

Attachment H

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February 9, 2016

Resource Management Agency
Attn: Ashley Nakamura
168 W. Alisal St., 2nd Floor
Salinas, CA 93901

Comment Letter 1
Received by RMA-Planning
on October 12, 2016.

Re: Application PLN140863

Dear Ms. Nakamura,

My wife and I have been living on our property at 19237 Cachagua Road in Carmel Valley since 1981. We are close neighbors to the north of 19345 Cachagua Road, the subject parcel of Application PLN 140863. We are very much opposed to this project, which would change the existing Private Residential use to a Public Commercial use. We have known everyone who has lived on this property in the past 35 years. They were family, friends, good neighbors, and we miss them all. In an area short on housing units, it's a shame to see the houses on this site sitting empty. 1

We are against creating another public commercial area in Cachagua. As long time volunteers and a former board member, we have worked hard for the Cachagua Community Park, which has already developed a Community Center on Park land, for uses such as church services and other activities proposed in this application. 2

The Cachagua Supplemental Policies of the Monterey County General Plan protects Cachagua Road's Scenic and Visually Sensitive areas, but also rightly cites our dangerous road conditions, and calls for safety signage to warn drivers who are unfamiliar with these rural roads. Cachagua Road is not wide enough for a center line; increased traffic would be a detriment. We have seen flyers in Carmel Valley Village, inviting the general public to come to church on this property. The viability of their plan depends on the importation of large numbers of people from out of the area, to the heart of our neighborhood. It is unnecessary and unfair for us who live here to have people driving all the way to Cachagua, for services abundantly available in their own neighborhoods. 3

These same Cachagua Policies also call for protection of our night sky from "excessive exterior lighting beyond the minimum needed for safety", and for "stronger ambient noise abatement". We are very worried about these issues, especially the noise from the public use that will echo up our canyons. As we both work during the week, nights and weekends is our time to stay home to maintain, use and enjoy our property. 4

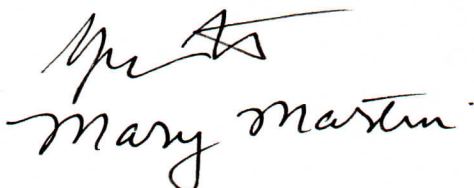
In addition, we are concerned about potential damage to the ecosystem of Cachagua Creek that Public Access could cause, as well as the danger posed to the public by high water flows on the floodplain area. Last and most important, many neighborhood homes are upwind from this site, and the extreme danger of the Tassajara Fire is still fresh in our minds. A fire starting because of public access on this property would race directly up our hill. 5

In Monterey County, there may be other parcels zoned Resource Conservation that are appropriate for a Church Use Permit, but from reading the Cachagua Supplemental Policies one can see that only a very limited part of PLN140863 could be construed as allowable, when it says: "Private recreation development in the Planning Area . . . should be limited to facilities that are scaled in relationship to, and compatible with existing infrastructure, and the rural environment, such as . . . campgrounds, riding stables, guest ranches, pack stations, and music, religious, art and nature retreats." The key here is "private" and this application's main component, a church, is a public commercial use. 6

We agree and support the philosophy of the Cachagua Citizens Advisory Committee as stated in our Area Master Plan: "Cachagua is a unique area which benefits all of its neighbors. It is a place of scenic vistas, unspoiled wilderness, creeks, rivers, trees, wildlife and natural hot springs. It is a place to get away from noise, traffic and cities. Residents by choice, give up urban benefits to live here. We need protection from the influences of development in adjacent planning areas to preserve our rural lifestyle." 7

Sincerely,

Greg and Mary Martin



Mary Martin

From: [Don Bonsper](#)
To: [cegacomments](#)
Subject: Comments on PLN #140863
Date: Saturday, October 15, 2016 9:46:28 AM

Comment Letter 2
Received by RMA-Planning
on October 17, 2016.

Dear CEQA/RMA:

The following letter was mailed to the RMA-Planning address in Salinas. I am also sending this email to ensure receipt prior to the deadline of 19 October. I intend to participate in the hearing with the commissioners on 9 Nov.

Don Bonsper
19301 Cachagua Rd.
Carmel Valley, CA 93924

19301 Cachagua Rd.
Carmel Valley, Ca 93924
14 October 2016

Resource Management Agency – Planning
168 West Alisal, 2nd Floor
Salinas, CA 93901

Subj: Administrative Use Permit Application #140863 to create a church at 19345 Cachagua Rd., Carmel Valley, CA 93924

Ref: (a) Notice of Intent to Adopt a Negative Declaration
(b) Initial Study: First Baptist Church PLN 140863 Rev 04/16
(c) Cachagua Area Plan

Dear Planning Department,

I appreciate the opportunity to comment on References (a) and (b) in accordance with the vision and principles of Reference (c). My address is above. I border the property at 19345 Cachagua Rd. My son and family also live on my parcel at 19309 Cachagua Rd. and border the property at 19345 Cachagua Rd. 1

Reference (a) states the proposed project will not have a significant effect on the environment. I disagree. There are two very important areas that will be adversely affected by this project. The first is traffic and personal safety. The second is the destruction of the rural, residential character of the Cachagua community. I believe they are enough to disapprove the application for the use permit. If not, then they are at least justification to do a more comprehensive traffic study/EIR and to set very strict limits on the future activities of the church. 2

Traffic and Personal Safety: Reference (b) in section IV A, Factors, did not consider Transportation/Traffic as an environmental factor of concern. Section VI.16 dispenses with this factor by only calculating a traffic fee. It states Cachagua Rd. has a Level of Service C which allows for 10,800 average daily (ADT) trips. The proposed project would result in a total ADT of 821 which is well below the maximum. The section also says there would be no

impact on Cachagua Rd. as a Pre-designated Emergency Route. The Traffic Study done by Pinnacle Engineering does not consider the dangerous location of 19345 Cachagua Rd. The property is between two curves with a one-way bridge on the southern side and a hill coming down on the northern side. The entry and exit to the property are already dangerous. Adding the list of activities included in Reference (b) to this property will increase the traffic danger significantly. For anyone who lives in Cachagua and drives Cachagua Rd. it is nearly impossible to imagine a LOS of 10,800 ADT. So the existing/proposed ADT is not the total picture. Cachagua Rd is narrow and curvy. It has a steep climb from Carmel Valley Rd. to Sky Ranch and then a steep decline down to the valley floor at around the 5 mile marker. From the 5 mile marker to the intersection (10 mile marker) with Tassajara Rd. there are two one-way bridges, narrow sections and blind curves. The proposed church location is at about the 7.5 mile marker, almost in the center of the Cachagua community.

Reference (b) addresses various types and levels of activity at the church location. It mentions growing to a congregation of 90 people for Sunday services. It forecasts weekly bible studies, prayer meetings, counseling services, children's church, summer day camps, overnight camping, community service activities, indoor recreational space for teenagers, and trade skill training. One would assume that the service activities would include weddings, funerals, baptisms, celebration of church holidays, and other activities associated with a missionary style church that is trying to grow. All of this activity and growth will impact the traffic along this dangerous section of Cachagua Rd. Could this have an impact if an emergency occurs? If there is a large number of people at a wedding with their cars when another fire or other disaster hits the area, would this impact the emergency evacuation route? What about people coming from Carmel Valley Village or Mid-Valley? The church has actively advertised its services in the Village. As more people come from out of the area to attend a service in Cachagua the more dangerous the traffic situation will be. Add to this the growing numbers of bicycles, motorcycles and joggers. Cachagua Rd. has become a favorite ride especially on the weekends. The motorcycle riders roar along the road, testing their skills in the curves. The bicyclists test their stamina on the steep grade up to Sky Ranch. On the downhill they go as fast as the cars. Both groups of people put themselves and others at risk. Another element of the traffic reality is the flow of large wine harvest trucks that carry grapes out of Cachagua. During harvest season they go past 19345 Cachagua Rd. on their way to Tassajara Rd. and then Carmel Valley Rd. Adding the activities of a church at the dangerous location of 19345 Cachagua Rd. will only raise the levels of risk and possible injury.

In summary, the environmental impacts in the area of Transportation/Traffic are indeed significant and will have serious consequences in the area of personal safety for all of us who use Cachagua Rd. as our main means of travel. In the event of an emergency, the stakes could be even higher.

Character of Cachagua: Reference (c) presents the "philosophy of Cachagua, a rural residential area of scenic vistas, unspoiled wilderness, creeks, rivers, trees, wildlife and natural hot springs. It is a place to get away from noise, traffic, and cities. Residents, by choice, give up urban benefits to live here. Projects that would change the rural character of the area shall not be permitted. Commercial visitor serving uses, such as tasting rooms, which could generate daily traffic on area roads, shall not be permitted in the Cachagua Area."

The proposed church at 19345 will violate this special character of Cachagua. The property will become the hub of countless activities involving different groups of people. Church services and bible studies are only a small part of the planned agenda for the church. Summer

camp, overnight camping, weekly prayer meetings, counseling sessions, group activities like quilting, weddings, funerals, teenager recreation, trade skill training and holiday celebrations will all contribute to an excessive use of the resource conservation (RC) zoned property. Reference (b) refers to a change from RC to a public/quasi public use for the location. There is nothing quasi about it. The change will be to a public/commercial use. The church will make money. It will want to grow. It will be tax exempt. Cachagua has other properties that are zoned for commercial use. It is not appropriate to take one of the residential RC properties and convert it to a high public use location, especially one that is located in the heart of the Cachagua community. The creation of the church will also put increased demands on the precious water resources of the community. I ask that this use permit be denied.

Additional Thoughts: Cachagua is a special place. Like most residents of Cachagua, I chose to live here for the privacy and special character of the community. The Area Plan includes commercially zoned properties that could be appropriate for a church. The Cachagua Church actually started in 2008 using the Cachagua Community Park for its meetings. This was totally acceptable. In 2013, the First Baptist Church (DBA Sanctuary Bible Church) in Mid Valley received a gift from an anonymous donor for the intention of buying a property in Cachagua. After looking at various alternatives, the church purchased 19345 Cachagua Rd. Sunday and Wednesday night services started immediately. Without approval, the owners started operating the RC property as a church. When they decided to remodel and change the existing structures on the property they also had to request a use permit to become a church. At the Cachagua Land Use Advisory Committee (LUAC) meeting on 28 October 2015, the church representatives spoke of low use, less than 20 people, two meetings a week and with no real expectation of growth. The opposition from many members of the community caused the LUAC to spend more time discussing the project than they had anticipated. Much of the discussion focused on noise which was deemed to be minor. The first motion to recommend approval did not pass the LUAC. More discussion resulted in a second motion “to approve the proposal with special attention and concern for maintaining the rural character of the community, traffic concerns, and noise potential. Limit the hours of operation and propose signage on the road to reduce traffic incidents.” This second motion passed as the recommendation of the committee.

After the LUAC meeting, the county directed the church owners to not advertise their services and to not call themselves a church until the use permit process was completed. In some places they referred to their Sunday service as a Fellowship even though everyone knew it was and is a church service. An article in the Herald in August 2016 identified the pastor of the Cachagua Bible Church. A video associated with the article did the same. The pastor made it clear on the video that he was leading the Cachagua Bible Church. Today the Sanctuary Bible Church website continues to encourage people to attend the Sunday service. I strongly oppose the use permit for the reasons stated above. I would also oppose any other public/commercial use of the property not just that of a church. I ask that the use permit application be denied. If it is not denied, then there must be strict limitations placed on the activities of the church to conform to the level of use presented at the LUAC by the church representatives.

Respectfully,
Don Bonsper

Don Bonsper
Cachagua, CA

Resource Management Agency- Planning: Permit number # 140863

I am writing this letter in regards to the application for a use permit to establish a church, and expansion of the residence at 19345 Cachagua road. I am planning on attending the public meeting, but I wanted to voice some of my questions and concerns prior to the meeting. My property borders the property at 19345 Cachagua road on the North side. I have been a resident of Cachagua since 1998 and have lived in my current home since 2007.

1

I am concerned about the increase in noise that is already being generated. If the property is allowed to hold public gatherings, I am afraid that the noise could get even worse than it is now which will not only affect my family, but many neighboring families as well.

2

I am concerned about the increase in traffic and potentially traffic accidents that will affect the residents on Cachagua road, Carmel Valley road, and Tassajara road. The roads are already in terrible shape and dangerous to drive on with the current traffic load. It is safe to assume that a public organization will grow and it's membership will grow. The safety of our residents should be taken into account first and foremost.

3

I know that the County of Monterey is trying to protect the resources in our area, especially the sensitive resources like watershed, plant and wildlife habitat, streams and riparian corridors. As a community we are in the midst of a tragic and damaging fire. One of the most important recourses that has been used in fighting this fire is water. In the process many water systems have been over pumped and our precious aquifer is being put to the test. If a use permit for public gathering is granted, I am concerned about the increased water usage that will be generated. The property is also located along the edge of a riparian corridor, the Cachagua Creek. An Environmental Impact Report should be performed to guarantee that an uninformed decision is not made.

4

I realize that for now the public use has been somewhat limited, but as with any organization the likelihood of growth and expansion is real and probable. Some of the requested uses include weddings and summer camps. These prolonged public events will create a serious and negative impact on this community. I hope that you will consider my concerns, and understand that I do not support granting a use permit for this project or any other project that threatens the fabric of our precious community and resources.

5

I do not feel that the initial study was adequate in determining the impact on the steelhead population as the study was done during the summer when there was no water in the creek. The threatened Carmel River Steelhead use the creek for spawning. I believe that water and septic usage could be greatly increased with large and re-current events and groups of people on the property. Summer camps and weddings would also create a large impact. I and many others feel that an Environmental Impact Report should be performed.

6

The study does not discuss or address the life safety of the large number of people that would be on the property at any given time. Egress from the property during an emergency could be a very serious problem and the impact on the Volunteer Fire Department, with a very long response time, could also be an issue. I don't think that life safety has been addressed properly. The safety of the people already using the narrow one lane road may also be affected by the large group of people occupying a single family residence property.

7

I would ask that as an absolute minimum, limitations be set on this project preventing summer camps and weddings from being held. Although holding weekly services will still pose a threat to our fragile neighborhood for all of the reasons listed above, if the project was limited to that, I would be happier.

8

Lastly, what if other properties in this area decide to follow suit and apply for various use permits for their single family residence properties? This decision will be setting a very important precedent that will impact us all for a very long time to come. I hope that the future and wellbeing for the entire Cachagua community will be taken into consideration.

Thank you for your time.

Sincerely,

Derek Bonsper, 19309 Cachagua Road, Carmel Valley, CA 93924

(831) 920-7933

From: [Pam Bonsper](#)
To: [cegacomments](#)
Subject: Letter of Concern
Date: Tuesday, October 18, 2016 1:42:05 PM

Comment Letter 4
Received by RMA-Planning
on October 18, 2016.

17 October 2016
Resource Management Agency – Planning
168 West Alisal, 2nd Floor
Salinas, CA 93901

Subj: Administrative Use Permit Application #140863 to create a church at 19345 Cachagua Rd., Carmel Valley, CA 93924

Ref: (a) Notice of Intent to Adopt a Negative Declaration
(b) Initial Study: First Baptist Church PLN 140863 Rev 04/16
(c) Cachagua Area Plan

Dear Planning Department,

I agree with the comments my husband, Don Bonsper, expressed in his October 14, 2016 letter to you. I would like to add the following comments to the record:

In my opinion, this particular building project is in direct opposition to the Cachagua Area plan. Cachagua is a unique rural community which honors the protection of the residential homes. Cachagua is not able, nor is it intended, to meet the demands of outside visitors. We have a *community* park, not a *visitor's* center. We have no stop lights, no gas stations, and no road sign advertisements. The proposed church would sit right in the middle of homes which were built with the expectation as per the Cachagua Area Plan. 1

Our property borders the proposed site of the church. When concerns were expressed about the building plan at the LUAC meeting, we were assured that the church had a congregation of 18-20 members with no plans for more participants. The church representatives also said they would only use the church for two hours on Sundays and Wednesdays. 2

The plans have escalated into the types of activities and the number of participants I expressed concern about at the meeting. And the church, although not legally able to do so, is actively advertising from out of the area, encouraging people to come out to the Cachagua community. This is in direct opposition to what we were led to believe. The numbers of activities, the numbers of cars, the increased traffic and the over-use of our precious resources is indicative of a project which should be stopped. A *commercial* enterprise which is exempt from the very property taxes which we *residents* pay to maintain our precious environment is one I am very much opposed to.

Sincerely,
Pam Bonsper
19301 Cachagua Road
Carmel Valley, CA 93924
831-659-7262

From: Jeanne Mileti [jmileti@haciendacarmelca.com]
Sent: Wednesday, October 19, 2016 10:00 AM
To: ceqacomments
Subject: PLN #140863

Comment Letter 5
Received by RMA-Planning
on October 19, 2016.

Dear Sir/Madam,

I am writing once again in protest to the proposed church at 19345 Cachagua Rd., Carmel Valley. I have owned and lived ¹ in the Cachagua Valley over 30 years and was present at the meetings for the original area plan. We moved to Cachagua for the rural community. Over the years we have seen a few multi-use operations sneak in. In my opinion, approval of a church that will have 90 members initially, include two weekly services, counseling sessions, summer day camps, weddings, funerals, celebrations, etc., is well above and beyond the other multi-use concerns in our area. This is in no way similar to the occasional concert at Galante, or the few and far-between events that happen at other vineyards in the area. This is an ongoing influx of traffic and people. It will be every week, all year long.

This increase in use of Cachagua Road cannot be supported with the road in its current condition. I can think of eight ² places on Cachagua Road alone that are virtually one lane, where only one car can possibly fit at a time, and they are unmarked. The locals know of these spots, but visitors do not. I can also think of three places that the road is crumbling down the hill, and has been for over a decade. These areas cannot support the increase in traffic. Adding this type of activity to the Cachagua Valley creates a danger to all of the property owners and residents that reside there.

We do not need to add an influx of visitors to our area that will drive on our already dangerous mountain roads, nor do we wish to change the rural, residential environment of our community to accommodate such high public use. Please consider those of us that have made this our home for many years.

Sincerely,

Jeanne Mileti

P.O. Box 1458

Carmel Valley, CA 93924

(17811 Cachagua Rd.)

I am writing you to express my thoughts and concerns regarding the property at 19345 Cachagua Road that is asking to be changed from residential, resource conservation zoning to a public/commercial use zoning to become a church. Part of the permit application includes a request to increase the size of the main building in order to accommodate more people and to create a youth room. Cachagua is a dispersed settlement where development proposals should be considered very carefully: infilling could ruin the character of the village and would overwhelm it. It fails to take the opportunities available for improving the character and quality of an area and the way it functions. I personally oppose this project because of its likely negative impact on the rural, residential nature of our community. I believe changing the property to a high use location in the middle of Cachagua will have severe consequences in terms of traffic, safety, noise, septic demand, water use, and on Cachagua Creek as a spawning ground for the Carmel River Steelhead. 1

The Cachagua Community center at Nason road already provides a venue for gatherings of educational, social and religious natures and provides the right balance of land use with the need to preserve the resources of the region. There is no need to provide additional space, especially for non-revenue generating ventures that would only serve a select few of the inhabitants. 2

Very truly yours,

Diane and Dr. Jeff Colon

19425 Cachagua road

Cachagua residents for 15 years

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: First Baptist Church

Lead Agency: Monterey County - RMA Planning Contact Person: Anna V. Quenga
Mailing Address: 168 W. Alisal Street, 2nd Floor Phone: (831) 755-5175
City: Salinas Zip: 93901 County: Monterey

Project Location: County: Monterey City/Nearest Community: Carmel Valley
Cross Streets: SE of the intersection of Cachagua Rd. and Asoleado Dr. Zip Code: 93923
Longitude/Latitude (degrees, minutes and seconds): 36 ° 23 ' 36.3 " N / 121 ° 38 ' 18.9 " W Total Acres: 10
Assessor's Parcel No.: 418-441-006-000 Section: 3 Twp.: 18 S Range: 3 E Base:
Within 2 Miles: State Hwy #: N/A Waterways: Cachagua Creek
Airports: N/A Railways: N/A Schools: N/A

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other:
 Mit Neg Dec Other: FONSI

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, etc.) Other:

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Public/Quasi Public

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other:

Present Land Use/Zoning/General Plan Designation:

Resource Conservation/20 acres per unit. Resource Conservation Land Use Designation

Project Description: (please use a separate page if necessary)

Use Permit to allow the conversion of an existing single family dwelling into a church within the Resource Conservation zoning district. The project includes a 744 square foot addition to the main level and a 830 square foot basement for use as a youth room.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>Marina</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date September 19, 2016 Ending Date October 19, 2016

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  **Date:** 9/15/2016

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

County of Monterey
 State of California
NEGATIVE DECLARATION

FILED
 SEP 16 2016
 STEPHEN L. VAGNINI
 MONTEREY COUNTY CLERK
 DEPUTY

Project Title:	First Baptist Church
File Number:	PLN140863
Owner:	First Baptist Church, C/O Orville Myers
Project Location:	19345 Cachagua Road, Carmel Valley
Primary APN:	418-441-006-000
Project Planner:	Anna V. Quenga, Associate Planner
Permit Type:	Use Permit
Project Description:	Use Permit to allow the conversion of an existing single family dwelling into a church within the Resource Conservation zoning district. The project includes a 744 square foot addition to the main level and a 830 square foot basement for use as a youth room.

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:	Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	September 19, 2016
Review Period Ends:	October 19, 2016

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

MONTEREY COUNTY

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



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

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for a Use Permit (First Baptist Church, File Number PLN140863) at 19345 Cachagua Road, Carmel Valley (Assessor's Parcel Number 418-441-006-000), Cachagua Area Plan.

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

The Planning Commission will consider this proposal at a meeting on November 9, 2016 at 9:00 a.m. in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from September 19, 2016 to October 19, 2016. Comments can also be made during the public hearing.

Project Description: Use Permit to allow the conversion of an existing single family dwelling into a church within the Resource Conservation zoning district. The project includes a 744 square foot addition to the main level and a 830 square foot basement for use as a youth room. The property is located at 19345 Cachagua Road, Carmel Valley (Assessor's Parcel Number 418-441-006-000), Cachagua Area Plan.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@co.monterey.ca.us

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

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

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

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

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

Re: First Baptist Church; File Number PLN140863

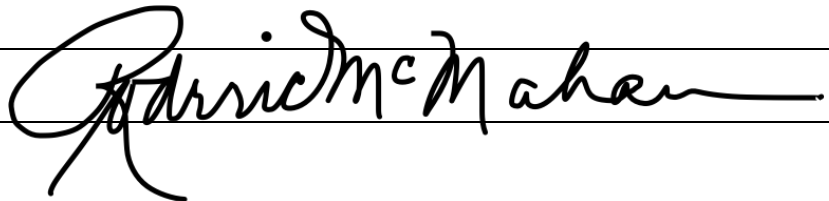
From: ~~Agency Name:~~ Roderic McMahan
~~Contact Person:~~ 33714 East Carmel Valley Road CV CA 93924
Phone Number: 831-659-1190
rod@hawklinefarms.com

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

Cachagua Fire Protection District, Chief Officer -retired
Cachagua Area Property Owners Assoc., Chair - retired
Cachagua Land Use Advisory Committee, Chair - retired

1

COMMENTS: My comments have been inserted adjacent to specific findings and assumptions asserted in the NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION which follows.



DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. Native American Heritage Commission, Sacramento Office
4. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esslen Nation
5. Monterey Bay Unified Air Pollution Control District
6. California Department of Fish & Wildlife, Marine Region, Attn: Eric Wilkins
7. Cachagua Fire Protection District Chief & Art Black, Carmel Fire Protection Associates
8. Monterey County Water Resources Agency
9. Monterey County RMA-Public Works
10. Monterey County RMA-Environmental Services
11. Monterey County Environmental Health Bureau
12. Orville Myers (First Baptist Church), Owner
13. Joshua Stewman, Agent
14. Josh Beddengfield
15. The Open Monterey Project
16. LandWatch

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

17. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
18. Emilio Hipolito (ehipolito@nccrc.org)
19. United Brotherhood of Carpenters & Joiners (nedv@nccrc.org)
20. Molly Erickson (Erickson@stamplaw.us)
21. Margaret Robbins (MM_Robbins@comcast.net)
22. Michael Weaver (michaelrweaver@mac.com)
23. Monterey/Santa Cruz Building & Construction (Office@mscbctc.com)
24. Tim Miller (Tim.Miller@amwater.com)
25. Josh Beddingfield (cercocarpus@gmail.com)
26. Don Bonsper (dbonsper@outlook.com)

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

PLANNING

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

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: First Baptist Church (Cachagua Bible Church)

File No.: PLN140863

Project Location: 19345 Cachagua Road, Carmel Valley

Name of Property Owner: First Baptist Church BDA Sanctuary Bible Church

Name of Applicant: Joshua Stewman, Homelife Design Studio

Assessor's Parcel Number(s): 418-441-006-000

Acreage of Property: 10 Acres

General Plan Designation: Resource Conservation

Zoning District: RC/20

Lead Agency: RMA-Planning

Prepared By: Anna V. Quenga, Associate Planner

Date Prepared: September 15, 2016

Contact Person: Anna V. Quenga, Associate Planner

Phone Number: (831) 755-5175

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The proposed project includes a change of use and site improvements to a property located at 19345 Cachagua Road in Carmel Valley (Assessor's Parcel Number 418-441-006-000), zoned Resource Conservation, 20 acres per unit (RC/20). The 10 acre irregularly shaped parcel fronts along Cachagua Road and contains a 1,926 square foot main residence built in 1954 and a 1,194 square foot accessory unit (caretaker unit, File No. PLN990260) built in 1999. Implementation of the project would change the residential use of the main residence to a public and quasi-public use for the establishment of the Cachagua Bible Church. Residential use of the accessory unit will provide living quarters for the church's pastor.

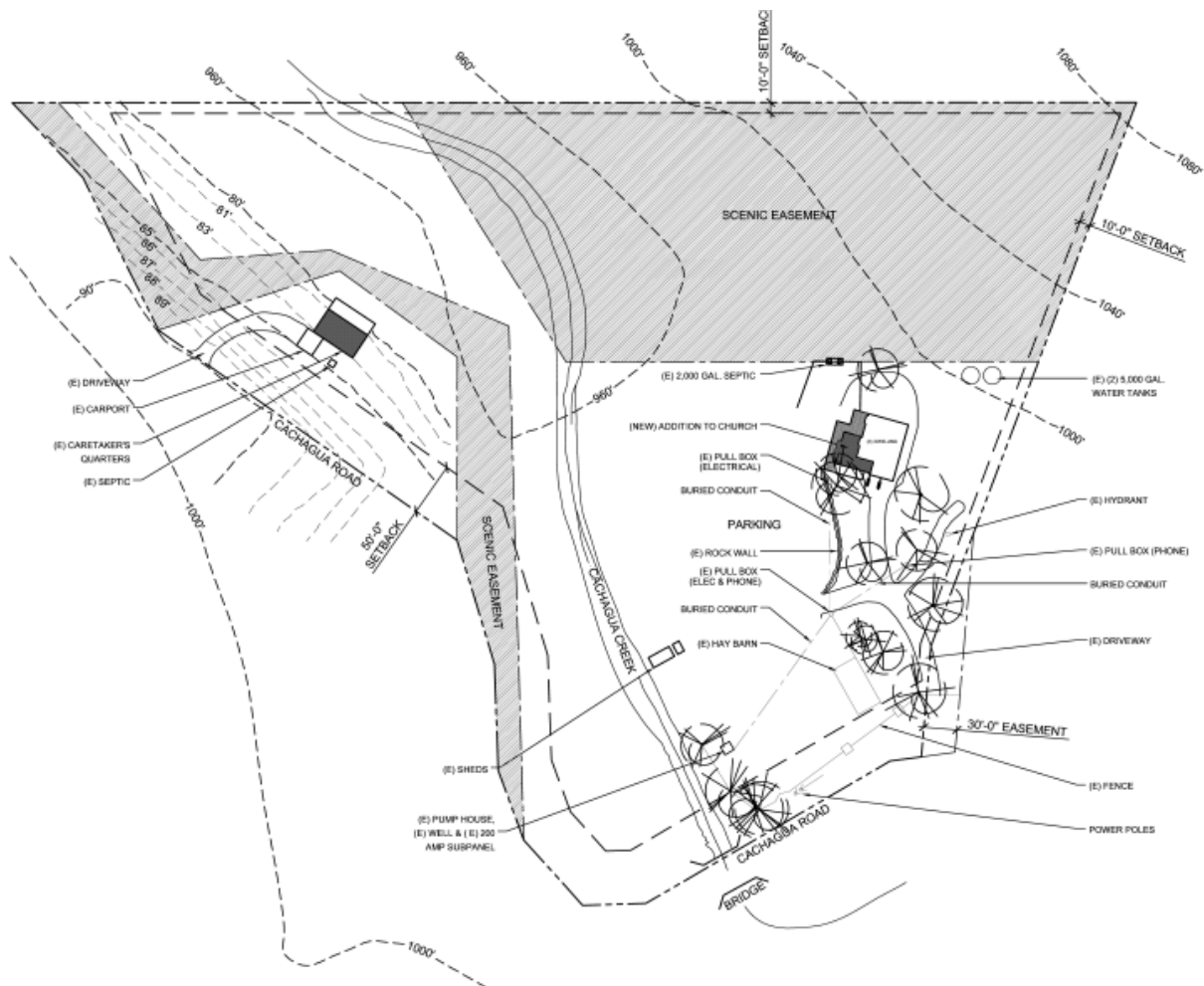


Figure 1. Project Site Plan

Proposed site improvements include modifications to the main residence, consisting of a 744 square feet addition to the first floor, a new 830 square foot basement, and associated grading of 234 cubic yards of cut. There are no improvements proposed to the accessory unit. Proposed

parking for the church is located at the southern most portion of the site, along Cachagua Road, and would provide 31 parking spaces and 2 handicapped spaces.

There are currently 15-20 members of the church's congregation with an expected future increase to approximately 65. **Ancillary activities** associated with the church would include:

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- Sunday church services outdoors on the stone patio when weather permits
- Sunday church services, weekly bible studies and prayer meetings in the Sanctuary
- Counseling services in the Pastor's office for individual members of the congregation
- Children's Church with classrooms and a nursery
- Summer day camps and overnight camping within the two-acre field
- Community service activities
- Temporary space for storage and shelter during a disaster event
- Indoor recreational space for teenagers in the basement
- Shop and training area for trade-skills in the hay barn

The Scope of this Project has grown from that which was initially considered. The Project as originally proposed and conditionally approved by the Cachagua LUAC in October 2015 did not enumerate these "Ancillary Uses" which substantially INCREASE the volume, type, duration and frequency of Use. Accordingly, the Cachagua LUAC and Local Community should be allowed to consider the current, expanded Project Proposal.

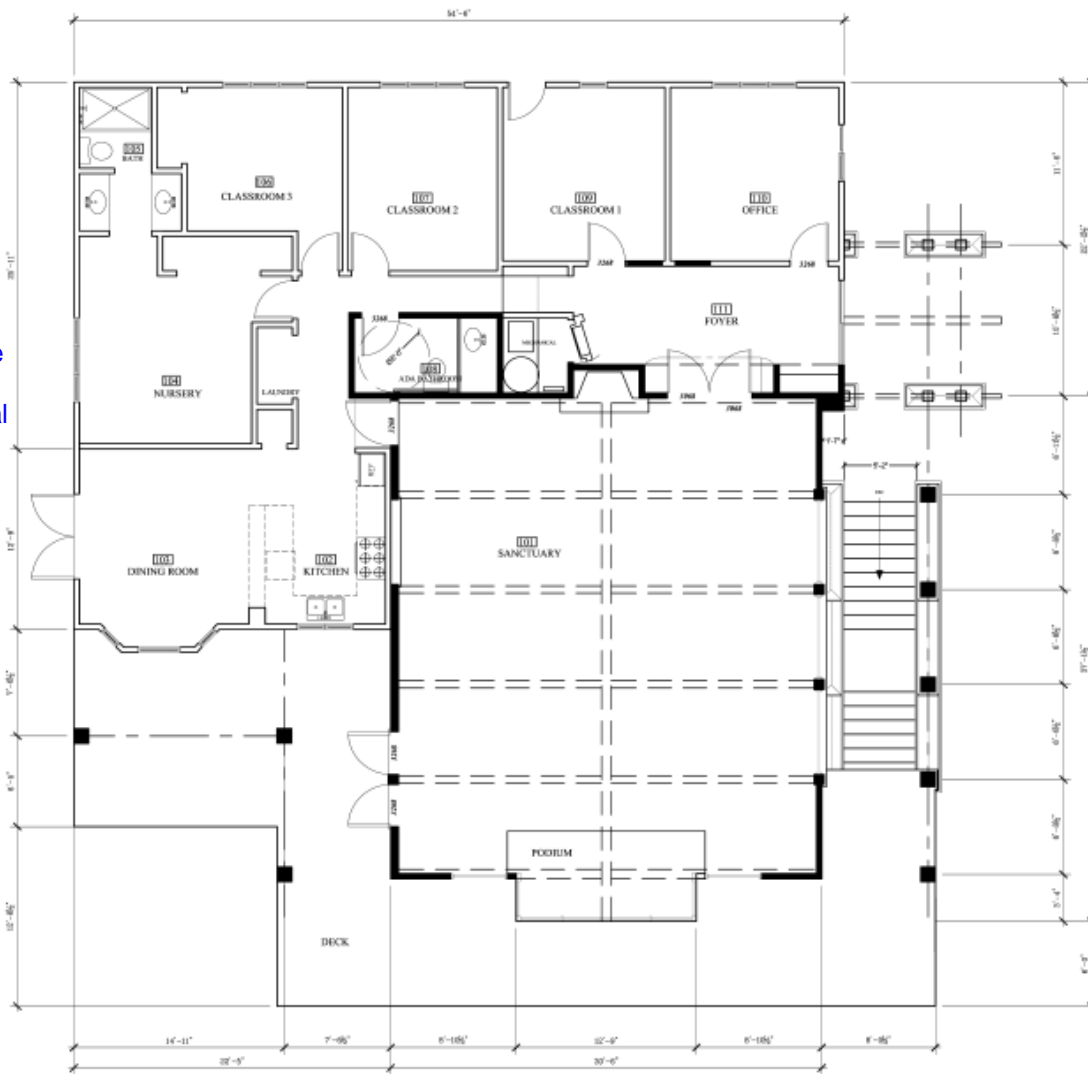


Figure 2. Church Floor Plan – 1st Floor

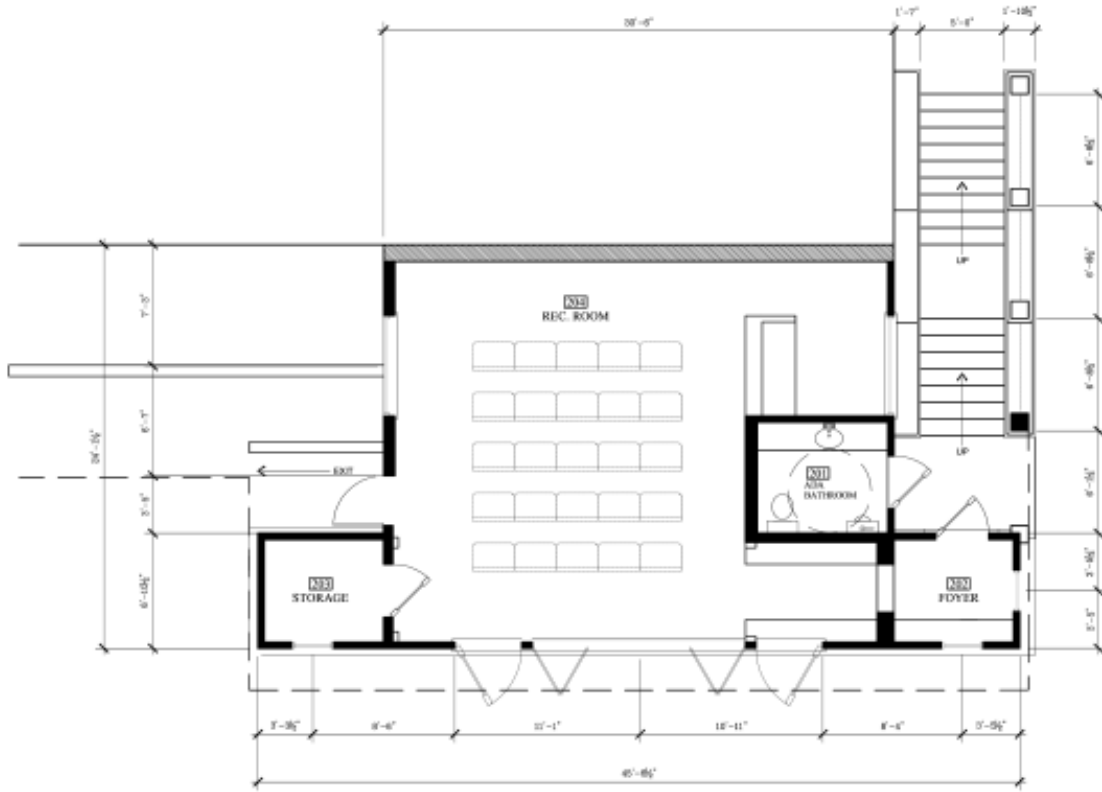


Figure 3. Church Floor Plan – Basement

The proposed exterior of the church will maintain the existing rustic feel; continuing with the existing vertical board and batten cedar siding while introducing stone veneer accents at the exposed basement level and craftsmen-style architectural elements for the porch and deck posts and exposed rafter tails.



Figure 4. Proposed Exterior – South Elevation

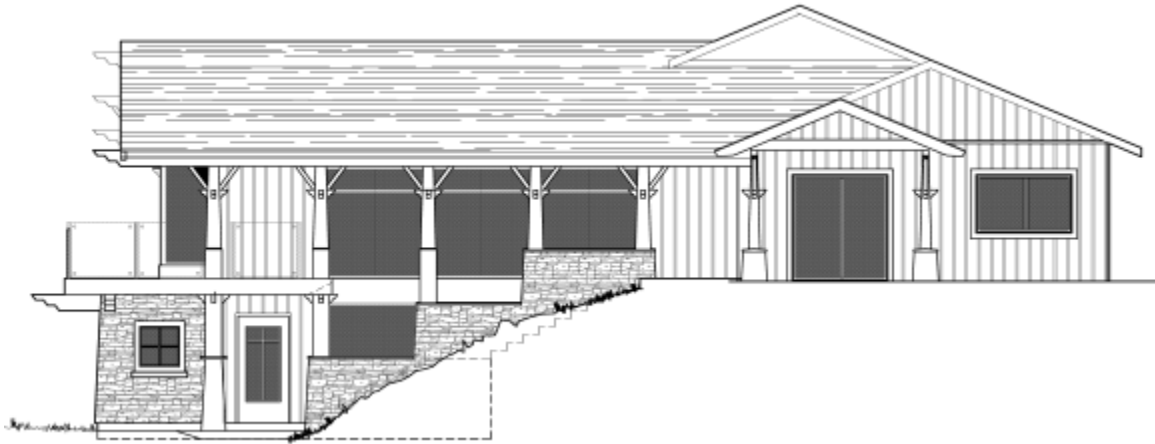


Figure 5. Proposed Exterior – West Elevation

B. Surrounding Land Uses and Environmental Setting:

The subject property is located approximately eight miles south of Carmel Valley and three miles north of Jamesburg. The Los Padres Reservoir is two miles west of the site and the City of Gonzales is 14 miles to the east. The project site sits on the valley floor with mountain ranges ascending to the northeast and southwest.



Figure 6. Project Area

Zoning designations within the project's vicinity is mainly Resource Conservation, with agricultural lands (Farmland and Permanent Grazing) to the south. As such, the surrounding areas include homes on large rural lots and agricultural activities.



Figure 7. Aerial Photo of Subject Property and Vicinity

As discussed in the project description, the existing use of the 10 acre lot includes a main residence, caretaker's unit, and non-habitable accessory structures including storage sheds and a hay barn. Each habitable unit is served by a dedicated septic tank and potable water is provided by an existing well and water storage tanks onsite. The subject property is granted water from a neighboring parcel's 15,000 gallon water tank in the event of fire for the protection of life, structure, and property. The Cachagua Creek, which flows in a northwesterly direction, bisects the property with the caretaker's unit located to the west of the creek and the main residence to the east. A Conservation and Scenic Easement, for the preservation of scenic beauty and open space, is dedicated on two areas on the property. This easement area covers approximately 1/3 of the parcel with a large rectangular area in the northeast and a small sliver running north to south located between the caretaker's unit and Cachagua Creek (refer to **Figure 1** of this Initial Study). Vegetation on the site is primarily comprised of mixed oak woodland, Coastal scrub, and chaparral with riparian woodland along the creek area. There is a natural clearing west of the main residence that, with previous development and use of the site, resulting in little to no grassland.

C. Other public agencies whose approval is required:

Subsequent to obtaining the necessary Use Permit approval, the project will require ministerial approval (construction permits) from RMA-Building Services, Bureau of Environmental Health, Public Works, RMA-Environmental Services, Monterey County Water Resources Agency, and the ~~Cypress Fire Protection District~~ prior to commencing site improvements. In addition, any conditions of approval required by the reviewing agencies will require compliance prior to issuance of permits.

 **Cachagua Fire Protection District Chief & Art Black,**
Carmel Fire Protection Associates

D. Project Impacts

The subject property is not located within a Visually Sensitive area, Prime or Unique Farmlands, forest land, or in a mineral resource recovery site and is found to be consistent with the requirements of the Resource Conservation land use designation. The result of the project would not induce or reduce the population or availability of housing, or cause reduction of the existing level of services for fire, police, public schools, or parks. Therefore, the project will have no impact on Aesthetics, Agriculture and Forest Resources, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, or Utilities/Service Systems.

Less than significant impacts have been identified for Air Quality, Biology, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology and Water Quality, Noise, and Utilities/Service Systems (see section VI – Environmental Checklist, of this Initial Study). Implementation of the project would incorporate conditions of approval to assure compliance with County requirements to the extent that they mitigate the identified potential impacts. Therefore, mitigations were not necessary for the project to have a less than significant impact on these resources.

There were no impacts identified that would require mitigation to reduce the impact to a less than significant level.

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

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

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

2010 Monterey County General Plan

The proposed project is subject to the 2010 Monterey County General Plan (General Plan) and the Cachagua Area Plan which provide the regulatory framework, through goals and policies, for physical development. The land use designation of the subject property is Resource Conservation 10 – 160 acre minimum (see Figure # LU2 of the Cachagua Area Plan) and zoning on the property is Resource Conservation, 20 acres per unit (RC/20). The proposed public and quasi-public and accessory residential uses of the project are allowed land uses and the proposed project is found to be consistent with Land Use, Circulation, Conservation and Open Space, and Public Service Elements of the General Plan as well as the supplemental policies contained within the Cachagua Area Plan. The Agriculture, Economic Development, and Housing

Elements of the General Plan do not include policies which affect this project. **CONSISTENT**

Although an allowed use, is it an APPROPRIATE use to be inserted into an exclusively residential area, especially since local areas nearby have been specifically designated to Public and Quasi-Public uses?

Air Quality Management Plan

The Air Quality Management Plan (AQMP) addresses attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB). Consistency with the AQMP is an indication of a project’s cumulative adverse impact on regional air quality (ozone levels) and inconsistency is considered a significant cumulative air quality impact. The Monterey Bay Unified Air Pollution Control District (MBUAPCD) considered the Association of Monterey Bay Area Governments (AMBAG) population forecasts during preparation of the AQMP. Consistency of indirect emissions associated with residential projects, which are intended to meet the needs of the population forecasted in the AQMP, is determined by comparing the project population at the year of project completion with the population forecast for the appropriate five-year increment that is listed in the AQMP. As discussed in section IV.A for Population and Housing in this Initial Study, the proposed project would not cause a significant increase in population. Therefore, the project would not result in the increase to the estimated cumulative population and employment forecasts provided by AMBAG and would be consistent with the AQMP. **CONSISTENT**

Water Quality Control Plan

The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board (CCRWCB), which regulates sources of water quality related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. The proposed project does not include land uses that introduce new sources of pollution or significantly increase on-site impervious surfaces. Therefore, the proposed project would not

contribute runoff exceeding the capacity of existing stormwater drainage systems or provide substantial additional sources of polluted runoff. **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 and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <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 checked="" 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 | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

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

Check here if this finding is not applicable

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

EVIDENCE: Section VI.1: Aesthetics – Figure No. 14, Scenic Highway Corridors & Visual Sensitivity, of the Cachagua Area Plan illustrates areas within the plan where development would have the potential to create an impact on aesthetic resources.

The subject property is not located in an area considered “Sensitive”, “Highly Sensitive”, or in the “Critical Viewshed.” In addition, there were no scenic resources observed on the property by staff during the site visit. Therefore, implementation of the project would have no impact. (Source: 1, 3, & 7)

Section VI.2: Agriculture and Forest Resources – There are no existing agricultural uses on the property nor does the Monterey County Geographic Information System (GIS) indicate that the property contains Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Therefore, implementation of the project would have no impact on agricultural resources. (Source: 1 & 5)

Section VI.10: Land Use and Planning – The proposed project would be located within an already developed parcel and implementation would not physically divide an established community. The land use designation of the property as identified in the Cachagua Land Use Plan map (Figure #LU2) is Resource Conservation 10 – 160 Acres Minimum and zoning of the property is Resource Conservation, 20 acres per unit (RC/20). The proposed new church is a public and quasi-public use which is allowed with a Use Permit pursuant to Section 21.36.050.B of the Monterey County Zoning Ordinance (Title 21). The application materials for the Use Permit are consistent with this requirement as well as the required setbacks, lot coverage limitations, and height limits. There are no policies or regulations, adopted for the purpose of avoiding or mitigating an environmental effect, within the 2010 Monterey County General Plan or Cachagua Area Plan that would prohibit the proposed development on the subject property. The subject property is not governed by a habitat conservation plan or natural community conservation plan. Implementation of the project would have no impact on Land Use and Planning. (Source: 1, 2, 3, 5 & 7)

Section VI.11: Mineral Resources – There are no figures or policies within the Cachagua Area Plan indicating that the subject property is a locally important mineral resource recovery site or that it contains any known mineral resources. No mineral resources were observed on the property during staff’s site visit. Therefore, implementation of the project would have no impact on mineral resources. (Source: 1, 2, & 3)

Section VI.13: Population/Housing – Implementation of the proposed project would reduce the existing residential units on the site from two to one. This would not be considered a substantial displacement of existing housing within the Cachagua area. The 2009-2014 Housing Element of the 2010 Monterey County General Plan includes policies for the conservation, preservation and improvement of the existing housing supply. The subject property does not provide priority housing in a Community Area or for lower income homeowners. The proposed church would serve a small congregation of the Cachagua community, projected to be roughly 90 members at future capacity and would not result in a population

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The Initial Project Proposal, as reviewed by the Cachagua LUAC, projected occupancy/user capacity of 70 drawing mostly from the local community. Traffic impacts seem to be based on even a lower number, 65.

increase in the area due to its establishment. Based on this discussion, the project would not impact the existing housing stock. (Source: 1 & 2)

Applicant should expect to be required to install a commercial grade sprinkler system as a condition of obtaining a construction building permit. Project approval, if determined, should be conditioned upon Applicant providing no less than 15,000 gallons of stand alone, stand by onsite water storage for fire protection. Currently, subject property relies on off site shared storage, subject to an "agreement."

Where are the impacts to Carmel Valley Rd. measured and noted? Applicant has previously solicited attendance from outside the local Cachagua area, including posting advertising notices in CV Village and newsletter and bulletin publications of its mid-Valley church affiliate.

Section VI.14: Public Services – The proposed project has been reviewed by the Cachagua Fire Protection District and RMA-Public Works which gave no indication that project would require new or expanded fire protection services or public roads. Implementation of the project would not introduce uses requiring new or expanded public police protection, schools, or parks (see subsequent discussion for Recreation). Therefore, the project would not have an impact to public services and/or facilities.

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Section VI.15: Recreation – There were no existing recreational uses observed on the site and the proposed project does not include the subdivision of land. Therefore, Policy PS-11.10 of the 2010 Monterey County General Plan Public Services Element and Quimby Act requirements do not apply to the project. Therefore, implementation of the project would have no impact on recreational resources. (Source: 1, 2 & 7)

Section VI.16: Transportation/Traffic – Policy C-1.1 of the 2010 Monterey County General Plan Circulation Element states that the acceptable level of service (LOS) for County roads and intersections shall be at LOS D unless otherwise established by an area plan. Policy CACH-2.6 of the Cachagua Area Plan establishes LOS C as the acceptable level of service for County roads and intersections within the planning area. LOS C would equal to 10,800 ADT (average daily trips). RMA-Public Works preformed traffic counts for Cachagua Road on August 4, 2015 which resulting in a traffic count of 709 vehicles per day. The Project Trip Generation Analysis and Traffic Impact Fee(s) report submitted for the project concluded that project implementation would increase the traffic counts by 112 daily trips. The combined existing and projected traffic trips would equal to 821 daily trips, which would be well below 10,800 ADT. Therefore, the operational components of the project would have no impact to the LOS of Cachagua Road and would not conflict with local or regional policies or regulations for circulation. Consistent with Monterey County and the Transportation Agency for Monterey County regulations, the owner/applicant would be required to pay their fair share traffic impact fees. There are no changes proposed to the existing roads or transportation circulation patterns in the project area. There are no foreseeable impacts to air traffic patterns. Table S-1 of the 2010 Monterey County General Plan Safety Element lists Cachagua Road as a “Pre-designated Emergency Evacuation Route.” Implementation of the project would not result in inadequacy of emergency access of this route. There are no policies or regulations that identify the need for public transit, bicycle or pedestrian facilities on Cachagua Road at the subject property. (Source: 1, 2, 3, & 8)

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Section VI.17: Utilities and Service Systems – Although implementation of the project would introduce a new public and quasi-public use to the site, it is not

expected to have a substantial impact to the existing utilities and service systems on the subject property. The subject property is located within a rural area of the County where public utilities, such as water and wastewater purveyors, do not exist. Potable water for the current use of the property is obtained through an onsite well (see section VI.9 – Hydrology and Water Quality of this Initial Study) and wastewater is treated through existing septic facilities.

The proposed project was reviewed by the Bureau of Environmental Health to determine consistency with their requirements and identify any potential issues related to potable water and wastewater treatment. There were no issues relative to the exceedance of wastewater treatment requirements of the Regional Water Quality Control Board. A Preliminary Water Demand Estimate (see Source 9 and section VI.9 – Hydrology and Water Quality of this Initial Study) for the project concluded that a sufficient water supply would be available after project implementation. Project implementation would not result in an increased amount of solid waste material causing the service provider, Waste Management, to increase its permitted landfill capacity and would comply with federal, state, and local statutes and regulations related to solid waste.

Implementation of the proposed project would require expansion of the existing septic facilities. As discussed in sections VI.6 – Geology and Soils and VI.9 – Hydrology and Water Quality of this Initial Study, the separation of septic leachfields and groundwater were limited. Therefore the project has been conditioned to comply with the recommendations of the percolation and geological reports to ensure design recommendations of leachfields for prevention of effluent seepage into the groundwater table were incorporated. Implementation of these recommendations would increase the leachfield area, but no to a point that would cause a significant effect on the environment.

The proposed project includes an addition to the main dwelling which would result in an increase of impervious surface on the site. This would have the potential to alter the existing drainage pattern and require expansion of the existing drainage facility. As discussed in sections VI.6 – Geology and Soils and VI.9 – Hydrology and Water Quality of this Initial Study, the project has been conditioned by RMA-Environmental Services requiring inspections for pre, during, and post active construction to examine, among other things, drainage device installation and effectiveness of erosion control measures. Therefore, the project as conditioned would have a less than significant impact caused by expansion of the existing drainage facility.

In conclusion, implementation of the proposed project would have no impact to existing public utilities and service systems. (Source: 1, 2, 9, 12, & 13)

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

Anna V. Quenga

9/15/2016

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 will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

Specify which were used, including date of analysis.

- 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

8

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

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

The "Quality of Darkness" has long been considered an essential element to Quality of Life in Cachagua.

Discussion/Conclusion/Mitigation:

See previous section II.A & B – Project Description & Surrounding Land Use and Environmental Setting, section IV.A – Environmental Factors Potentially Affected and Determination, as well as the sources listed in this Initial Study.

2. AGRICULTURAL AND FOREST RESOURCES

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

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Outdoor and Overnight Activities are proposed and portend possible increasing light and noise impacts.

2. AGRICULTURAL AND FOREST RESOURCES

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

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

Discussion/Conclusion/Mitigation:

See previous section II.A & B – Project Description & Surrounding Land Use and Environmental Setting, section IV.A – Environmental Factors Potentially Affected and Determination, as well as the sources listed in this Initial Study.

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 2 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 2 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 6 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

In order to provide for the protection and enhancement of Monterey County’s air quality, Policy OS-10.1 of the 2010 Monterey County General Plan requires development decisions to be consistent with the natural limitations of the County’s air basins. The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. The CARB has established 14 air basins statewide and the project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The MBUAPCD is responsible for enforcing standards and regulating stationary sources through the *2008 Air Quality Management Plan for the Monterey Bay Region (AQMP)* and *2009-2011 Triennial Plan Revision* (“Revision”).

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

Implementation of the proposed project would introduce a public and quasi-public use on a residentially used property and result in temporary impacts caused by construction. Both the construction impacts and operational elements of the project would not conflict or obstruct

implementation of the AQMP. Implementation of the project, either temporary or operational, would not create objectionable odors that would affect a substantial number of people.

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

At present, Monterey County is in attainment for all federal and state air quality standards for Carbon monoxide (CO), Nitrogen dioxide (NO₂), Sulfur Dioxide (SO₂), Lead, and fine particulates (PM_{2.5}). However, it is designated as “non-attainment-transitional” for respirable particulates (PM₁₀) for the state 2 hour ozone standard. Therefore, projects resulting in a substantial increase in PM₁₀ emissions would cause a significant impact to air quality. In addition, ambient ozone levels depend largely on the amount of precursors, nitrogen oxide (NO_x) and reactive organic gases (ROG), emitted into the atmosphere.

Implementation of the project would result in temporary impacts resulting from construction and grading activities caused by dust generation and NO_x and ROG emittance. Typical construction equipment would be used for the project and volatile organic compounds (VOC) and NO_x emitted from that equipment have already been accommodated within the AQMP. Therefore, their emissions would have a less than significant impact to air quality.

The proposed project includes remodeling of a single family residence constructed in 1954. Due to the age of the home, demolition activities would be required to comply with Rule 439 of the MBUAPCD. As discussed in the section VI.8 – Hazards and Hazardous Materials of this Initial Study, the project has been conditioned requiring incorporation of certain demolition work standards. Grading activities associated with the project include excavation of 234 cubic yards of dirt which would operate below the 2.2 acres per day threshold established by the CEQA Air Quality Guidelines “Criteria for Determining Construction Impacts.” Furthermore, construction-related air quality impacts will be controlled by implementing Monterey County standard conditions for erosion control that require watering, erosion control, and dust control. These impacts are considered less than significant based on the foregoing measures and best management practices incorporated into the project design and the minimal grading activities reduce the air quality impacts below the threshold of significance.

4. BIOLOGICAL RESOURCES			Less Than Significant		
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 2, 3, 4, 5, 7 & 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: 1, 2, 3, 4, 5, 7 & 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: 1, 2, 3, 4, 5, 7 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: 1, 2, 7 & 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: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Discussion/Conclusion/Mitigation:

As discussed in section II.B – Surrounding Land Uses and Environmental Setting of this Initial Study, a portion of the Cachagua Creek bisects the property and proposed land disturbance activities would take place approximately 200-feet to the east. Initially, the project included a footbridge traversing over the creek; however, that component has been removed from the project description. Findings based on the Monterey County Geographic Information System (GIS) and staff’s site visit indicates that the property has the potential to contain environmentally sensitive habitat. Therefore, pursuant to 2010 General Plan Policy OS-5.16 and section 1.66.020

– Standards for Environmentally Sensitive Habitats, a biological survey (see Source 10, Biological Assessment) for the property has been submitted.

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

2010 Monterey County General Plan (General Plan) Policies OS-5.3 and 5.4 requires careful planning for the conservation and maintenance of critical habitat and that development shall avoid, minimize, and mitigate impacts to listed species and critical habitat to the extent feasible. In addition, Cachagua Area Plan Policy CACH-3.7 encourages property owners to preserve the Carmel River in its natural state to prevent erosion and protect fishery habitat. The “Survey Result” discussion contained within the Biological Assessment concludes that the US Fish and Wildlife Service designates the Carmel River watershed (Cachagua Creek is a tributary of Carmel River) as critical habitat for the California red-legged frog (CRLF), California Tiger Salamander (CTS), and South-Central Coast Steelhead (Steelhead). Although this designation does not necessary preserve or limit uses on privately owned land, it indicates the potential presence of CRLF, CTS, and Steelhead. The biologist states that “riparian vegetation is not extensive on either side of the creek” and although the area is designated as critical habitat, no special status species were found onsite and project implementation would have “little likelihood of impacting habitat or special status species potentially occurring on the Cachagua church property.” Page 11 of the Biological Assessment lists nine recommended actions for project implementation. However, during a telephone conversation between staff and the project biologist, Pat Regan, on June 28, 2016, the biologist indicated that those recommendations were suggested to address potential impacts resulting from the construction of a footbridge across Cachagua Creek as well as parking areas in proximity of the creek. Since the footbridge has been omitted from the project and the proposed parking area is located on the southern border of the property, implementation of those recommendations would no longer be necessary. Although there are no identified impacts, the biologist maintains that the property is designated as critical habitat and recommends that a pre-construction survey be conducted to ensure that there are no CRLF, CTS, or Steelhead present prior to excavation of the proposed basement level. Incorporating this recommendation as a condition of approval would be consistent with implementation of General Plan Policy OS-5.3, as it would ensure the maintenance of the critical habitat area. The project does not include the removal of trees and therefore would not conflict with tree protection policies or impact migratory birds. The subject property is not governed by an adopted Habitat Conservation Plan, or Natural Community Conservation Plan.

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

As discussed in section IV.9 – Hydrology and Water Quality of this Initial Study, the subject property contains highly erodible soils and implementation of the project would result in an increase of impervious surface, creating a potential for depositing sediment within Cachagua Creek. The proposed project has been reviewed and conditioned by RMA-Environmental Services requiring review and approval of an erosion control plan and conducting pre, during, and post active construction inspections for drainage device installation and effectiveness of erosion control measures. Therefore, the project as conditioned would have a less than significant impact caused by siltation of Cachagua Creek.

5. CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 5 & 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1 & 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 5, 7 & 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 5, 7 & 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Monterey County Geographic Information System (GIS) indicates that the subject property is located within a highly sensitive archaeological zone. Pursuant to policy OS-6.3 of the 2010 Monterey County General Plan and section 21.66.050.C.1 of Title 21, an archaeological report (Source No. 14) analyzing the project’s potential impacts to archaeological resources was submitted.

5(a), (b), and (c). Conclusion: No Impact.

The application materials, staff site visit, and archaeological report submitted for the project gave no indication that there are historical, paleontological, or unique geologic resources located on the subject property. Therefore, implementation would have no impact. A previous Archaeological Reconnaissance, dated September 3, 1988, conducted to analyze potential impacts resulting from a Minor Subdivision (Planning File No. MS 88-23), has been included as an attachment to the archaeological report submitted for the proposed project. Together these reports conclude that although the original parcel contained two recorded archaeological sites, the subject property now contains no sites as a result of the subdivision. Therefore, implementation of the project would not have an impact to an identified archaeological resource.

5(d). Conclusion. Less Than Significant Impact.

Although the archaeological report concludes that there is no evidence of resources on the site, a recommendation has been made to halt work if human remains are unexpectedly discovered during construction. Therefore, a standard condition of approval will be incorporated in the project in response to this recommendation. As a result, the project as conditioned would have a less than significant impact to buried human remains.

6. GEOLOGY AND SOILS			Less Than Significant	
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: 1, 5 & 13) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: 1, 5 & 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 5 & 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: 1, 5 & 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1, 5 & 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1 & 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: 1 & 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Monterey County Geographic Information System (GIS) indicates that the subject property is located within a “VI” seismic hazard zone. Pursuant to policy S-1.3 of the 2010 Monterey County General Plan and section 21.66.040.C.c of Title 21, a site specific Geologic and Soil Engineering Report (Source No. 13) was submitted to determine potential impacts caused by geologic and/or soil hazards. The geologist concludes that the proposed project would be suitable from a geologic and soils engineering standpoint provided that recommendations contained within the report are incorporated into the project’s design and construction.

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

Information contained within the Geologic and Soil Engineering Report demonstrates that the subject property is not located within any Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act of 1972; therefore, the potential for surface fault rupture to occur on the site is very low. Based on the subsurface conditions of the site, the potential for liquefaction within the area of the main residence is low to moderate and there were no specific recommendations needed to address this condition. Furthermore, the report concludes that there is no evidence of landsliding/slope instability or expansive soils on the site.

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

The Monterey Bay – Tularcitos fault is the closest Class A Fault that would have the potential to create a significant seismic hazard. Based on this, the geologist provides seismic design values pursuant to Chapter 16 of the 2013 California Building Code (CBC). The site contains soils that are found to be highly erodible and erosion control and surface drainage improvement measures have also been recommended. Although there is no evidence of landsliding on the site, there is a potential for surficial instability near slopes. Therefore, it has been recommended that the building be setback from slopes in accordance with requirements of Chapter 18 of the CBC. Standard conditions of approval have been incorporated into the project requiring: certification that project design and construction would be in accordance with the recommendations of the Geological and Soils Engineering Report, submittal of an erosion control and grading plan for review and approval by RMA-Environmental Services prior to issuance and final of construction permits for grading and building. In conclusion, the project as proposed and conditioned would have a less than significant impact due to geological hazards.

Percolation tests (see Source 12) for the site's suitability for septic effluent concluded that the soils ranged from high to moderate permeability. However, the Geological and Soils Engineering report concluded that groundwater was encountered at depths ranging from eight to eight and one-half feet. Therefore, limitations for the separation of septic leachfields and groundwater were noted. To address this limitation, the Geotechnical Engineer recommends shallow leachfield beds with bottom depths no deeper than three feet below grade. In addition, during project review, the Bureau of Environmental Health has reduced the minimum setback to groundwater from ten to five feet. Installation of the septic facilities will be located within the intermittent parking area. Therefore, it has been recommended that structural covers be installed over leachfield pipes to protect from traffic loads. A condition of approval has been incorporated to ensure the septic facility design and installation would be in accordance with the recommendations outlined in the Percolation and Groundwater Study. The project as proposed and conditioned would have a less than significant impact resulting from the installation of the septic facility.

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

Discussion/Conclusion/Mitigation:

Although the State of California has provided guidance to lead agencies, it has yet to develop specific Green House Gas (GHG) thresholds of significance for analysis of projects during environmental review. In addition, the Monterey Bay Unified Air Quality Management District (MBUAQMD) has not adopted GGS thresholds to determine significance. Temporary, during construction, and ongoing transportation activities of the project would be the main contributor to GHG emissions. Unfortunately, quantifying project emissions at this time would be too speculative. Therefore, in lieu of State guidance or locally adopted thresholds, a primarily qualitative approach will be used to evaluate possible impacts for the proposed project.

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

Construction activities involving heavy equipment and vehicle use would be temporary; therefore, GHG emissions would be limited to a short period of time.

Operation elements of the project would not increase the baseline amount of GHGs emitted prior to the project. Meaning, the establishment of the church use on the site would not permanently generate a significant amount of vehicle trips over baseline (see section IV.A of this Initial Study) nor would it cause an increase in the emission of carbon dioxide (CO₂) by fuel combustion.

8. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 2 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. HAZARDS AND HAZARDOUS MATERIALS			Less Than Significant		
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 5 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 4 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 4 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1 & 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 2 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Discussion/Conclusion/Mitigation:

The proposed project includes the change of use from residential to public and quasi-public with an associated residential use. The nature of the proposed uses would not typically involve hazards or handling of hazardous materials. However, based on the age of the main residence, demolition and remodel activities would have the potential to temporarily expose the immediate area to hazardous materials.

8(a), (c), (d), (e), (f), (g), and (h). Conclusion: No Impact.

The proposed use would not require routine transport, use, or disposal of hazardous materials nor would it involve emitting or handling hazardous or acutely hazardous material, substances, or waste. The subject property is not located within an airport land use plan or in the vicinity of a private airstrip. Table S-1 of the 2010 Monterey County General Plan Safety Element lists Cachagua Road as a “Pre-designated Emergency Evacuation Route.” Implementation of the

project would not result in the physical interference or blocking of this route. The proposed project has been reviewed by the Cachagua Fire Protection District which gave no indication that implementation would expose people or structures to a significant risk of loss, injury or death involving wildland fires. As a result, the project would have no impact caused by the transport or handling of hazardous materials, hazards associated with airports or airstrips, or wildland fires. In addition, the project would not interfere with the adopted emergency response plan.

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

Project implementation would require demolition and remodeling activities to the main residence built in 1954. This was during a time when construction materials typically contained asbestos and lead paint and disturbance of these materials would have the potential to create a temporary impact during construction. To address this, the project has been conditioned to incorporate work practice standards in accordance with Monterey Bay Unified Air Pollution Control District Rule 439. Compliance with these standards would ensure that hazardous materials do not become airborne during disturbance activities. Therefore, the project as conditioned, would have a less than significant impact to the environment through the release of hazardous materials.

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 2 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial <u>erosion or siltation</u> on- or off-site? (Source: 1, 2, 5, 7 & 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source: 1, 2, 5 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1 & 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1, 12 & 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1)	<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: 1, 2 & 5)	<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: 1 & 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1 & 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

As described in section II.B – Surrounding Land Uses and Environmental Setting of this Initial Study, the Cachagua Creek bisects the property. Therefore, there are portions of the site that are within the floodplain. A private well serves potable water for the site and wastewater is treated by septic facilities. Implementation of the proposed project would result in the increase of impervious surfaces. Therefore, analysis of the site and proposed project was conducted to identify potential issues affecting water quality and quantity, groundwater, flooding, and drainage.

9(b), (g), (h), (i), and (j). Conclusion: No Impact.

Policy PS-3.2 of the 2010 Monterey County General Plan requires proof of a long term sustainable water supply and adequate water supply for new development requiring a discretionary permit. Based on the introduction of the public and quasi-public use on the site, a Preliminary Water Demand Estimate (Source 9) was submitted to determine if implementation would substantially deplete groundwater supplies. To calculate the projected water demand, the Hydrogeologist applied the Monterey Peninsula Water Management District’s (MPWMD) method of fixture unit counts and established values for square footage of a given use. To determine the water fixture unit values for existing main dwelling and caretaker unit, Table 7-3 of the 2007 California Unified Plumbing Code was utilized. Based on this methodology, the

Hydrogeologist concluded that water demand for the proposed project would be slightly less than the existing water demand for the single family residence (see Table 1 found on page 4 of the report). Based on this conclusion, the project would have no impact on water supply.

Data gathered from the Monterey County Geographic Information System (GIS) indicates that a flood zone with a Federal Emergency Management Agency (FEMA) hazard rating “A” traverses the site. Therefore, the project was reviewed by the Monterey County Water Resources Agency (WRA) to determine potential flood hazards as a result of project implementation. Based on the WRA’s review, structural improvements would be located outside of the floodplain and therefore there would have no impact. Consistent with Policy S-2.12 of the 2010 Monterey County General Plan, the project has been conditioned to record a floodplain notice on the property to ensure future owners of development restrictions on the site.

GIS data indicates that the subject property would have low potential for inundation by seiche, tsunami, or mudflow. Therefore there are no foreseen impacts.

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

The project has been reviewed by the Bureau of Environmental Health for drinking water protection services. Based on the proposed public and quasi-public (church) and accessory residential uses of the project, the well would be required to be permitted as a “two connection water system” and not a “public water system.” Testing of the water source concluded that it was over the maximum contaminate level (MCL) for Fluoride. However, since the water source would not constitute as a public water system, installation of a fluoride treatment system is not required. Therefore, the project has been conditioned to require permanent signage for all water taps or faucets located in areas accessible to the public indicating that the water is not suitable for drinking. The project, as conditioned, would not violate the water quality standards contained in Monterey County Code Chapter 15.04 for Domestic Water Systems.

The proposed project includes an addition to the main dwelling which would result in the increase of impervious surface on the site. This would have the potential to alter the existing drainage pattern. As discussed in section VI.6 – Geology and Soils of this Initial Study, soils on the project site are found to be highly erodible and the project is conditioned to require submittal of an erosion control plan to RMA-Environmental Services for review and approval. In addition to the erosion control plan, RMA-Environmental Services conditioned the project requiring inspections for pre, during, and post active construction to examine, among other things, drainage device installation and effectiveness of erosion control measures. Therefore, the project as conditioned would have a less than significant impact caused by erosion and flooding due to drainage or the capacity of the planned stormwater drainage system.

Also discussed in section VI.6 – Geology and Soils of this Initial Study, the Percolation and Groundwater Study (Source 12) and the Geologic & Soil Engineering Report (Source 13), the separation of septic leachfields and groundwater were limited. However, the Geotechnical Engineer provided recommendations for design in order to prevent seepage of effluent into the groundwater table. Since the project has been conditioned to comply with the recommendations

of the percolation and geological reports, implementation would have a less than significant impact to water quality.

10. LAND USE AND PLANNING		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a) Physically divide an established community? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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:)	<input type="checkbox"/>	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous section II.A & B – Project Description & Surrounding Land Use and Environmental Setting, section IV.A – Environmental Factors Potentially Affected and Determination, as well as the sources listed in this Initial Study.

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

Discussion/Conclusion/Mitigation:

See previous section II.A & B – Project Description & Surrounding Land Use and Environmental Setting, section IV.A – Environmental Factors Potentially Affected and Determination, as well as the sources listed in this Initial Study.

12. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 5, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 5 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Policy S-7.6 of the 2010 Monterey County General Plan (General Plan) requires submittal of an acoustical analysis for projects requiring environmental review if there would be a potential for the project to expose sensitive receptors to new noise generators. A Noise Assessment Study (Source 11) has been submitted consistent with this policy to assess any potential noise impacts caused by the project. The methodology utilized for measuring noise included sound levels expressed in decibels (dB) and the Community Noise Equivalent Level (CNEL) which is a 24-hour time-weighted average noise descriptor used to describe community noise environments. This method is consistent with the measurement thresholds of the General Plan. The baseline noise conditions of the site were identified to be within the “normally acceptable” noise levels found in Table S-2 of the General Plan Safety Element.

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12(e) and (f). Conclusion: No Impact.

The subject property is not located within an airport land use plan or a private airstrip. Therefore, implementation of the project would not expose persons to excessive noise levels caused by these activities. Local area Baseline Noise Levels are substantially lower than "normally acceptable" levels in other county areas. Outside and Overnight uses will certainly impact noise levels.

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

Noise impacts were analyzed based on three project components: 1) operational impacts caused by indoor services and activities, 2) operational impacts caused by outdoor services and activities, and 3) temporary impacts caused by construction activities. Existing noise levels were measured at three different locations:

- Location 1, eastern property boundary, measured at 44 dB CNEL from Friday to Saturday and 45 dB CNEL from Saturday to Sunday.
- Location 2, southern property boundary, measured at 52 dB CNEL from Friday to Saturday and 49 dB CNEL from Saturday to Sunday.
- Location 3¹, northwestern property boundary, measured at 64 dB CNEL from Friday to Saturday and 66 dB CNEL from Saturday to Sunday.



Figure 8. Noise Measurement Locations

Indoor Service and Activities

Measurement of noise was attempted during a Sunday church service with 21 people in attendance. The service was not audible outside of the building and a sound level could not be measured. Therefore, the analysis concluded that for the noise level to be inaudible, it must be below 30 dB and that an increased service to 60 people in attendance would result in 35 dB when

¹ High and consistent noise levels occurred during the evening and nighttime hours (see Appendix C, page C-4 of the Noise Assessment Study) at this location which was near the creek in a heavily wooded area. It is assumed that these noise levels were generated by wildlife such as crickets, frogs, squirrels, and birds.

observed from outside of the building². Although there would be a slight increase in noise, it would be within the normally acceptable range. Therefore, the indoor service and activities component of the project would have a less than significant impact in the generation of noise and the increase in ambient noise levels.

Outdoor Service and Activities

Measurements for projected outdoor noise levels were separated by two potential impacts: outdoor church service and outdoor play. Church service impacts were measured during an outdoor service performed on the patio on the north side of the church building. Outdoor play was assumed to include activities such as summer camp with groups of children playing in the large turf area. This type of noise level would be similar to a school recess period. In order to project these noise impacts, previous projects of similar activity were referenced resulting in an established noise exposure of 46 dB CNEL at 145-feet from the center of the play area.

Noise levels generated from outdoor church service measured from Location 1 were calculated at 17 dB CNEL for a 24-hour average. This calculation was performed by measuring a full service and making mathematical assumptions based on the data gathered. As outlined within the Noise Assessment Study, the sermon performed by the pastor was unintelligible. However, when a standard song was performed with the congregation, pastor, and guitarist playing and singing; the noise levels ranged from 36 to 39 dBA, with a three minute average of 38 dBA. A typical full sermon would include approximately 10 minutes of music and singing at a 38 dBA, equating to an hourly average of 30 dBA. When averaged over a 24-hour period, the noise level would be predicted to 17 dB CNEL and projected noise levels for future capacity of 60 people in attendance would increase to 21 dB CNEL. Therefore, there would be no increase and the combined existing and projected noise level would remain at 45 dB CNEL. In addition to church services, noise measurements for children playing to account for the additional miscellaneous activities listed in the project description were taken. Location 1 is approximately 180-feet from the center of play area and the calculated noise exposure was 44 dB CNEL which would add no more than 3 dB to the existing noise environment, resulting in a projected noise exposure of 48 dB CNEL. Although there would be a slight increase in noise generation, the noise levels would be within the normally acceptable range. Therefore, project noise impacts to Location 1 would have a less than significant impact in the generation of noise and the increase in ambient noise levels.

Noise levels generated from outdoor church service were inaudible from Location 2 and could not be measured. A second attempt was made at a neighboring property to the south and the service was also inaudible. Since a measurement could not be taken, analysis of the impact to this location was calculated based on Location 3B below and modified to take into account an increase in separation. The study concluded that the projected noise exposure would be 10 dB CNEL with a future projected exposure of 14 dB CNEL at full capacity. Although slightly higher, these levels would not cause an increase in the ambient noise level of 49 dB CNEL. In addition to church services, noise measurements for children playing to account for the additional miscellaneous activities listed in the project description were taken. Location 2 is

² Note: This assumed measurement does not include the predicted 24-hour average identified at CNEL. It is the assumed measurement of a one-time occurrence.

approximately 190-feet from the center of play area and the calculated noise exposure was 44 dB CNEL which would add no more than 1 dB to the existing noise environment resulting in a projected noise exposure of 53 dB CNEL. Although there would be a slight increase in noise generation, the noise levels would be within the normally acceptable range. Therefore, project noise impacts to Location 2 would have a less than significant impact in the generation of noise and the increase in ambient noise levels.

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Project, if approved, should be conditioned to preclude the use of electronic amplification of Voice and both Live and Recorded Music.

Due to the distance from Location 3 to the church, two closer additional measurement points were added in the direction of Location 3. Location 3A was established approximately 107-feet from the pastor and Location 3B was established approximately 44-feet from the pastor as he was assumed to be the center of where noise was to be emitted. The sermon was inaudible from Location 3A and a measurement could not be calculated. The hourly average noise level at Location 3B was 40 dBA $L_{eq(h)}$. Based on the analysis performed in the report, the noise exposure would be calculated at 20 dB CNEL with an increase to 24 dB CNEL at full capacity. These levels would not cause an increase to the ambient noise level. In addition to church services, noise measurements for children playing to account for the additional miscellaneous activities listed in the project description were taken. Location 3 is approximately 545-feet from the center of play area and the calculated noise exposure was 28 db CNEL. This would not cause an increase to the existing noise exposure and the level would remain at 65 dB CNEL (see footnote No. 1 for explanation of the high ambient noise levels in this location). Although the project would introduce new noises to this location, it would not greatly increase the noise levels. Therefore, project noise impacts to Location 3 would have a less than significant impact in the generation of noise and the increase in ambient noise levels.

In conclusion, implementation of the proposed project would introduce increased noise levels associated with typical church activities such as singing, playing acoustical instruments, and gathering of people; both indoors and outdoors. Although there would be an increase in noise levels, the Noise Assessment Study concludes that the projected noise would remain to be within the normally acceptable level.

Temporary Impacts Caused by Construction Activities

The project includes the partial demolition/remodel and construction of structures that would cause a temporary increase in noise level in the area. However, Policy S-7.10 of the General Plan requires construction projects to include standard noise protection measures such as: construction shall occur only during times allowed by ordinance/code, all equipment shall have properly operating mufflers, and any associated pumps or generators shall be located as far from noise-sensitive land uses as practical. Chapter 10.60 – Noise Control, of the Monterey County Code restricts nighttime noise between the hours of 10:00 p.m. and 7:00 a.m. preserving the ambient noise levels in the area. Although there would be a temporary noise impact caused by construction, compliance with the above regulation would result in the project having a less than significant impact on the environment.

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

Discussion/Conclusion/Mitigation:

See previous section II.A & B – Project Description & Surrounding Land Use and Environmental Setting, section IV.A – Environmental Factors Potentially Affected and Determination, as well as the sources listed in this Initial Study.

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

Discussion/Conclusion/Mitigation:

See previous section II.A & B – Project Description & Surrounding Land Use and Environmental Setting, section IV.A – Environmental Factors Potentially Affected and Determination, as well as the sources listed in this Initial Study.

15. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous section II.A & B – Project Description & Surrounding Land Use and Environmental Setting, section IV.A – Environmental Factors Potentially Affected and Determination, as well as the sources listed in this Initial Study.

16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. TRANSPORTATION/TRAFFIC		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in inadequate emergency access? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous section II.A & B – Project Description & Surrounding Land Use and Environmental Setting, section IV.A – Environmental Factors Potentially Affected and Determination, as well as the sources listed in this Initial Study.

17. UTILITIES AND SERVICE SYSTEMS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

17. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous section II.A & B – Project Description & Surrounding Land Use and Environmental Setting, section IV.A – Environmental Factors Potentially Affected and Determination, as well as the sources listed in this Initial Study.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Discussion/Conclusion/Mitigation:

There are no identified impacts to Aesthetics, Agriculture and Forest Resources, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, or Transportation/Traffic a result of project implementation.

Less than significant impacts have been identified for Air Quality, Biology, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Noise, and Utilities/Service Systems and conditions of approval will be included to assure compliance with County requirements to the extent that they mitigate the identified potential impacts; thereby reducing potential impacts to a less than significant level.

(a). Conclusion: Less Than Significant Impact.

Based upon the analysis conducted for this Initial Study, the proposed project would not have a potential to impact a plant or animal community or reduce the number or restrict the range of a rare or endangered plant or animal by the potential threat to a designated critical habitat area (see section IV.4 – Biological Resources). Implementation of the project would not have a potential

impact to important examples of the major periods of California prehistory (see section IV.5 – Cultural Resources).

(b). Conclusion: No Impact.

The project would involve the partial demolition, remodel, and addition to an existing residential structure within an established rural residential neighborhood and the operational component of the project would introduce a new public and quasi-public use on the site. Construction activities would result in a temporary reduction in air quality within the project vicinity. However, this reduction would not be considered considerable when viewed in connection with the effects of past, current, or probable future projects in the area.

(c). Conclusion: Less than Significant Impact.

Construction activities for the proposed project will create temporary impacts to air quality, hazards and hazardous materials, greenhouse gas emissions, and noise. However, the project as proposed and through the incorporation of standard conditions, the project’s impacts would be reduced to a less than significant level.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

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

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN140863 and the attached Initial Study / Proposed (Mitigated) Negative Declaration.

IX. REFERENCES

1. Project Application and Plans
2. 2010 Monterey County General Plan
3. Cachagua Area Plan
4. Title 21 of the Monterey County Code (Zoning Ordinance)
5. Monterey County Geographic Information System (GIS)
6. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008 and the 2009-2011 Triennial Plan Revision
7. Site Visit conducted by the project planner on October 28, 2015.
8. Project Trip Generation Analysis and Traffic Impact Fee(s) report, dated April 23, 2015, by Pinnacle Traffic Engineering (LIB150304)
9. Preliminary Water Demand Estimate – Hydrogeologic Report Scoping Guidance, dated April 20, 2015, by Martin B. Feeney, Consulting Hydrogeologist (LIB150305)
10. Biological Assessment, dated January 24, 2016, by Regan Biological and Horticultural Consulting (LIB150306)
11. Noise Assessment Study for the Cachagua Bible Church, dated April 18, 2016, by Edward L. Pack Associates Inc. (LIB160304)
12. Percolation and Groundwater Study, dated July 2015, by Grice Engineering and Geology Inc. (LIB150307)
13. Geologic & Soil Engineering Report, dated April 2015, by LandSet Engineers, INC. (LIB150308)
14. Archaeological Reconnaissance Report, dated September 11, 2014, by Archaeological Consulting (LIB160303)
15. **Google Earth** Imagery dated April 13, 2016. 36°23’36.27” N 121°38’20.30” W Elevation at 964ft. Eye Alt. 4245 ft.

EXHIBIT F RESPONSES TO COMMENTS

The responses below correspond to the numbered comments identified in the comment letters. Each response begins with a brief summary of the comment, responds to the comment, and then identifies if revisions to the Draft Initial Study are required. Revisions are included in **Exhibit E** of the January 11, 2017, staff report to the Monterey County Planning Commission.

In responding to comments, CEQA does not require a Lead Agency to conduct every test or perform all research, study or experimentation recommended or demanded by a commenter. Rather, a Lead Agency need only respond to significant environmental issues and does not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure of environmental impacts is made in the Initial Study (CEQA Guideline Sections 15073 and 15204).

Response to Comment Letter 1 – Greg and Mary Martin

Comment 1-1: The commenters identify how long they have lived in the area, and the location of the commenter’s property. The comment also identifies the commenter’s opposition to the project and refers to the proposed use as “Public Commercial”.

Comment noted. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment. Also, pursuant to Monterey County Code, the proposed use would be Public/Quasi-Public, not Public Commercial.

Comment 1-2: The commenters state their opposition to the project, refer to the proposed use as “public commercial”, and note the Cachagua Community Park and Community Center.

Refer to response to Comment 1-1.

Comment 1-3: The comment refers to the policies of the Cachagua Area Plan regarding visually sensitive areas, road conditions and signage, and church services causing large numbers of travelers on local roadways.

Policy CACH-2.1 refers generally to promoting safety on County roads, and using roadway markings to identify unusual or dangerous conditions. The project site is not located in a visually sensitive area as shown on Figure 12 (Scenic Highway Corridors & Visual Sensitivity - Cachagua). The Initial Study analyzed potential visual and traffic impacts, and concluded that the project would not result in impacts to either visual resources or traffic. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 1-4: The comment refers to the policies of the Cachagua Area Plan regarding exterior lighting and noise, and expresses concern about these resource areas.

Policy CACH-1.6 refers generally to allowing exterior lighting only to the level required to assure safety, and Policy CACH-3.2 refers to the County’s consideration of stronger ambient noise abatement requirements in the Cachagua planning area. The Initial Study analyzed potential visual and noise impacts, and concluded that the project would not result in impacts to

visual resources and that potential noise impacts would be less than significant. In addition, the property is subject to and would be required to comply with the County's noise and exterior lighting ordinances. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 1-5: The commenters state their concerns regarding potential impacts to Cachagua Creek, high water flows in the creek's floodplain, and possible wildfires.

Comment noted. The Initial Study analyzed potential biological impacts to Cachagua Creek from the proposed use, and concluded that the project would have no or less than significant impacts to biological resources and hydrology and water quality. Monterey County Water Resources Agency also applied a standard condition to require the applicant to record a floodplain notice. The comments are not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 1-6: The comment refers to the compatibility of the proposed use versus the zoning and policies of the Cachagua Area Plan regarding private recreational development.

Policy CACH-5.3 refers to private recreational opportunities, including religious retreats, not to churches and associated activities. County staff reviewed the project application materials, and determined the site is suitable for the proposed use. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 1-7: The comment refers to a quote that describes the natural and rural attributes of the Cachagua area.

Comment noted. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Response to Comment Letter 2 – Don Bonsper

Comment 2-1: The comment identifies the commenter's address.

Comment noted. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 2-2: The commenter expresses disagreement with the conclusions of the Initial Study prepared for the project, specifically regarding traffic, personal safety, and the rural and residential character of the Cachagua area.

Comment noted. The commenter describes road conditions in and around the project area; however, he did not provide additional facts or expert opinion supported by facts in support of the comment. Pursuant to CEQA Guidelines Section 15064, an effect shall not be considered significant in the absence of substantial evidence. The Initial Study analyzed potential impacts to traffic and concluded that the project would not result in impacts. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 2-3: The comment refers to church operations and the Cachagua Land Use Advisory Committee meeting of October 28, 2015.

Comment noted. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Response to Comment Letter 3 – Derek Bonsper

Comment 3-1: The commenter identifies how long they have lived in the area, and the location of the commenter's property.

Comment noted. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 3-2: The comment expresses concern about potential noise impacts.

Comment noted. See response to Comment 1-4 above.

Comment 3-3: The comment expresses concern about potential traffic impacts

Comment noted. See responses to Comments 1-3 and 2-2 above.

Comment 3-4: The comment expresses concern about potential impacts regarding water use and biological (riparian) impacts.

Comment noted. See response to Comment 1-5 above regarding biological resources. Also, the Initial Study analyzed potential impacts to water use and concluded that the project would not result in impacts. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 3-5: The comment refers to the compatibility of the proposed use on the site.

Comment noted. County staff reviewed the project application materials, and determined the site is suitable for the proposed use. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment. Also, see response to Comment 1-6 above.

Comment 3-6: The comment refers to the adequacy of the Initial Study prepared for the project, specifically regarding biological resources and utilities.

Comment noted. The Initial Study analyzed potential biological impacts, as well as utilities, and concluded that the project would have no or less than significant impacts. The commenter did not provide additional facts or expert opinion supported by facts in support of the comment. Pursuant to CEQA Guidelines Section 15064, an effect shall not be considered significant in the absence of substantial evidence. No revisions to the Draft Initial Study are necessary in response to this comment. Also, see response to Comment 1-5 above.

Comment 3-7: The comment expresses disagreement with the conclusions of the Initial Study prepared for the project, specifically regarding traffic, personal safety, and emergency response.

Comment noted. See response to Comment 2-2 above.

Comment 3-8: The comment refers to limiting uses.

Comment noted. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 3-9: The comment refers to the possibility of other property owners in the area applying for similar uses.

Comment noted. The comment is speculative and not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Response to Comment Letter 4 – Pam Bonsper

Comment 4-1: The comment expresses the commenter’s opinion that the project is not compatible with the policies and intent of the Cachagua Area Plan.

Comment noted. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 4-2: The comment refers to alleged statements made at a (Cachagua) Land Use Advisory Committee meeting regarding the level of future project operations.

Comment noted. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment. The Initial Study did include and analyze the potential for increased levels of operation, and concluded that there would no impacts or that the impacts would be less than significant.

Response to Comment Letter 5 – Jeanne Mileti

Comment 5-1: The comment refers to the commenter’s history in the Cachagua area, and states the commenter’s objection and opinion regarding the proposed project.

Comment noted. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 5-2: The comment refers to potential impacts to local roadways.

Comment noted. See responses to Comments 1-3 and 2-2 above.

Response to Comment Letter 6 – Diane and Jeff Colon

Comment 6-1: The comment states the commenter’s opposition to the project, and the commenter’s opinion regarding potential impacts.

Comment noted. See responses to Comments 1-3, 1-4, 1-5, 2-2, 3-4, and 3-6 above.

Comment 6-2: The comment refers to the Cachagua Community Center, and states the commenter’s opinion the center provides a venue and adequate space for gatherings.

Comment noted. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Response to Comment Letter 7 – Roderic McMahan

Comment 7-1: The comment provides identifying information for the commenter.

Comment noted. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 7-2: The comment states that the project scope has increased since review by the Cachagua LUAC, and asserts that the LUAC and community should have another opportunity to consider the project.

Comment noted. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 7-3: The comment identifies the Cachagua Fire Protection District as the correct reviewer for the project.

The Cachagua Fire Protection District (CFPD) did review the project during the County's inter-departmental review process. The Initial Study has been revised to reflect the CFPD.

Comment 7-4: The comment questions the appropriateness of the proposed use.

Comment noted. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 7-5: The comment refers to the projected site capacity as identified to the Cachagua LUAC and in the Initial Study.

The projected site capacity under Population/Housing is an approximation only and does not change the conclusions of the Initial Study. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 7-6: The comment refers to building/fire code requirements.

Comment noted. The applicant would be required to satisfy applicable building and fire code requirements at the time of construction permit application. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 7-7: The comment refers to potential impacts to Carmel Valley Road.

The Initial Study analyzed potential traffic impacts, and concluded that the project would not result in impacts to traffic. Also, see the response to Comment 2-2 above. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 7-8: The comment requests information regarding any earlier analysis used.

Comment noted. Section V, *Evaluation of Environmental Impacts*, of the Initial Study is a standard section that briefly summarizes the CEQA process. This section does not refer to analysis used to analyze/evaluate the subject project. All technical reports used to analyze the project are listed in Section IX, *References*. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 7-9: The comment refers to potential light and noise impacts caused by outdoor and overnight activities, and the “Quality of Darkness” in Cachagua.

The Initial Study analyzed potential visual and noise impacts, and concluded that the project would not result in impacts to visual resources and that potential noise impacts would be less than significant based on the existing baseline conditions. In addition, the property is subject to and would be required to comply with the County’s noise and exterior lighting ordinances. Also, see the response to Comment 1-4 above. The commenter did not provide additional facts or expert opinion supported by facts in support of the comment. No revisions to the Draft Initial Study are necessary in response to this comment.

Comment 7-10: The comment refers to potential noise impacts caused by outside and overnight activities.

Comment noted. See responses to Comments 1-4 and 7-9 above.

Comment 7-11: The comment suggests the project should be conditioned to not allow amplified sound.

Comment noted. The applicant has not proposed sound amplification during its services or activities. The Initial Study analyzed potential noise impacts and concluded that potential noise impacts would be less than significant. In addition, the property is subject to and would be required to comply with the County’s noise ordinance. Also, see the response to Comment 1-4 above. The comment is not about the adequacy of the Initial Study or the CEQA process. No revisions to the Draft Initial Study are necessary in response to this comment.

//// END OF RESPONSES TO COMMENTS ////