\_\_\_

Responsible Agency: County of Monterey

Review Period Begins: 06/08/2007

Review Period Ends: 06/29/2007

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

Date Printed: 06/08/2007

# MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY - PLANNING DEPARTMENT  
168 W. ALISAL STREET 2<sup>ND</sup> FLOOR, SALINAS, 93901  
(831) 775-7505 FAX: (831) 757-9516



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY DIRECTOR OF PLANNING

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency - Planning Department has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for a Minor Subdivision (**Micheletti PLN060581**) at 11498 Poole Street in Castroville, approximately 8.5 miles northwest of Salinas, California (APN 030-096-001) (see description below).

The proposed Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency - Planning Department, 168 W. Alisal Street 2<sup>nd</sup> Floor, Salinas, California. Per Monterey County Code Section 19.04.025C, the Planning Director will consider the proposal administratively on July 25, 2007. If there is evidence of public controversy or public opposition to the proposed use or development submitted in writing prior to 5:00 pm on Tuesday July 24, 2007 the matter will be referred to the Minor Subdivision Committee for consideration at a future public hearing. **Written comments on this proposed Negative Declaration will be accepted from June 8, 2007 to June 28, 2007.**

**Project Description:** The project consists of the subdivision of a 15,000 square foot parcel into three parcels of 5,000 square feet each for the development of three one-story single family residences. Construction would also include infrastructure improvements such as but not limited to: gutters, curbs, sidewalks, paved driveways, utilities connections, and associated drainage and landscaping improvements. An existing utility shed located on the western edge of the site would be demolished and any existing vegetation would be removed. The project would be served by the Castroville Water District for water and by Castroville Sewer District for sewer.

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 Department also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Department 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](mailto: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,

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then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Department to ensure the Department 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 Department to confirm that the entire document was received.

FOR ADDITIONAL INFORMATION CONTACT:

Paula Bradley, Associate Planner  
Monterey County Resource Management Agency Planning Department  
168 W. Alisal Street 2<sup>nd</sup> Floor, Salinas, Ca 93901  
(831) 755-5158

**For reviewing agencies:** The Planning and Building Inspection Department 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 Department 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 Department  
Attn: Paula Bradley, Associate Planner  
168 West Alisal, 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: Micheletti Minor Subdivision; File Number PLN060581

From: Agency Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

- \_\_\_ No Comments provided
- \_\_\_ Comments noted below
- \_\_\_ Comments provided in separate letter

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DISTRIBUTION**

1. State Clearinghouse (15 copies)—include Notice of Completion
2. CalTrans – San Luis Obispo office
3. County Clerk’s Office
4. Association of Monterey Bay Area Governments
5. North Monterey County Unified School District
6. Castroville Water District
7. Pacific Gas & Electric
8. Pacific Bell
9. Monterey Bay Unified Air Pollution Control District
10. North County Fire Protection District
11. Monterey County Water Resources Agency

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12. Monterey County Public Works Department
13. Monterey County Parks Department
14. Monterey County Division of Environmental Health
15. Monterey County Sheriff's Office
16. Thomas M. Goode and Heather F. Goode, Owners
17. Property Owners within 300 feet (Notice of Intent only)

# MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY - PLANNING DEPARTMENT  
168 WEST ALISAL ST., 2<sup>nd</sup> FLOOR, SALINAS, CA 93901  
PHONE: (831) 755-5025 FAX: (831) 755-9516



## *INITIAL STUDY/ NEGATIVE DECLARATION*

### *I. BACKGROUND INFORMATION*

**Project Title:** Micheletti Minor Subdivision

**File No.:** PLN060581

**Project Location:** 11498 Poole Street, Castroville, California

**Name of Property Owner:** Thomas M. Goode and Heather F. Goode

**Name of Applicant:** Thomas Goode

**Assessor's Parcel Number(s):** 030-096-001

**Acreage of Property:** 15,000 square feet (0.34 acres)

**General Plan Designation:** Residential High Density, 15 Units per Acre

**Zoning District:** HDR/\*-Z

**Lead Agency:** Monterey County Planning and Building Inspection

**Prepared By:** Rincon Consultants, Inc.

**Date Prepared:** June 6, 2007

**Contact Person:** Paula Bradley, MCP, AICP

**Phone Number:** (831) 755-5158

## ***II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING***

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

The project consists of the subdivision of a 15,000 square foot parcel into three parcels of 5,000 square feet each for the development of three one-story single family residences. Construction would also include infrastructure improvements such as but not limited to: gutters, curbs, sidewalks, paved driveways, utilities connections, and associated drainage and landscaping improvements. An existing utility shed located on the western edge of the site would be demolished and any existing vegetation would be removed.

The project would be served by the Castroville Water District for water and by Castroville Sewer District for sewer. Site plans are shown in Figure 2.

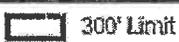
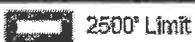
### **B. Environmental Setting and Surrounding Land Uses:**

The project site is located at the southern corner of Poole and Haight Streets in a residential neighborhood in Castroville, California, approximately 8.5 miles northwest of the City of Salinas (refer to Figure 1). The project site is currently undeveloped except for a utility shed located on the western portion of the site. The site has never been developed. Vegetation on the property consists primarily of ruderal weeds and grasses. The elevation is approximately 20 feet above mean sea level.

The surface soils for the site are slightly plastic, and desiccation cracks were visible during a geotechnical investigation site visit (Source: IX.6). Subsurface soils for the site are relatively consistent throughout the site. There is a layer of fill overlying a layer of medium expansive clayey sand which in turn overlies a layer of sand with varying amounts of silt and clay. The soils in this area are likely weathered from sandstone and shale. Groundwater was not encountered during soil boring at up to 15 feet on the site.

The parcel is in the Monterey County North County Area Plan. The 0.34-acre property is surrounded on all sides by other parcels zoned as High Density Residential and developed with single family residences. County records identify the project site as having a high archeological sensitivity. The site is within the County's recently adopted Castroville Community Plan prepared for the County Office of Housing and Redevelopment. The Community Plan provides a detailed review of the existing community and sets forth a comprehensive planning framework and implementation strategy for addressing the needs of existing and future residents. Both in-fill and community expansion opportunities are presented, all within the framework of "smart growth" planning principles. The Plan's key planning areas, or Opportunity Areas, focus on new housing opportunities, improved living conditions and new public facilities (Source: IX.14). The proposed project is consistent with the Castroville Community Plan.



APPLICANT: MICHELETTI		 0 1000 Feet	
APN: 030-096-001-000	FILE # PLN060581		
 300' Limit	 2500' Limit	 City Limits	



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

General Plan/Area Plan. The proposal was reviewed for consistency with the 1982 Monterey County General Plan, the North County Area Plan, and the Castroville Community Plan. Section IV.A discusses whether the project physically divides an established community, conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project or conflicts with any applicable habitat conservation plan or natural community conservation plan. As discussed therein, the proposed project is consistent with the 1982 Monterey County General Plan and the North County Area Plan. In addition, the proposed infill project is consistent with the Castroville Community Plan. **CONSISTENT**

Water Quality Control Plan. Monterey County is included in the Central Coast Regional Water Quality Control Board – Region 3 (CCRWQCB). The CCRWQCB regulates the sources of water quality related problems which could result in actual or potential impairment or degradation of beneficial uses or degradations of water quality. Because the proposed project would not significantly increase on-site impervious surfaces, it is not expected to contribute runoff water which would exceed the capacity of stormwater drainage systems or provide substantial additional sources of polluted runoff. The proposed project would not result in water quality impacts or be inconsistent with objectives of this plan. In addition, County-adopted erosion, grading, and storm water ordinances, policies, and regulations would be required as standard Conditions of Approval. Pursuant to compliance with applicable County policies and standard Conditions of Approval, the project would be consistent with the Water Quality Control Plan. **CONSISTENT**

Air Quality Management Plan. Consistency of a project with the regional population and employment forecast would result in consistency of the project with the Air Quality Management Plan. The Monterey Bay Unified Air Pollution Control District (MBUAPCD) incorporates the County's General Plan in its preparation of regional air quality plans, making this project consistent with the applicable Air Quality Plan. Section VI.3 (Air Quality) provides additional information whether this particular project conflicts with or obstructs implementation of air quality plans, violates any standard or contributes to air quality violations, results in cumulative non-attainment of ambient air quality standards, exposes sensitive receptors to pollutant concentrations, or creates objectionable odors affecting many people.

It is the responsibility of the Association of Monterey Bay Area Governments (AMBAG) to prepare new population and employment forecasts for the three-county area approximately every 3-4 years. The three-county area includes San Benito, Monterey and Santa Cruz counties. These forecasts provide a common planning base for the regional air quality management plan, regional transportation plans, regional water quality improvement plans, and other regional planning programs. Based on the County's population information, pending and approved projects, and the project's consistency with the underlying land use designation on the site, the proposed project is consistent with AMBAG'S year 2005 (most recent) population forecast.

**CONSISTENT**

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

**A. FACTORS**

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

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics                             | <input type="checkbox"/> Agriculture Resources              | <input checked="" type="checkbox"/> Air Quality   |
| <input type="checkbox"/> Biological Resources                   | <input type="checkbox"/> Cultural Resources                 | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" 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 type="checkbox"/> Population/Housing       |
| <input type="checkbox"/> Public Services                        | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/Traffic   |
| <input type="checkbox"/> Utilities/Service Systems              |   |   |

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

- Check here if this finding is not applicable

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

**EVIDENCE:**

1. Aesthetics. The proposed subdivision is located on an existing parcel on the corner of Haight and Poole Streets, which are not designated scenic roadways. The surrounding area is entirely developed with residential uses. There are no important visual resources, scenic corridors, or significant views or vistas in the immediate project vicinity, and the project site is not part of a scenic vista or panoramic view (Source: IX.1, 2, 3). Therefore, the proposed project would not result in impacts to aesthetic resources.
2. Agricultural Resources. The project site is not designated as Prime, Unique or Farmland of Statewide or Local Importance, and project construction would not result in conversion of prime agricultural lands to non-agricultural uses. The site is not under a Williamson Act Contract. The project site is located within an urban area and is not located adjacent to agriculturally designated lands or lands that are in agricultural production. Therefore, the proposed project would not result in impacts to agricultural resources (Source: IX.1, 2, 3).
4. Biological Resources. The project site is located in an urban area and does not contain suitable habitat for any endangered, rare, or threatened species (Source: IX.1, 4, 10). The site is vegetated with ruderal weeds and grasses. No sensitive plant species have been observed on-site and would not be expected due to the disturbed, urban nature of the property. Therefore, no impacts to suitable habitat for endangered, rare, or threatened plant or wildlife species are anticipated as a result of the project. No waters of the U.S. or waters of the State under the jurisdiction of the U.S. Army Corps of Engineers and the California Department of Fish and Game, respectively, are located on the project site. Therefore, federally protected wetlands would not be impacted as a result of the proposed project (Source: IX.1, 4, 10). There have been no native resident or migratory fish or wildlife species identified on the subject property (Source: IX.1, 4). In addition, the proposed project does not require the removal of trees (Source: IX.1). There is no adopted Habitat Conservation Plan or other approved local, regional, or state habitat conservation plan applicable to the project site (Source: IX.3). No impacts would result.
5. Cultural Resources. County records identify the project site as having a high archeological sensitivity. However, according to a Preliminary Archaeological Reconnaissance of the property prepared by Archaeological Consulting (October 26, 2006), no records of archaeological or historical resources exist for the property and no evidence of historic period archaeological resources were seen during the reconnaissance. Although an existing utility shed is located on the

western edge of the site, this is not an historic structure. The County's standard Condition of Approval requires that in the event that an archaeological find is discovered, any grading or construction activities shall be halted until a qualified archaeological professional is able to conduct a field reconnaissance and recommend appropriate action to the County (Source IX.1, 2, 3, 4, 5).

9. Land Use and Planning. The proposed project would be consistent with the 1982 Monterey County General Plan, North County Area Plan and Castroville Community Plan. The proposed minor subdivision and residential development would not physically divide an existing community or conflict with applicable land use policies, as the project is located in an existing residential area. The project would not conflict with applicable land use policies as designed or conditioned. Therefore, the proposed project would not result in impacts related to land use (Source: IX.1, 2, 3, 4, 11, 14).
10. Mineral Resources. No mineral resources have been identified or would be affected by this project (Source: IX.2, 3). Therefore, the proposed project would not result in impacts to mineral resources.
11. Noise Resources. The construction of three single family homes within an urban area would not permanently expose the surrounding community to noise levels that exceed standards and would not substantially increase ambient noise levels. There would be an increase of temporary noise during the construction phase. However, this noise would be temporary and would be reduced with the implementation of adopted County ordinances and standard Conditions of Approval. Therefore, the proposed project would not result in impacts related to noise (Source: IX.1, 2, 3).
12. Population/Housing The proposed project would not induce substantial population growth in the area, either directly through the construction of three single family homes within an urban residential area or indirectly as no new infrastructure would be extended to the site. The project would not alter the location, distribution, or density of human population in the area in any significant way, or create a demand for additional housing (Source: IX.1, 2, 3). Therefore, the proposed project would not result in impacts related to population and housing.
13. Public Services. The proposed project would result in a minor subdivision and the construction of three new single family homes which would be served by existing services and utilities. The project would have no measurable effect on existing public services in that the incremental increase demand would not require expansion of any services to serve the project. County Departments have reviewed the project and have provided recommended Conditions of Approval. None of the County agencies or service providers indicated that this project would result in significant impacts (Source: IX.1, 2, 3, 11). Therefore, the proposed project would not result in impacts related to public services.

14. Recreation. The proposed project would not result in an increase in use of existing recreational facilities that would cause substantial physical deterioration. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project (Source: IX.2, 3). The project would not create significant demands (Source: IX.1). Pursuant to implementation of adopted County ordinances and standard Conditions of Approval, impacts would be less than significant. Therefore, the proposed project would not result in impacts related to recreation.
15. Transportation/Traffic. Three single family homes would not generate a substantial amount of new traffic. The roadways in this area are not at degraded levels of service and the contribution of traffic from three single family residences would not cause any roadway or intersection levels of service to be degraded (Source: IX.1, 2, 3). Therefore, the proposed project would not result in impacts related to transportation or traffic.
16. Utilities and Service Systems. The proposed project would not exceed wastewater treatment requirements, nor would it create sufficient demand to warrant construction of new wastewater treatment facilities (See discussion Section VI.8). Similarly, the amount of solid waste generated by the proposed project would not significantly impact the area's solid waste facilities. The Monterey County Water Resources Agency has reviewed the proposed project and has recommended three standard Conditions of Approval. Pursuant to implementation of these conditions, impacts to water service demands would not be significant (Source: IX.1, 2, 3, 11). Utilities such as electricity, gas, and phone service are already in place and the construction of three new homes would not create a sufficient demand to warrant the expansion of the current infrastructure. The Castroville Water District has also indicated a willingness to serve the site with both water and sewer connections, subject to provided conditions and reservations (Source: IX.15). Pursuant to compliance with applicable conditions, the proposed project would not result in impacts related to utilities and service systems.

**B. DETERMINATION**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Signature

Paula Bradley

  
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Date

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 would not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

## VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Have a substantial adverse effect on a scenic vista? (Source: IX.1, 2, 3)	<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: IX.1, 2, 3)	<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: IX.1, 2, 3)	<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: IX.1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:** See Sections II and IV.

2. AGRICULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (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: IX.1, 2, 3)	<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: IX.1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Source: IX.1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:** See Sections II and IV.

3. AIR QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Conflict with or obstruct implementation of the applicable air quality plan? (Source: IX.1, 8)	<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: IX.2, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: IX.2, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in significant construction-related air quality impacts? (Source: IX.2, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Expose sensitive receptors to substantial pollutant concentrations? (Source: IX.1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Create objectionable odors affecting a substantial number of people? (Source: IX.1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:**

**Air Quality 3(a) – No Impact.** The MBUAPCD’s 2004 *Air Quality Management Plan for the Monterey Bay Region* (AQMP) addresses state air quality standards. Population-generating projects that are within the AQMP population forecasts are considered consistent with the plan. The project would result in construction of three single family residences, resulting in an increase in population that is within the current AQMP population forecast for Monterey County (Source: IX.8). There would be no impact.

**Air Quality 3(b, c, e) – Less than Significant.** To protect the public health, both the U. S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards (AAQS) that are the maximum levels of ambient (background) air pollutants considered safe, with an adequate margin of safety to protect public health and welfare. The national standards address six criteria pollutants including ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, fine particulate matter (both PM<sub>10</sub> and PM<sub>2.5</sub>, which refers to particles less than 10 microns and 2.5 microns, respectively), and lead. The state standards, which are generally more stringent than the federal standards, apply to the same pollutants as the federal standards do, but also include sulfate, hydrogen sulfide, and vinyl chloride.

The project site is located in the North Central Coast Air Basin, as established by the California Air Resources Board (CARB). At present, Monterey County is in attainment for all federal air quality standards and state standards for Carbon Monoxide (CO), Nitrogen Dioxide (NO<sub>2</sub>), and fine particulate matter (PM<sub>2.5</sub>). Monterey County is in non-attainment for PM<sub>10</sub> and is designated as non-attainment-transitional for the state 1 hour ozone standard. Data is not available concerning the state 8 hour ozone standard

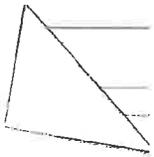
The proposed project would result in a minor subdivision and construction of three new residential units with associated population, which would generate minimal air emissions through new regional vehicle trips, but would not exceed MBUAPCD thresholds for potential significance (Source IX.8). The project would not result in stationary emissions. As indirect emissions would not exceed thresholds of significance established by the MBUAPCD, indirect project emissions and impacts would be less than significant.

**Air Quality 3(d) – Less than Significant.** The project would require demolition of the existing utility shed located on the western edge of the site and limited grading for building construction and utility installation. Grading and demolition would involve heavy-duty construction equipment, which is the primary source of emissions during construction. Site disturbance could result in a temporary short-term localized decrease in air quality due to generation of particulate emissions (PM<sub>10</sub>) caused by site disturbance activities. According to the Monterey Bay Unified Air Pollution Control District's *CEQA Air Quality Guidelines* (as updated in June 2004), 8.1 acres could be graded per day without exceeding the MBUAPCD's PM<sub>10</sub> threshold of 82 lbs/day. The area of disturbance would cover approximately 15,000 square feet (the size of the parcel), which is far less than the 8.1-acre threshold. Additionally, site grading would not occur all in one day. Thus, short-term, localized decreases in air quality due to generation of particulate emissions (PM<sub>10</sub>) caused by grading operations would be a less than significant impact. Refer to Item 7(a, b) for a discussion of project impacts related to the potential release of asbestos during demolition. As described therein, these impacts would be less than significant.

**Air Quality 3(f) – No Impact.** The proposed residential project would not create objectionable odors due to the nature of the planned residential use. Therefore, no impacts related to generation of odors are expected to occur.

4. BIOLOGICAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Have a substantial adverse effect, 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: IX.1, 4, 10)	<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: IX.1, 4, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: IX.1, 4, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: IX.1, 4, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: IX.3)	<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: IX.3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:** See Sections II and IV.



**5. CULTURAL RESOURCES**

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: IX.1, 2, 3)	<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: IX.1, 2, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource, site or unique geologic feature? (Source: IX.1, 2, 3)	<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: IX.1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:** See Sections II and IV.

**6. GEOLOGY AND SOILS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: IX.6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking? (Source: IX.6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: IX.6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides? (Source: IX.6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: IX.6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
c) Be located on a geologic unit or soil that is unstable, 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: IX.6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source: IX.6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:**

A site specific Geotechnical Investigation for the Design Phase of the proposed project was prepared by Tharp and Associates, Inc. (November, 2006) (Source: IX.6). As a standard Condition of Approval, the County will require the applicant to implement all recommendations that were suggested in the Geotechnical Investigation. Additionally, the County will require the project applicant to implement all of the standard County policies and ordinances that relate to geologic hazards.

**Geology and Soils 6(a) - Less than Significant.** The following discussion is based on the site-specific Geotechnical Investigation (November 2006) (Source: IX.6).

*Fault Rupture and Groundshaking:* The site is located in the seismically active Monterey Bay region of the Coast Ranges Geomorphic Province. The site is not located within any Earthquake Fault Zones as defined by the Alquist-Priolo Earthquake Fault Zoning Act of 1972. The closest mapped faults near the site are the Rinconada Fault (approximately 9 Kilometers to the south) and the Zayante-Vergales Fault (approximately 18 kilometers to the northeast) (Source: IX.7). Other active faults in the area, particularly the San Andreas Fault, may result in significant seismic events during the life of the proposed structures. Because no faults are located directly on the project site and the site is not within an identified Alquist-Priolo Earthquake zone, fault rupture hazards would be less than significant. However, strong seismic ground shaking could result from seismic activity on any of the faults that traverse Monterey County. Seismic safety issues would be addressed through compliance with the Uniform Building Code (UBC). UBC requirements may include the use of drilled pier foundations extending into bedrock, the use of tie beams between piers, and the use of shear walls. Pursuant to implementation of adopted County ordinances and standard Conditions of Approval, impacts would be less than significant.

*Seismic Ground Failure:* Liquefaction is defined as the sudden loss of soil strength due to a rapid increase in soil pore water pressures resulting from seismic ground shaking. The majority of the property is characterized as having a low potential for liquefaction due to the presence of relatively dense soils, shallow Pleistocene Age terrace deposits, and lack of shallow groundwater at the site (Source: IX.6). Pursuant to implementation of adopted County ordinances, standard Conditions of Approval, and recommendations in the site specific geologic report (as conditioned by the County), impacts would be less than significant.

*Slope Stability and Landslides:* Landslides result when the driving forces that act on a slope (i.e., the weight of the slope material, and the weight of objects placed on it) are greater than the slope's natural resisting forces (i.e., the shear strength of the slope material). The proposed lots are generally flat and no sign of slope instability was observed at the time of the geotechnical investigation (Source: IX.6). Impacts would be less than significant.

**Geology and Soils 6(b) - Less than Significant.** Soil erosion is the removal of soil by water and wind. Soil erosion is currently not an issue on-site due to the nearly level slopes. Pursuant to implementation of adopted County ordinances and standard Conditions of Approval related to grading and soil erosion prevention, impacts would be less than significant.

**Geology and Soils 6(c) - Less than Significant.** See discussion under Item 6(a) above. Impacts would be less than significant.

**Geology and Soils 6(d) – Less than Significant.** According to the site-specific Geotechnical Investigation, on-site soils are characterized by moderate compressibility and medium-high expansivity (Source: IX.6). The report includes recommendations related to the preparation of on-site soils and fill placement and compaction. Pursuant to implementation of these recommendations (as conditioned by the County), as well as implementation of adopted County ordinances and standard Conditions of Approval, impacts would be less than significant.

**Geology and Soils 6(e) – No Impact.** All project wastewater would be discharged to the Castroville Sewer District system (Source: IX.1). No septic systems have been proposed. No impacts would result.

7. HAZARDS AND HAZARDOUS MATERIALS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: IX.1, 8c)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: IX.1, 8c)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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: IX.1)	<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: IX.3)	<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: IX.1)	<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: IX.1)	<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: IX.2, 3)	<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: IX.1, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:**

**Hazards and Hazardous Materials 7(a, b) – Less than Significant.** As discussed under item 3(d) above, the project would require demolition of the existing utility shed located on the western edge of the site. According to the MBUAPCD, surveys for asbestos must be conducted prior to demolition or renovation activities that will disturb materials that might contain asbestos. The on-site utility shed is constructed of wood and metal sheeting, and does not appear to contain asbestos containing materials, as defined by the EPA. As a result, a survey for asbestos would not be required. However, the applicant would still be required to file a written Notification of Demolition and Renovation to the MBUAPCD at least 10 days prior to any demolition and pay a fee of \$293 (Source: IX.8c). Pursuant to compliance with MBUAPCD requirements, impacts would be less than significant.

**Hazards and Hazardous Materials 7(c) – No Impact.** The nearest school to the project site is Castroville Elementary School, located at 11161 Merrit Street, approximately 0.3 miles southwest of the project site. As described under Item 7(a, b) above, the proposed project would not be expected to use substantial quantities of hazardous substances. No impacts would result.

**Hazards and Hazardous Materials 7(d) – No Impact.** The site has never been developed for residential or other use, and there is no evidence of existing hazards on the site. There would be no impact.

**Hazards and Hazardous Materials 7(e, f) – No Impact.** The proposed project is not located within an airport land use plan or within two miles of an airport. The location of the project is not anticipated to be threatened by air traffic hazards (Source: IX.1). No impacts would result.

**Hazards and Hazardous Materials 7(g) – No Impact.** The project would not interfere with any emergency response plan or evacuation plan, as the project area is subject to no such plans (Source: IX.2, 3). There would be no impact.

**Hazards and Hazardous Materials 7(h) – No Impact.** The proposed project is located in an urban area and would not be subject to wildland fire hazards (Source: IX.1). The Monterey County Fire Department has reviewed the proposed project and has deemed the application complete without conditions (Source: IX.11). There would be no impact.

8. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements? (Source: IX.1, 11, 15)	<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: IX.1, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**8. HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: IX.1)	<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: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: IX.1)	<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: IX.3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: IX.3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: IX.2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: IX.3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:**

**Hydrology and Water Quality 8(a) – No Impact.** The proposed minor subdivision and residential project would not result in discharges that would be regulated or that would potentially violate water quality standards. No federal, state, or local wastewater or water discharge standards would be exceeded by this development. The Monterey County Health Department has not identified any potential violations to water quality standards or waste discharge requirements (Source: IX.11). The project would be served by the Castroville Sewer District, which has capacity to serve the proposed residences (Source: IX.1, 15). In addition, County-adopted erosion, grading, and storm water ordinances, policies, and regulations would be required as standard Conditions of Approval. Pursuant to compliance with applicable County policies and standard Conditions of Approval, this project would have no impact upon water quality standards or waste discharge requirements.

**Hydrology and Water Quality 8(b) – Less than Significant.** The proposed project would not involve any direct withdrawals of groundwater. Rather, the project would be served by the Castroville Water District for the provision of domestic water service to the proposed residences (Source: IX.1, 15). The project site would result in an increase in impervious surfaces on the site, which would slightly reduce groundwater recharge. However, due to the relatively small footprint of the proposed improvements and project site, this impact would be less than significant.

**Hydrology and Water Quality 8(c) – Less than Significant.** The proposed development is not located on or near a drainage channel. The project would increase the area covered by impervious surfaces, resulting in potential increases in surface runoff and accelerated erosion. However, due to the relatively small footprint of the project, an increase in sedimentation as a result of increased impervious surface would be minor. Pursuant to implementation of standard Conditions of Approval and County ordinances relating to erosion and residential construction, impacts to on- and off-site sedimentation would be less than significant.

**Hydrology and Water Quality 8(d) – Less than Significant.** The proposed development is not located on or near a drainage channel. The project would increase the area covered by impervious surfaces, resulting in potential increases in on- and off-site flooding. However, due to the small size of this project, impacts would be less than significant.

**Hydrology and Water Quality 8(e) – Less than Significant.** Development of three single family residences on the project site would incrementally contribute to increased runoff. However, due to the relatively small amount of site disturbance, it would not exceed the capacity of existing or planned stormwater drainage facilities. Impacts would be less than significant.

**Hydrology and Water Quality 8(f) – Less than Significant.** The project would not substantially degrade water quality. Incremental urban pollutants from hardscape runoff following construction of the home site could occur (Source: IX.1). However, it should be noted that the proposed project site is less than one acre in size and would not require compliance with the RWQCB National Pollutant Discharge Elimination System (NPDES) program. Impacts would be less than significant with the implementation of adopted County ordinances and standard Conditions of Approval.

**Hydrology and Water Quality 8(g-i) – No Impact.** The project location is not in a 100-year flood hazard area. The property is not located adjacent to the coastline and would not be subject to tsunami or seiche. There are no significant physical features within or adjacent to the project which would provide the source of a mudflow nor were any identified in a geotechnical report prepared for the project (Source: IX.2, 3, 6). Therefore, no impact related to exposure to flood hazards are anticipated as a result of the project.

<b>9. LAND USE AND PLANNING</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Physically divide an established community? (Source: IX.1, 2, 3)	<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: IX.2, 3, 4, 11, 14)	<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: IX.2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:** See Sections II and IV.

<b>10. MINERAL RESOURCES</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: IX.2, 3)	<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: IX.2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:** See Sections II and IV.

<b>11. NOISE</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>					
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: IX.1, 2, 3)	<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: IX.1)	<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: IX.1, 3)	<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: IX.1)	<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: IX.3)	<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: IX.3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:** See Sections II and IV.

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

12. POPULATION AND HOUSING		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: IX.1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:** See Sections II and IV.

13. PUBLIC SERVICES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>					
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: IX.1, 2, 3, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (Source: IX.1, 2, 3, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (Source: IX.1, 2, 3, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source: IX.1, 2, 3, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source: IX.1, 2, 3, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:** See Sections II and IV.

14. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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: IX.1, 2, 3)	<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: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:** See Sections II and IV.

15. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source: IX.1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Source: IX.1, 2, 3)	<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: IX.1)	<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: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:** See Sections II and IV.

<b>16. UTILITIES AND SERVICE SYSTEMS</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: IX.1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: IX.1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: IX.2, 3, 11, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: IX.1, 15)	<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: IX.1, 2, 3, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Comply with federal, state, and local statutes and regulations related to solid waste? (Source: IX.1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:** See Sections II and IV.

**VII. MANDATORY FINDINGS OF SIGNIFICANCE**

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: IX.1, 4, 5, 10)	<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: IX.1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: IX.1, 2, 3, 4, 8, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion, Analysis and Conclusions:**

**(a) Less than Significant Impact.** Based upon the analysis throughout this Initial Study, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The biological and cultural resources analyzed above indicate that this site does not consist of suitable habitat for any species of special concern, nor is there a significant cultural, archaeological, or historical resource as defined by the California Environmental Quality Act (CEQA).

**(b) Less than Significant Impact.** The project would involve the development of three single family residences on a site that has been planned for Residential use in the County General Plan. As a result, impacts relating to land use and planning, population and housing, water, air quality, transportation/circulation, public services utilities and service systems attributable to the project have been addressed in the General Plan EIR and are considered less than significant. Implementation of the proposed project would result in minor incremental reductions in air quality and minor increases in traffic congestion and the ambient noise level. As described in this

Initial Study, the incremental air quality, noise, transportation/traffic, public services, and utilities impacts of the project, when considered in combination with the effects of past projects, current projects, and probable future projects in the planning area, would result in less than significant impact upon incorporation of County Conditions of Approval.

**(c) No Impact.** Conditions of Approval would ensure consistency with relevant General Plan policies and development standards concerning aesthetics, biology, cultural resources, geology and soils, hydrology and water quality, transportation/traffic, and utilities and service systems. All potential impact areas are deemed less than significant with County Conditions of Approval.

### ***VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES***

#### **Assessment of Fee:**

For purposes of implementing Section 735.5 of Title 14, California Code of Regulations: If based on the record as a whole, the Planner determines that implementation of the project described herein, will result in changes to resources A-G listed below, then a **Fish and Game Document Filing Fee** must be assessed. Based upon analysis using the criteria A-G, and information contained in the record, state conclusions with evidence below.

- A) Riparian land, rivers, streams, water courses, and wetlands under state and federal jurisdiction.
- B) Native and non-native plant life and the soil required to sustain habitat for fish and wildlife;
- C) Rare and unique plant life and ecological communities dependent on plant life, and;
- D) Listed threatened and endangered plant and animals and the habitat in which they are believed to reside.
- E) All species of plant or animals listed as protected or identified for special management in the Fish and Game Code, the Public Resources Code, and the Water Code, or regulations adopted thereunder.
- F) All marine terrestrial species subject to the jurisdiction of the Department of Fish and Game and the ecological communities in which they reside.
- G) All air and water resources the degradation of which will individually or cumulatively result in the loss of biological diversity among plants and animals residing in air or water.

**De minimis Fee Exemption:** For purposes of implementing Section 735.5 of the California Code of Regulations: A *De Minimis Exemption* may be granted to the **Environmental Document Fee** if there is substantial evidence, based on the record as a whole, that there **will** be changes to the above named resources A-G caused by implementation of the project. Using the above criteria, state conclusions with evidence below, and follow Planning and Building Inceptions Department Procedures for filing a de minimis exemption.

**Conclusion:** The project **will not** be required to pay the fee.

**Evidence:** Based on the record as a whole as embodied in the Planning and Building Inspection files pertaining to PLN060581, implementation of the project described herein **will not** affect changes to the above named resource in Section VIII as native plant life and soils will be disturbed.

## ***IX. REFERENCES***

1. Project Application and Plans (dated February 2, 2007).
2. North County Area Plan, adopted July 2, 1985 and amended October 2, 1990.
3. Monterey County General Plan, adopted September 30, 1982.
4. Monterey County Planning and Building Inspection Department GIS System, Property Report for Selected Parcel – APN 030-096-001-000.
5. Preliminary Archaeological Reconnaissance for Assessor's Parcel 030-096-001, Castroville, Monterey County, CA. Archaeological Consulting, October 26, 2006.
6. Geotechnical Investigation – Design Phase for Proposed Lot Split for 3 New Single Family Residences, Haight and Poole Streets, Castroville, CA, A.P.N. 030-096-001. Tharp and Associates, Inc. Job No. 06-37. November, 2006.
7. Geologic Hazard Assessment, 2 New Single Family Residences Geil Street (APN's 030-101-15&16) Castroville, Monterey County, California. Butano Geotechnical Engineering, Inc. March 13, 2007.
8. Monterey Bay Unified Air Pollution Control District.
  - a. June 2004. *CEQA Air Quality Guidelines*.
  - b. September 2004. *2004 Air Quality Management Plan for the Monterey Bay Region*.
  - c. *Compliance Assistance for the Asbestos NESHAP and NESHAP Fee Worksheet*.
9. Monterey County Health Department, Water Quality Monitoring Program.
10. Site visit by Project Planner on March 14, 2007.
11. Interdepartmental Review, Agency Comments and Conditions (January 29, 2007).
12. Monterey County Municipal Code: Health and Safety, Chapter 10.60.
13. Association of Monterey Bay Area Governments (AMBAG), [www.ambag.org](http://www.ambag.org).
14. Castroville Community Plan, Monterey County Redevelopment Agency. Adopted by the Monterey County Board of Supervisors April 10, 2007.
15. Castroville Water District, Water and Sewer Service Verification, September 13, 2006.

## ***X. EXHIBITS***

1. Preliminary Archaeological Reconnaissance for Assessor's Parcel 030-096-001, Castroville, Monterey County, CA. Archaeological Consulting, October 26, 2006.

2. Geotechnical Investigation – Design Phase for Proposed Lot Split for 3 New Single Family Residences, Haight and Poole Streets, Castroville, CA, A.P.N. 030-096-001. Tharp and Associates, Inc. Job No. 06-37. November, 2006.
3. Geologic Hazard Assessment, 2 New Single Family Residences Geil Street (APN's 030-101-15&16) Castroville, Monterey County, California. Butano Geotechnical Engineering, Inc. March 13, 2007.

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