

Exhibit D

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MITIGATED NEGATIVE DECLARATION

FILED

JUL 05 2016

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	Bella Designs LLC
File Number:	PLN140219
Owner:	Bella Designs LLC
Project Location:	165 Spindrift Road, Carmel
Primary APN:	241-251-011-000
Project Planner:	Anna V. Quenga, Associate Planner
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of: 1) Coastal Administrative Permit to demolish an existing 4,727 square foot residence and 650 square foot garage and construct a new 6,481 square foot single family dwelling, attached 1,265 square foot garage, 503 square foot loggia, 1,696 square foot covered terrace with 121 square foot spa; 2) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) Design Approval. The project includes 1,255 cubic yards cut; 244 cubic yards fill.

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

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

Decision Making Body:	Monterey County Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	July 6, 2016
Review Period Ends:	August 5, 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 MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Bella Designs LLC, File Number PLN140219) at 165 Spindrift Road, Carmel (APN 241-251-011-000) (see description below).

The Mitigated 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 Mitigated 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 August 13, 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 Mitigated Negative Declaration will be accepted from July 6, 2016 to August 5, 2016. Comments can also be made during the public hearing.

Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit to demolish an existing 4,727 square foot residence and 650 square foot garage and construct a new 6,481 square foot single family dwelling, attached 1,265 square foot garage, 503 square foot loggia, 1,696 square foot covered terrace with 121 square foot spa; 2) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) Design Approval. The project includes 1,255 cubic yards cut; 244 cubic yards fill. The property is located at 165 Spindrift Road, Carmel (Assessor's Parcel Number 241-251-011-000), Carmel Area Land Use Plan, Coastal Zone.

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: Bella Design LLC; File Number PLN140219

From: Agency Name: RMA-Planning
Contact Person: Anna V. Quenga, Associate Planner
Phone Number: (831) 755-5175

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

COMMENTS: _____

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. California Native American Heritage Commission
4. California Coastal Commission
5. Association of Monterey Bay Area Governments
6. Monterey Bay Unified Air Pollution Control District
7. California Department of Fish & Wildlife, Marine Region, Attn: Eric Wilkins
8. California American Water Company
9. Cypress Fire Protection District
10. Monterey County Water Resources Agency
11. Monterey County RMA-Public Works
12. Monterey County RMA-Environmental Services
13. Monterey County Environmental Health Bureau
14. Ohlone/Costanoan-Esslen Nation, Louise Miranda-Ramirez
15. Joel and Shanna Fineberg, Owner
16. Anthony Lombardo and Associates, Agent
17. The Open Monterey Project
18. LandWatch
19. Robert Littell (**Notice of Intent only**)
20. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

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

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING

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

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Bella Designs LLC

File No.: PLN140219

Project Location: 165 Spindrift Road, Carmel

Name of Property Owner: Bella Designs LLC

Name of Applicant: Tony Lombardo, Anthony Lombardo and Associates

Assessor's Parcel Number(s): 241-251-011-000

Acreage of Property: 3.20 acres

General Plan Designation: Residential – Low Density

Zoning District: LDR/1-D (CZ)

Lead Agency: RMA-Planning

Prepared By: Anna V. Quenga, Associate Planner

Date Prepared: June 13, 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 the demolition and construction of a single family residence located at 165 Spindrift Road, within the unincorporated area of Carmel (Assessor's Parcel Number 241-251-011-000). The existing structures to be demolished include a 4,727 square foot residence and 650 square foot garage. New construction consists of a two-story residence with a 4,157 square foot main level and a 2,324 square foot lower level, a 1,265 square foot garage attached a 503 square foot loggia, and a 1,696 square foot covered terrace. Associated grading consists of 1,255 cubic yards of cut and 244 cubic yards of fill.

The new house will be in substantially the same location, but there would be an increase in the footprint resulting from construction of the proposed single family residence and garage. However, the area of the site where the expansion is to take place has been pre-disturbed through site preparation of the existing single family dwelling.

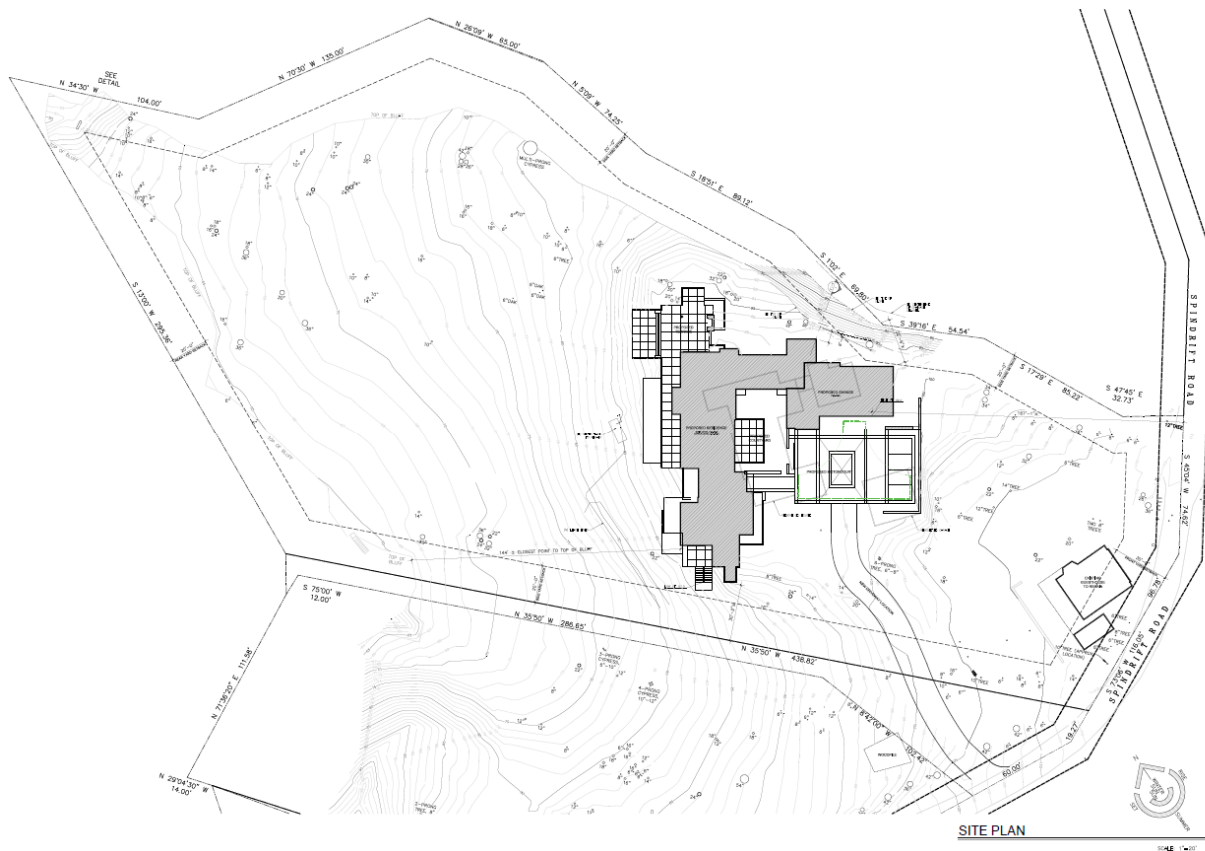
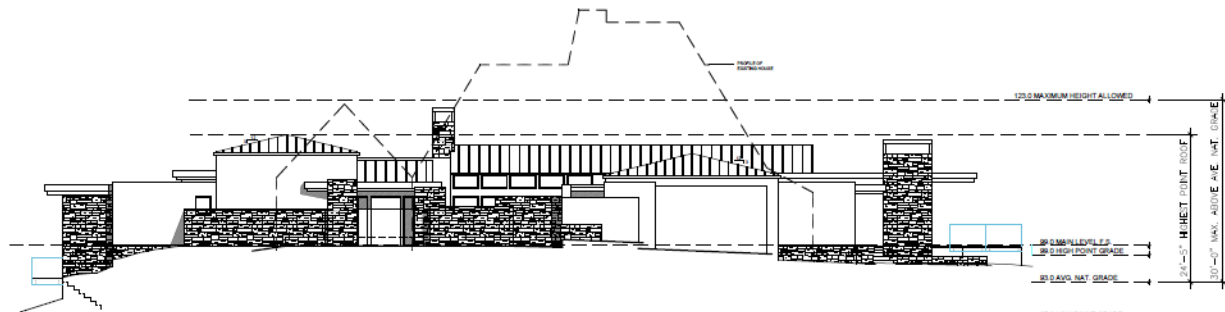


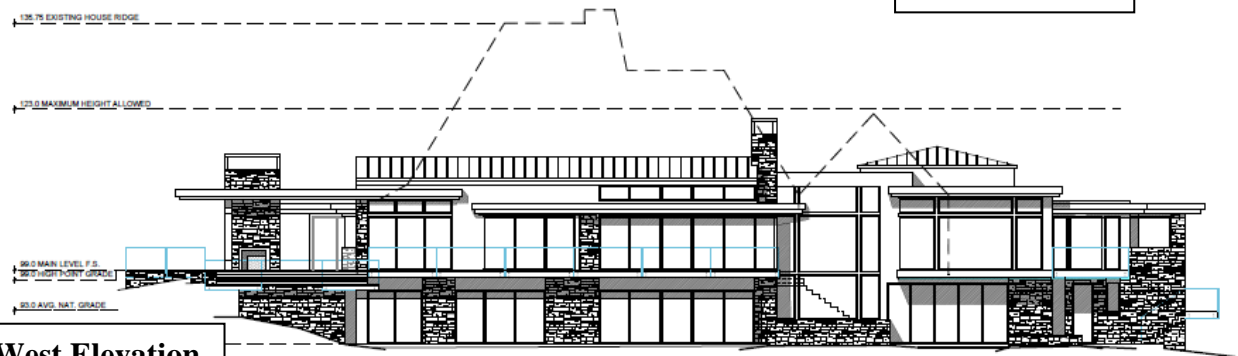
Figure 1. Proposed Site Plan

The contemporary design of the proposed residence allows the structure to have a much lower profile than the existing main structure. Exterior materials and colors of the proposed structures

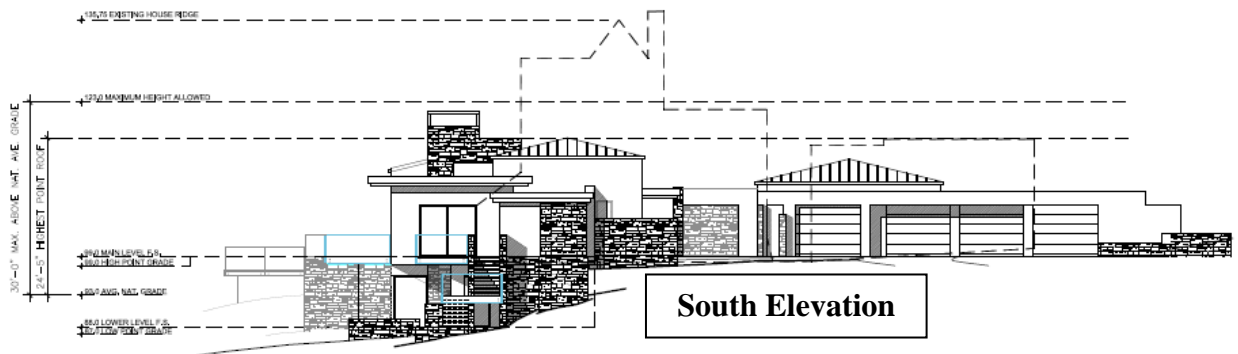
will consist of a stucco body with stone veneer, aluminum framed doors and windows, copper rain gutters and downspouts, and a standing seam metal roof.



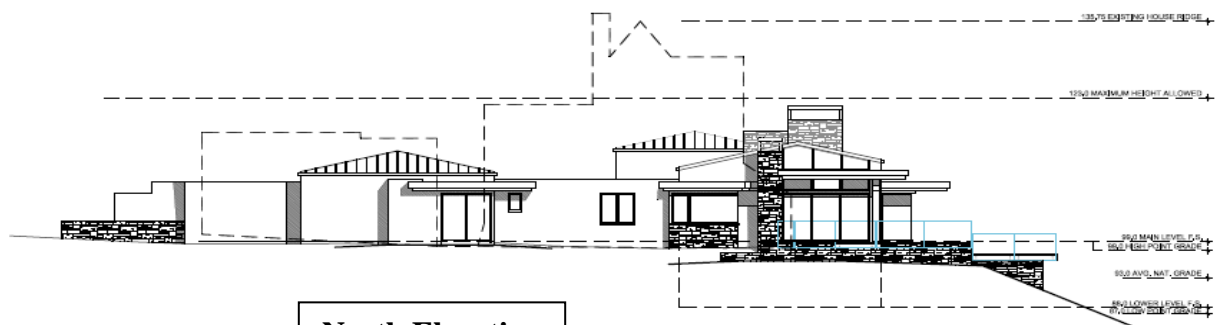
East Elevation



West Elevation



South Elevation



North Elevation

Figure 2. Proposed Exterior Elevations

Entitlements required to implement the project include a Coastal Administrative Permit and Design Approval for the demolition and rebuild of a single family residence and garage and a Coastal Development Permit to allow development on a site with a known archaeological resource.

B. Surrounding Land Uses and Environmental Setting:

The subject property is approximately 3.20 acres within an established rural neighborhood, and is located on the western side of Highway 1, east of the Pacific Ocean, with Point Lobos State Natural Reserve to the north and Yankee Point to the south. Existing development within the vicinity includes large homes, varying in age, on large lots primarily zoned Low Density Residential. The subject property slopes downward towards the Pacific Ocean, with an elevation difference of approximately 50 feet between Spindrift Road and the northern edge of the property.

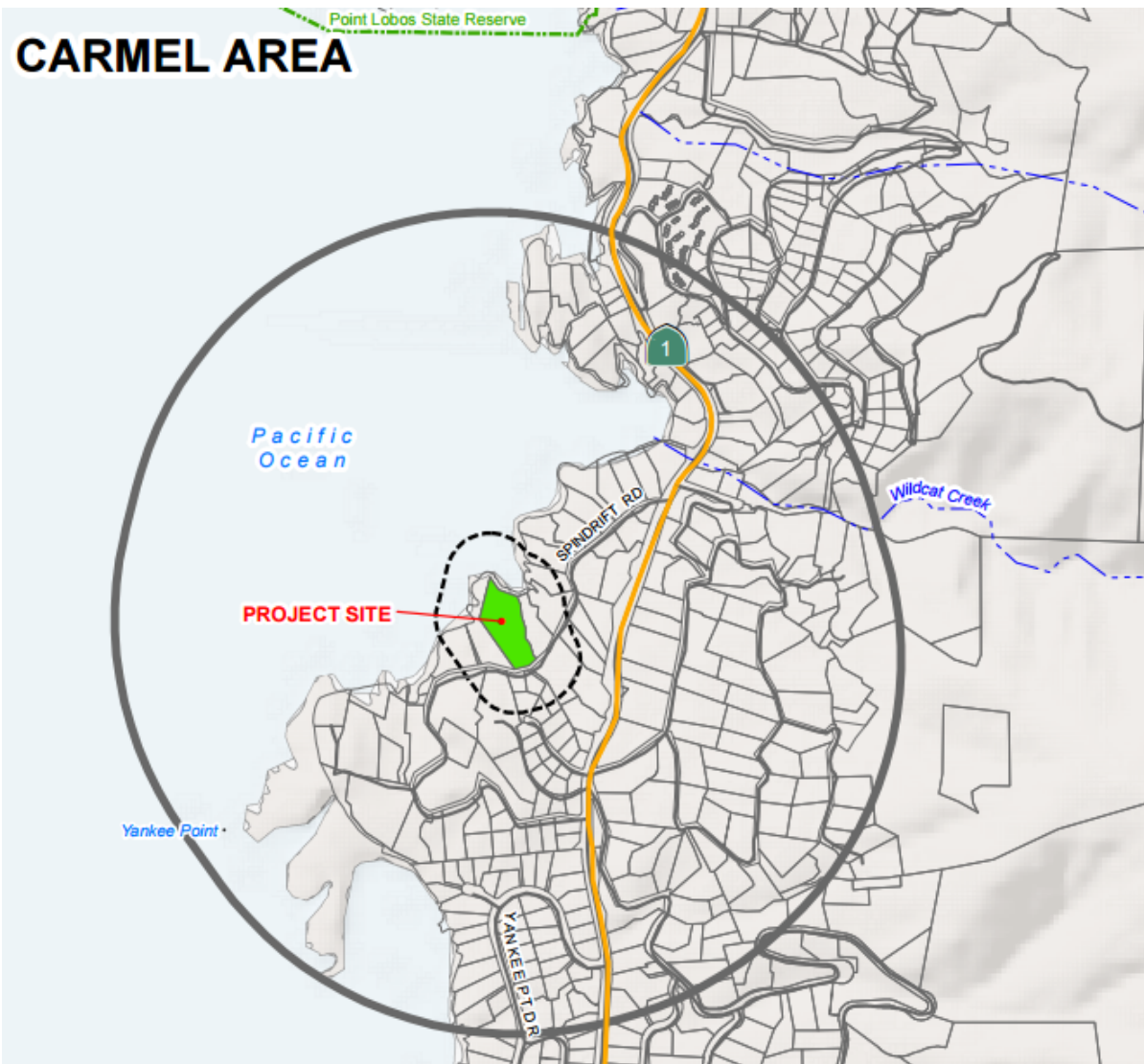


Figure 3. Vicinity Map



Figure 4. Areal Photo

The subject property contains a single family dwelling built around 1921. Also on the site sits a legal non-conforming caretaker unit located within the front setback, just off of Spindrift Road. Although the project includes demolition of the residence and garage, it does not include any modifications to the caretaker unit. Small areas of ornamental landscaping are found adjacent to the residence, while the majority of the property is kept in a natural state scattered with Monterey Cypress and Monterey pine trees.



Figure 3. Single Family Residence to be Demolished

C. Other public agencies whose approval is required:

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

D. Project Impacts

The subject property is not located within Prime or Unique Farmlands, forest land, an area that poses a threat caused by flooding, or in a mineral resource recovery site. The result of the project would not require large amounts of water, create large amounts of wastewater, 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 Agriculture and Forest Resources, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, Transportation/Traffic, or Utilities/Service Systems.

Less than significant impacts have been identified for Aesthetics, Air Quality, Biology, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology and Water Quality, and Noise (see Section VI, Environmental Checklist, of the 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.

Potential impacts to Cultural Resources caused by site disturbance resulting from project implementation have been identified and Mitigation Measures have been recommended to reduce the impact to a less than significant level (see Section VI, Environmental Checklist, of the Initial Study).

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 checked="" type="checkbox"/>

1982 Monterey County General Plan

The project site is subject to the 1982 Monterey County General Plan (General Plan) which provides regulatory framework, through goals and policies, for physical development. The proposed project is consistent with the Low Density Residential designation of the site. In addition, the demolition and rebuild of the single family residence, as well as the operational elements of the project are found to be consistent with the Natural Resources, Environmental Constraints, and Area Development elements of the General Plan. The goals and policies contained within the Human Resources element do not apply to the project. **CONSISTENT**

Air Quality Management Plan (AQMP)

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). Conversely, inconsistency with the AQMP is considered a significant cumulative air quality impact. The Monterey Bay Unified Air Pollution Control District (MBUAPCD) incorporates the Association of Monterey Bay Area Governments (AMBAG) population forecasts in its preparation of regional air quality plans. 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. The proposed project would not result in the increase to the estimated cumulative population and employment forecasts provided by AMBAG. Therefore, the project is 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**

Local Coastal Program-LUP

The project site is subject to the Carmel Area Land Use Plan (LUP) which requires project consistency with plan policies. The land use designation of the site is “Residential – Low Density Residential,” as memorialized in the Land Use Plan map of the Carmel Area LUP. The proposed project is consistent with allowable uses under this designation. Further discussion of plan consistency can be found in section IV.A of this Initial Study. **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input 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.2 – Agricultural and Forest Resources: The subject property is located within within an established residential neighborhood with no agricultural uses within the vicinity of the site. Furthermore, data obtained from the Monterey County Geographical Information Systems (GIS) indicates that the subject property is not classified as Prime Farmland or Farmland of Statewide Importance. Therefore, the project will have no impact on agricultural resources. The proposed project would not require rezoning of the property or the removal of trees. Map C – Major Plant Communities, of the Carmel Area Land Use Plan designates the subject property as an “Urban Area” and therefore is not considered forest land, resulting in no impact to forest resources. (Source: 1, 3, 4, 7)

Section VI.10 – Land Use/Planning: The proposed project is consistent with policies set forth in the 1982 Monterey County General Plan, the Carmel Area Land Use Plan (LUP), and the Monterey County Coastal Implementation Plan (Title 20). The proposed project meets all setback, height, and lot coverage requirements of the Low Density Residential zoning district. The project site contains a legal non-conforming caretaker unit located within the front setback; however, the proposed project does not include modifications to this unit. The proposed design of the single family residence and garage meets the Visual Resources policies of the Carmel Area LUP for siting, design, color, texture, access, and screening. The proposed project will not conflict with any policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The subject property is not located within an area that has an adopted habitat conservation plan or natural community conservation plan. The proposed project would have no impact on land use planning. (Source: 1, 2, 3, 4, 5, 7)

Section VI.11 – Mineral Resources: The subject property is not located in an area where there are known mineral resources and would not result in the loss of availability of a known mineral resource that is of value to the region and residents of the state, nor would it result in the loss of availability of a locally-important mineral resource recovery site as delineated in the 1982 Monterey County General Plan or the Carmel Area Land Use Plan. Therefore, the project would have no impact to mineral resources. (Source: 1, 2, 3, 4, 7)

Section VI.13 – Population/Housing: The proposed project includes the demolition and rebuild of a single family residence and garage and no additional dwelling units are proposed. Therefore, the project would not cause a significant increase in population, displace a substantial number of existing housing, or displace a

substantial number of people, necessitating the construction of replacement housing. (Source: 1, 2, 3)

Section VI.14 – Public Services: The proposed project does not include the change or intensification of use of the property. Therefore, the project would have no impact to the existing public services such as fire, police, schools, parks, or any other public facilities. (Source: 1, 2, 3, 4)

Section VI.15 – Recreation: The proposed project would not result in an increase in the use of existing neighborhood or regional parks, propose additional recreational facilities, or require construction or expansion of recreational facilities. The project does not include the subdivision of land and therefore will not create a new impact on parks. Therefore, the project would have no impact on regional parks. (Source: 1 & 2)

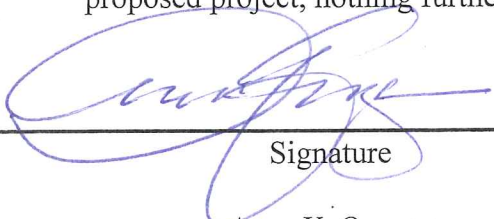
Section VI.16 – Transportation/Traffic: The project does not include a change or intensification of the residential use of the site. Therefore, there would be no increase in vehicle miles traveled as a result of project implementation. There are no changes proposed to the existing roads or transportation circulation patterns in the project area. Therefore, there would be no impact to applicable plans and ordinances adopted to ensure the effectiveness of the County’s circulation system. (Source: 1 & 2)

Section VI.17 – Utilities/Service Systems: Implementation of the proposed project would not result in intensification of the existing residential use on the site. The Bureau of Environmental Health has reviewed the project and no issues were identified relative to wastewater. In addition, there would be no increase in water usage that would cause the water purveyor, California American Water Company, to expand its facility. The proposed project would require improvement to the existing stormwater drainage facility onsite. However due to the size of the new facility, it would not cause a significant environmental effect (see section VI.9 – Hydrology and Water Quality of this Initial Study). 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. Therefore, the project would have no impact on utilities or service systems. (Source: 1, 2, 4, 7)

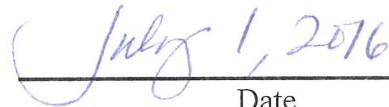
B. DETERMINATION

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



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:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 3, 4, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 2, 3, 4, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Map A – General Viewshed map of the Carmel Area Land Use Plan (LUP) indicates that the subject property is located within the “Viewshed” and the Monterey County Geographic Information System (GIS) demonstrates that site’s visual sensitivity is “Highly Sensitive.” Text within the Carmel Area LUP states that protection of Carmel area’s visual resources “may be one of the most significant issues concerning the future of the area” and the strict policies contained within the plan are intended to safeguard the coast’s scenic beauty and natural appearance.

As discussed in section II. Project Description and Environmental Setting of this Initial Study, the subject property is located on the western side of Highway 1. The term “viewshed” or “public viewshed,” within the Visual Resource policies contained within the Carmel Area LUP, refers to the composite area visible from major public use areas, including Highway 1. Staff conducted a site visit on October 21, 2014 to view project staking and determine potential impacts to visual resources.

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

The subject property does not contain scenic resources such as rock outcroppings or historical buildings¹ that could be viewed from Highway 1. In addition, implementation of the project would not require removal of trees and the proposed structure would sit at a lower profile than the existing structures on the site, an approximate 18-foot differential from existing ridge to new ridge. In addition, the existing vegetation on and surrounding the subject property would provide adequate screening of the proposed structures from Highway 1. The colors and materials proposed are consistent with policy 2.2.3.6 of the Carmel Area LUP and Section 20.146.030C.1

¹ For historicity of the existing structure, see section VI.5 – Cultural Resources discussion of this Initial Study.

of the Monterey County Coastal Implementation Plan, as their brown and tan color mix of stucco, stone, glass and dull metal would cause the structures to blend into the environment. This design technique and screening provided by the existing vegetation would result in no impact to a scenic vista, scenic resources, and the existing visual character of the site and its surroundings.

1(d). Conclusion: Less Than Significant Impact.

The contemporary design of the structure incorporates an expanse of windows at the west elevation and larger windows at the northern and southern elevations, which does not occur with the existing residence. Night time glare from the windows and exterior lighting at the northern and southern elevations would have the potential to be visible from Highway 1. However, the lower profile of the structure and screening from the existing vegetation would reduce that impact. In addition, the project has been conditioned to submit a lighting plan for review and approval prior to issuance of any construction permits. Implementation of the proposed design techniques and condition of approval would result in a less than significant impact to nighttime views in the area.

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"/>
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"/>

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
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.B (Project Description) and C (Environmental Setting) and Section IV.A (Environmental Factor Potentially Affected), as well as the sources listed.

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 & 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 & 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"/>

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
d)	Result in significant construction-related air quality impacts? (Source: 1 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Expose sensitive receptors to substantial pollutant concentrations? (Source: 1 & 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:

Policy 20.2.4 of the 1982 Monterey County General Plan (General Plan) requires the County to operate in accordance with current regional, state, and federal air quality standards. In regards to reducing air pollution emissions, Policy 20.2.5 of the General Plan encourages the use of the “best available control technology” defined in the current rules of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). Applicable air quality criteria for evaluation of a project’s impacts are established by the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS), which are equal to, or more stringent than federal standards. The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. The CARB has established 14 air basins statewide and the project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the MBUAPCD. The CARB has established air quality standards and is responsible for the control of mobile emission sources, while the MBUAPCD is responsible for enforcing standards and regulating stationary sources. The MBUAPCD’s 2008 *Air Quality Management Plan for the Monterey Bay Region* (AQMP) and 2009-2011 *Triennial Plan Revision* (“Revision”) has been established to evaluate a project’s potential for a cumulative adverse impact on regional air quality (ozone levels).

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

The AQMP and Revision addresses state air quality standards. Population-generating projects that are within the AQMP population forecasts are considered consistent with the plan. There are no additional dwelling units associated with the project and therefore it would not generate any increase in population. Since there is no potential for increased population, the proposed project is consistent with the AQMP and would have no impact.

The proposed construction activities will not create objectionable odors affecting a substantial number of people due to the scale of the proposed construction. Therefore, no impacts related to generation of odors are expected to occur.

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

At present, Monterey County is in attainment for all federal air quality standards and state standards for Carbon monoxide (CO), Nitrogen dioxide (NO₂), Sulfur Dioxide (SO₂), Lead, and fine particulate matter (PM_{2.5}). However, Monterey County is designated as “non-attainment-transitional” for respirable particulates (PM₁₀) for the state 2-hour ozone standard. Although the project includes grading, demolition, and construction activities (and similar projects occur within the vicinity of the subject property) the potential air emissions meet the standard for pollutants and the project would not create a situation where it adds a cumulatively considerable net increase of any criteria pollutant. Therefore, as noted by CEQA, air emissions would be less than significant for PM₁₀ due to the non-attainment designation.

The proposed project includes demolition of a single family residence with associated grading for the construction of a new residence. This demolition is required to be compliant with Rule 439 of the MUAPCD. As discussed in section VI.8 – Hazards and Hazardous Materials of this Initial study, the project has been conditioned requiring incorporation of certain demolition work standards. The subject parcel is approximately 3.20 acres and the project’s impact area is limited to about 1/3 (roughly 1 acre) of the site. Therefore, construction and grading activities 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 would 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 which reduce the air quality impacts below the threshold of significance. Since the subject property is located within an established residential neighborhood, sensitive receptors are considered to be the residents within the immediate vicinity. Impacts caused by construction would be temporary. Therefore, the project as proposed and conditioned would result in a less than significant impact to construction-related air quality and sensitive receptors.

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

Discussion/Conclusion/Mitigation:

Map B – Environmentally Sensitive Habitats-Known Locations of the Carmel Area Land Use Plan (LUP) and the Monterey County Geographic Information System (GIS) does not indicate that there are special status species found on the subject property. In addition, Map C – Local Coastal Program Major Plan Communities of the Carmel Area LUP indicates that the subject property is located within an “Urban Area.” Although the surrounding area of the subject property is comprised of large residential lots, it has been disturbed by existing development.

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

As indicated in the above discussion, the project site does not contain candidate, sensitive or special status species, and/or their habitats, or biological resources protected by policies of the Carmel Area LUP or Monterey County Coastal Implementation Plan. The site is not governed by an adopted Habitat Conservation Plan, or Natural Community Conservation Plan. In addition, the project does not include the removal of trees and therefore there would be no impact to migratory birds. Due to the lack of biological resources on the subject property, project implementation would have no impact.

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

Although Carmel Area Map B does not indicate environmentally sensitive habitats onsite, it does illustrate the potential for kelp beds and intertidal habitat to be located along the Pacific Ocean. This area is just north-northwest of the property. Therefore, any sediment or drainage from the property would have the potential to impact this habitat. The project has been conditioned to ensure that all necessary sediment controls are in place before and during construction activities. An additional condition would require the applicant to submit a drainage plan for review and approval prior to the issuance of any construction permits. This will ensure that long-term drainage facilities onsite would be adequate to accept runoff from the structure. Therefore, the project, as conditioned, would have a less than significant impact to the maritime habitat near the site.

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)	<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, 3, 4, 9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 3, 4, 9)	<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, 3, 4, 9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The subject property contains a single family residence, garage, and caretaker unit and project implementation would result in the demolition of the single family residence and garage. There are no modifications proposed to the caretaker unit.

The Monterey County Geographic Information System (GIS) indicates that the subject property is within a highly sensitive archaeological area. Therefore, archaeological reports have been submitted to determine the potential of resources on the site and impacts to said resources.

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

The single family residence and garage to be demolished were constructed in 1921. The property was previously listed on the Monterey County Local Register of Historical Resources and participated in the Monterey County Mills Pilot Program. However, based on a Final Judgment ordered by Thomas W. Wills, Judge of the Superior Court of the State of California, the property is not considered to be historically significant and it was subsequently removed from the local register and Mills Act program. Furthermore, the Final Judgment ordered that, except with consent of the Parties, any other persons or entities are prohibited from filing subsequent or future claims that seek determination of the property's historicity under the current provisions of the Monterey County Code. Therefore, demolition of the structures would have no impact on a historical resource.

There are no records or corroborating evidence that there are unique paleontological resources or geologic features on the site. Therefore, the demolition and rebuild of the single family residence and garage would have no impact.

5(b) and (d). Conclusion: Less Than Significant Impact with Mitigation Incorporated.

As previously discussed, there were archaeological reports submitted with the project application, one original report published on April 22, 2014, an update published on September 12, 2014, and an additional update published on March 24, 2016, all prepared by Archaeological Consulting. The subsequent updates were conducted due to project modifications.

Information contained within the reports indicates that there are nineteen recorded archaeological sites within one kilometer of the subject property and that the nearest site, on the subject property, is within 750 feet of the "project impact area." Although none of the materials frequently associated with prehistoric cultural resources were found within the project impact area during the field reconnaissance, Archaeological Consulting provided recommendations during construction due to the project's proximity to existing recorded archaeological resources and the potential to unearth resources during grading and construction activities.

Mitigation Measure No. 1: In order to protect archaeological resources found on the site from future development impacts, a conservation easement shall be conveyed to the County over the portions of the property where the resources exist. This easement shall be developed in consultation with a qualified archaeologist, show the exact location of the easement on the property with a metes and bounds description, and contain a clear and concise list of prohibited activities within the easement area.

Mitigation Measure Monitoring Action No. 1: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit the conservation easement deed to RMA-Planning for review and approval. Subsequent to RMA-Planning's approval, the

Board of Supervisors shall accept the conveyance and the deed shall be recorded with the Monterey County Recorder's Office.

Mitigation Measure No. 2: In order to reduce potential impacts to cultural resources outside of the project impact area, a protection barrier shall be installed at the limits of construction prior to commencement of soil disturbing activities. Location of the barrier shall be developed in consultation with a qualified archaeologist and shall remain in place until construction is complete. Staging, material and equipment storage, or any other activities associated with construction shall be prohibited outside of the barrier.

Mitigation Measure Monitoring Action No. 2a: Prior to the issuance of construction permits for grading or building, the owner/applicant shall submit plans to RMA-Planning delineating where the protection barrier will be installed. A note shall be placed on the plans encompassing the language contained within Mitigation Measure No. 2.

Mitigation Measure Monitoring Action No. 2b: Prior to commencement of construction, the owner/applicant shall notify RMA staff when the protection barrier will be installed and staff shall conduct a site visit to verify installation.

Mitigation Measure Monitoring Action No. 2c: Prior to final of construction permits, RMA staff shall periodically conduct a site visit to verify the integrity of the protection barrier.

Mitigation Measure No. 3: In order to reduce potential impacts to cultural resources that may be discovered during grading and construction activities, a qualified archaeological monitor shall be present during soil disturbing activities. These activities include, but are not limited to: grading or lower-level/foundation excavation. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the monitor and/or principal archaeologist. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated, with the concurrence of the County of Monterey Resource Management Agency, and implemented.

Mitigation Measure Monitoring Action No. 3a: Prior to the issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 3. The owner/applicant shall submit plans to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 3b: Prior to the issuance of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include provisions that the monitor shall be present during all activities that involve soil disturbance, how sampling of the excavated soil will occur, giving the monitor authority to stop work in the event that resources are found, and any other logistical information such as providing monitor sufficient notice of when soil disturbing

activities will occur. The contract shall be submitted to the RMA-Planning Department for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Mitigation Measure No. 4: Due to the project site's proximity to existing recorded archaeological resources and because the project includes excavation for a lower level, there is a potential for human remains to be accidentally discovered. If remains are uncovered, all work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

Mitigation Measure Monitoring Action No. 4a. Prior to the issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language within Mitigation Measure No. 4. The owner/applicant shall submit plans to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 4b. If human remains are accidentally discovered during construction activities, there shall be no further excavation or disturbance within 50 meters (160 feet) of the find until it can be evaluated by a qualified professional archaeologist and the following shall occur:

- The owner, applicant or contractor shall contact the Monterey County Coroner to determine that no investigation of the cause of death is required,
- If the coroner determines the remains to be Native American:
 - The coroner shall contact the Native American Heritage Commission and RMA – Planning within 24 hours.
 - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.
 - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993.

6. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 4, 9) 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, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (Source: 1, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Landslides? (Source: 1, 4, 9)	<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, 4, 9)	<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, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The proposed project includes construction of a single family residence within a previously disturbed area. Construction activities such as grading and erection of structures will take place in areas that have received fill or excavation spoils from previous development. In order to determine impacts caused by the proposed project, a Geotechnical Investigation report, prepared by Soils Surveys Group Inc., published April 17, 2014 and subsequent update dated March 3, 2016 has been submitted. The report and update finds the subject property suitable for the proposed construction. However, recommendations for site preparation and foundation design were made.

6(a.i), (a.iii), (a.iv), (c), (e). Conclusion: No Impact.

The Monterey County Geographic Information System (GIS) and the Geotechnical Investigation report submitted indicates that there are no known faults running through the subject property. GIS data also indicates that the landslide risk on the property is low. Based on the test holes bored on the site by the geotechnical engineer, the subsurface soils conditions were very dense and no free groundwater was found; therefore, the risk due to liquefaction or lateral spreading is considered to be low. The Bureau of Environmental Health has reviewed the project and no issues regarding the site's soils and proposed septic tank and leach lines were identified. Therefore, implementation of the project would have no impact with regard to the issues discussed above.

6(a.ii), (b), (d). Conclusion: Less Than Significant Impact.

Although there are no known faults that run through the subject property, the nearest fault, the San Gregorio Fault (Sur Region), is located 3.4 kilometers (2.1 miles) southwest of the property. Therefore, the report recommends that the structures be designed in strict compliance with the 2013 California Building Code. As part of the normal practice, construction permits for grading and building activities are reviewed for compliance with the adopted building code.

Due to excavation spoils from the previous development on the site, areas where construction activities are proposed contain loose and expansive soils. These conditions will be addressed through implementation of the recommendations for recompaction, foundation excavation and design, and site drainage design, as outlined in the Geotechnical Investigation report. In an effort to ensure that construction of the project takes place in accordance with the recommendations of the report, the project has been conditioned to require verification of compliance by a licensed Geotechnical Engineer. In addition, the project has also been conditioned requiring submittal of an erosion control plan for review and approval prior to issuance of grading or building permits. Based on this discussion, the project as proposed and conditioned, would have a less than significant impact caused by these geological issues.

7. GREENHOUSE GAS EMISSIONS	Less Than Significant			
	Potentially Significant Impact	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:

Greenhouse gases (GHG) are emitted by natural processes and human activities such as electricity production, motor vehicle use, and agricultural uses. It has been found that elevation of GHGs has led to a trend of unnatural warming of the earth's climate, otherwise known as the "greenhouse effect." In order to reduce the statewide level of GHG emissions, the State Legislature adopted California Assembly Bill 32 (AB 32) California Global Warming Solutions Act of 2006. AB 32 established a comprehensive statewide program of regulatory and market mechanisms to achieve reductions in GHG emissions, thereby reducing the State's vulnerability to global climate change (GCC). Pursuant to Senate Bill 97 (SB 97), the Governor's Office of Planning and Research (OPR) issued interim guidance for addressing climate change through CEQA and recommends that each agency develop an approach to address GHG emissions based on the best available information. At this time, the County of Monterey and the Monterey Bay Unified Air Pollution Control District (agency responsible for regulating air quality in the region) have not identified a significance threshold for GHG emissions. There will be GHG emissions associated with the transport of construction materials (such as dry wall, steel, concrete, wood, etc.) to and from the project site. However, at this time, quantifying the emissions 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.

Although the proposed project would create a temporary impact to air quality caused by demolition and construction activities, the operation elements of the project would not increase the baseline amount of GHGs emitted prior to the project. Meaning, the rebuild of the existing single family residence would not permanently create a greater amount of vehicle trips nor would it cause an increase in the emission of carbon dioxide (CO₂) by fuel combustion.

Furthermore, Title 24, Part 6 of California Building Code (Energy Efficiency Standards or Residential Buildings) requires that new construction meet the minimum requirements for energy efficient windows, insulation, lighting, plumbing, and mechanical equipment. Prior to the issuance of construction permits, the owner/applicant shall submit a Certificate of Compliance (CR-1R) demonstrating how the project meets the minimum requirements for energy efficiency. RMA-Building Services would then verify that the information contained in the construction plan is consistent with the requirements specified on the Certificate of Compliance. Prior to the final of the construction permit, the contractor and all sub-contractors responsible for installation of windows, insulation, lighting, plumbing, and mechanical equipment would be required to submit an Installation Certificate (CF-6R) certifying that the installed features, materials, components or manufactured devices conform to the construction plans and the Certificate of Compliance documents which were approved. Considering the existing single family residence was built in the 1921, project implementation would result in a more energy efficient home.

Therefore, the operational elements of the proposed project would not result in an increase in emission of GHGs. However, due to the temporary impacts caused by construction activities, the project would result in a less than significant impact to GHGs.

8. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1)	<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 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1)	<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)	<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)	<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)	<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 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The proposed project is a residential structure, within a residentially zoned site, and surrounded by residential uses. Due to the nature of the project, hazards and hazardous materials would not be typically found with the intended use. However, based on the age of the existing single family dwelling, its demolition would have the potential to temporarily expose the immediate area to hazardous materials.

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

The proposed use does not include routine transport or disposal of hazardous materials, produce hazardous emissions, nor is it located on a hazardous materials site. In addition, the subject property is not located in proximity of an airport or private airstrip or located in an area that is considered a wildland. The demolition and rebuild of a single family residence on the subject property would not have an effect on the Multi-jurisdictional Hazard Mitigation Plan adopted by Monterey County. Therefore, implementation of the project would have no impact on the environment based on these hazards.

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

The single family residence and garage proposed for demolition was built in 1921. This was during a time when construction materials typically contained asbestos and lead paint. Therefore, implementation of the project would have the potential to create a temporary impact during demolition. To address this impact, 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 any hazardous materials do not become airborne during demolition activities. Therefore, the project as conditioned, would have a less than significant impact to the environment due to potential release of hazardous materials.

9. HYDROLOGY AND WATER QUALITY

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1)	<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, 4, 8)	<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
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, 4, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 4, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1 & 4)	<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 & 4)	<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 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The proposed project includes construction of the new structures in the same location as the existing structures. Therefore, operational elements of project implementation would not greatly vary from the existing baseline use of the property. However, there may be a potential for impacts to drainage patterns on the site relative to construction activities and an increase in structural footprint.

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

The operational elements of the project include the continued residential use of the property which is not expected to result in intensification of water use. Therefore, implementation of the project would not substantially deplete groundwater supply. Furthermore, the proposed septic and leachlines that would serve the residence has been reviewed by the Environmental Health

Bureau. The bureau has determined that implementation would not result in the discharge of wastewater into the groundwater resulting in a negative impact to water quality. The Monterey County Geographic Information System (GIS) indicates that the subject property is located outside of a 100-year flood hazard area. Therefore, project implementation would not expose structures or people to flood hazards or inundation by seiche, tsunami, or mudflow nor would the proposed structures impede or redirect flood existing flows.

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

Although operational elements of the project were found to have no impact to the hazards outlined above, there may be a potential for temporary impacts caused by erosion or siltation during grading activities and an increase in structural footprint. Although construction of the proposed structures would be placed on a previously disturbed area containing an established drainage pattern, an expansion of the existing footprint may have the potential to alter the existing drainage pattern on the site. For this reason, the Monterey County Water Resources Agency has conditioned the project requiring the project owner/applicant to submit a drainage plan for review and approval prior to issuance of construction permits. As discussed in section VI.6 – Geology and Soils of this Initial Study, site development would take place in areas containing loose or expansive soils due to previous excavation spoils. The project has been conditioned to require compliance with the recommendations of the Geotechnical Engineer and submittal of an erosion control plan for review and approval prior to issuance of construction permits. Therefore, the project as proposed and conditioned would have a less than significant impact to flooding, erosion, or pollution caused by a substantial alteration of the site's drainage pattern.

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: 1, 2, 3, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 4, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Section II.B (Project Description) and C (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources reference.

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

Discussion/Conclusion/Mitigation:

See previous Section II.B (Project Description) and C (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources reference.

12. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 7, 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, 7, 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 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 7, 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 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
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 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The proposed project does not include the change of use on the subject property. Therefore, there are no foreseen noise impacts caused by the operational elements of project implementation. However, since project components include demolition and construction of a single family residence and garage within an established residential neighborhood, there would be potential for temporary noise impacts associated with construction activities.

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

The permanent operational elements of the project include people residing within a single family residence. Normal use of the dwelling would not include noise producing devices resulting in an increase in ambient noise levels within the neighborhood. As previously discussed in section VI.8 – Hazards and Hazardous Materials of this Initial Study, the subject property is not located within an airport land use plan or in the vicinity of a private airstrip. Therefore, project implementation would not expose people working or residing in the area to excessive noise levels.

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

Although the project includes the demolition and construction of structures that would cause a temporary increase in noise level in the areas, these activities would not typically exceed the noise levels established by the Noise Hazards section of the 1982 Monterey County General Plan or Chapter 10.60, Noise Control, of the Monterey County Code (MCC). Furthermore, Chapter 10.60 of the MCC restricts nighttime noise between the hours of 10:00 p.m. and 7:00 a.m. preserving the ambient noise levels in the area. Therefore, temporary impacts to noise levels caused by the proposed construction activities would have a less than significant impact on the environment.

13. POPULATION AND HOUSING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Section II.B (Project Description) and C (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources reference.

14. PUBLIC SERVICES				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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.B (Project Description) and C (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources reference.

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.B (Project Description) and C (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources reference.

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"/>
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.B (Project Description) and C (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources reference.

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

Discussion/Conclusion/Mitigation:

See previous Section II.B (Project Description) and C (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources reference.

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: All Sources Listed) ("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 on Agriculture and Forest Resources, Hydrology/ Water Quality, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, or Utilities/Service Systems as a result of project implementation.

Less than significant impacts have been identified for Aesthetics, Air Quality, Geology, Greenhouse Gas Emissions, Noise, and Transportation/Traffic and conditions of approval will be included to assure compliance with County requirements; therefore reducing potential impacts to a less-than-significant level.

Potential impacts to Biological Resources, Cultural Resources, and Hazards/Hazardous Materials, caused by construction of the project, have been identified and Mitigation Measures have been recommended to reduce to a less than significant level.

(a). Conclusion: Less Than Significant with Mitigations Incorporated. Based upon the analysis throughout this Initial Study, the proposed project may have the potential to degrade the quality of the environment, threaten to eliminate a plant 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 prehistory. Therefore, mitigations have been incorporated to reduce potential impacts to biological resources and cultural resources to a less than significant level. See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected) as well as the sources referenced.

(b). Conclusion: No Impact. The project will involve the partial demolition, remodel, and addition to an existing residential structure within an established residential neighborhood; therefore, the project will not create a substantial adverse effect on human beings, either directly or indirectly. Implementation of the proposed project will result in temporary minor incremental reductions in air quality in the project vicinity and no changes in traffic conditions. The incremental air quality, transportation/traffic, public services and utilities impacts of the project when considered in combination with the effects of past projects, current projects and probable future projects in the planning area, will result in no impact.

(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, noise, and transportation. However, the project as proposed and through the incorporation of standard conditions, the project's impacts will 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/will not) be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN140219 and the attached Initial Study / Proposed Mitigated Negative Declaration.

IX. REFERENCES

1. Project Application/Plans
2. 1982 Monterey County General Plan
3. Carmel Area Land Use Plan
4. Monterey County Geographic Information System (GIS)
5. Title 20 – Monterey County Coastal Implementation Plan
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 24, 2014.
8. Geotechnical Investigation, dated April 17, 2014 and Update dated March 3, 2016 by Soil Surveys Group Inc. (LIB140346)
9. Archaeological Report, dated April 22, 2014 and Update dated March 24, 2016 by Archaeological Consulting (LIB140345)
10. The Muliti-Jurisdictional Hazard Mitigation Plan
11. Monterey County Code Chapter 10.16 – Noise Control