

Exhibit D

This page intentionally left blank.

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING

1441 SCHILLING PLACE SOUTH 2nd FLOOR, SALINAS, CA 93901

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: RAJAGOPALAN VIDYA & SRIBALAN SANTHANAM TRS

File No.: PLN160647

Project Location: 31613 HIGHWAY 1, ~~CARMEL BY THE SEA~~ BIG SUR, 93923

Name of Property Owner: SRIBALAN SANTHANAM & VIDYA RAJAGOPALAN

Name of Applicant: STUDIO SCHICKETANZ, AGENT

**Assessor's Parcel
Number:** 243-221-019-000

Acreage of Property: 25.53 ACRES

General Plan Designation: RESOURCE CONSERVATION

Zoning District: WSC/40-D(CZ)

Lead Agency: COUNTY OF MONTEREY RMA-PLANNING

Prepared By: JAIME SCOTT GUTHRIE, ASSOCIATE PLANNER

Date Prepared: 20 JULY 2017

Contact Person: JAIME SCOTT GUTHRIE, ASSOCIATE PLANNER

Phone Number: 831-796-6414

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project: The proposed project is on a 25.53 acre site (Figure 1) located at 31613 Highway 1 in Big Sur (Assessor's Parcel Number 243-221-019-000). The project proposal is construction of a 4,384 square foot single family dwelling with an attached 497 square foot two-car garage, 327 square foot billiard building/storage room, 1,727 square foot courtyard, and 657 square foot deck. The proposed project also includes underground water storage, propane gas tank, mechanical rooms, and power extension; in-ground hot tub and pool; planted roofs, and solar panels.

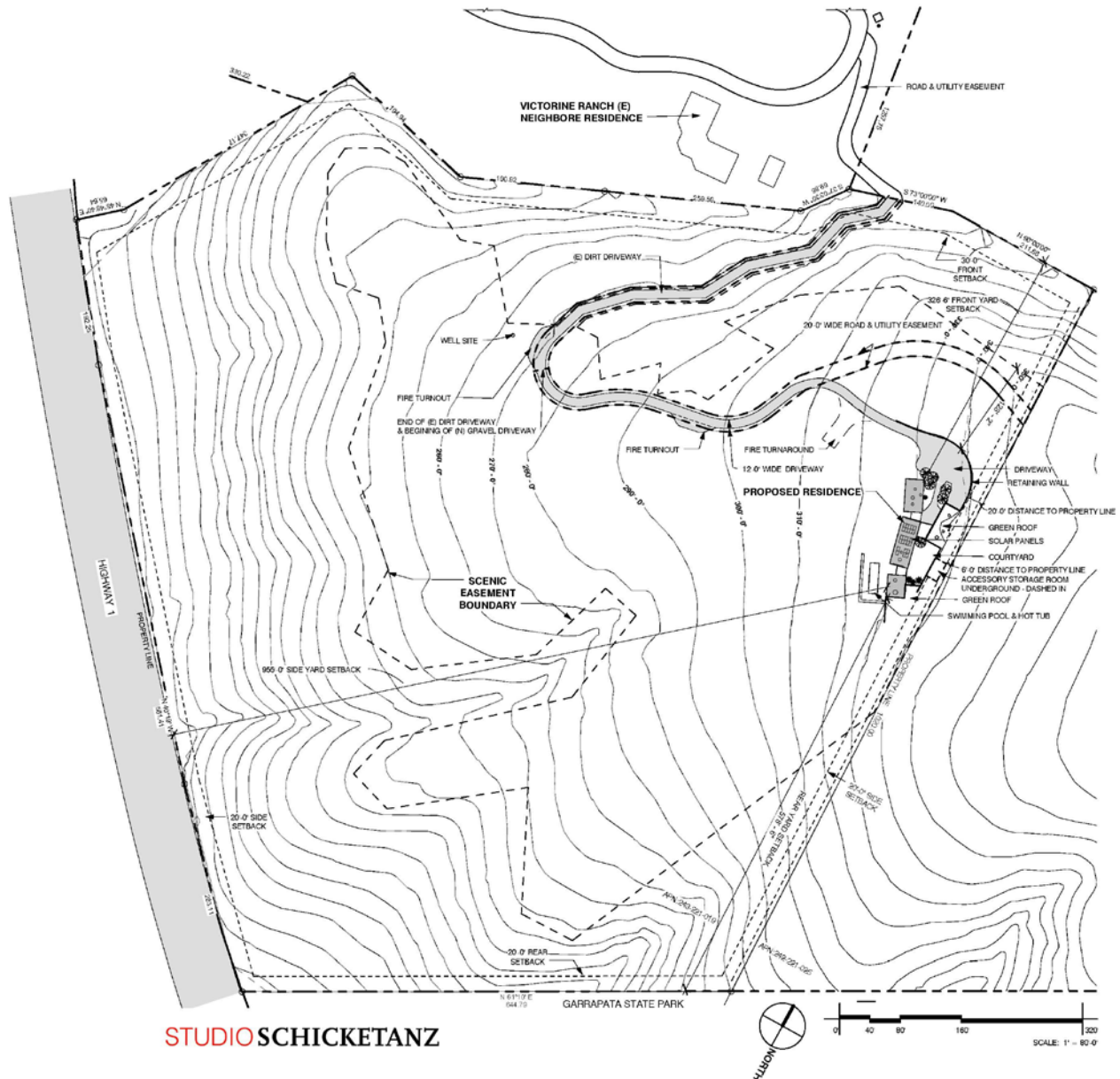


Figure 1 – Site Plan: Proposed single-family dwelling on 25.53-acre parcel located at 31613 Highway 1 in Big Sur. (Source 1)

Water for the residence will be acquired through tie-in with Victorine Ranch Mutual Water System or from the previously constructed new well¹, depending upon results from the test well. Construction of the single-story house into the base topography of the hill (Figure 2) on the eastern edge of the property line will require 7,624 cubic yards of cut and the same amount of fill.



Figure 2 - Elevation: Digital rendering of proposed single-family dwelling on the parcel at 31613 Highway 1 in Big Sur. (Source 1)

Implementation of the project requires approval of a Combined Development Permit (CDP) and Design Approval consisting of a Coastal Administrative Permit to allow conversion of a test well into a production well, a Coastal Administrative Permit to allow construction of the single-family dwelling, a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat (ESHA). (Source 1)

B. Surrounding Land Uses and Environmental Setting: The subject property is approximately half a mile east of Highway 1 and three-quarters of a mile south of Malpas Creek, south of the area known as Carmel Highlands. Gradually increasing in slope from the western edge aligning Highway 1 toward the coast ridge of the Santa Lucia Mountains in the east, the west-southwest facing marine terrace has elevations of approximately 226 to 344 feet above mean sea level (msl). The building envelope is an area with a moderate slope to the southwest and located along the eastern property boundary. Residential parcels and conserved Monterey County open space border the northern and eastern edges while the southern edge of the parcel is bound by open space and recreation area comprising Garrapata State Park (Figure 3).

The subject property is a former State Coastal Conservancy (SCC) area that is within the Victorine Ranch subdivision in the Big Sur Coast Land Use Plan. Prior to sale of the undeveloped parcels, the SCC provided conservation easements to conserve potential future public access and to protect significant natural features (Figure 4). Access to the site is from Highway 1 on a paved and gated private road which serves as the entry to the Victorine Ranch subdivision. No other access is available.

¹ The test well was constructed as a previous project (PLN170497) and is categorically exempt from CEQA per Section 15303(d)

The marine terrace portion of the parcel is a habitat mosaic of Northern Coastal Scrub, Central Maritime Chaparral, and Coastal Prairie Grassland that intermingle across a gently rolling terrain. A sparse scattering of Monterey Pines occurs across the lower slopes of the marine terrace and small thickets of Arroyo willow (*Salix lasiolepis*) grow in unnamed seasonal drainage. The furthest eastern edge of the property is at an elevation range from 1,150 to 1,375 feet, where the proposed development is located, and is dominated by Coastal Prairie Grasslands and Northern Coastal Scrub habitats. The southernmost portion of the property comprises extremely rugged terrain with redwood-dominated riparian habitat (See Source 20).

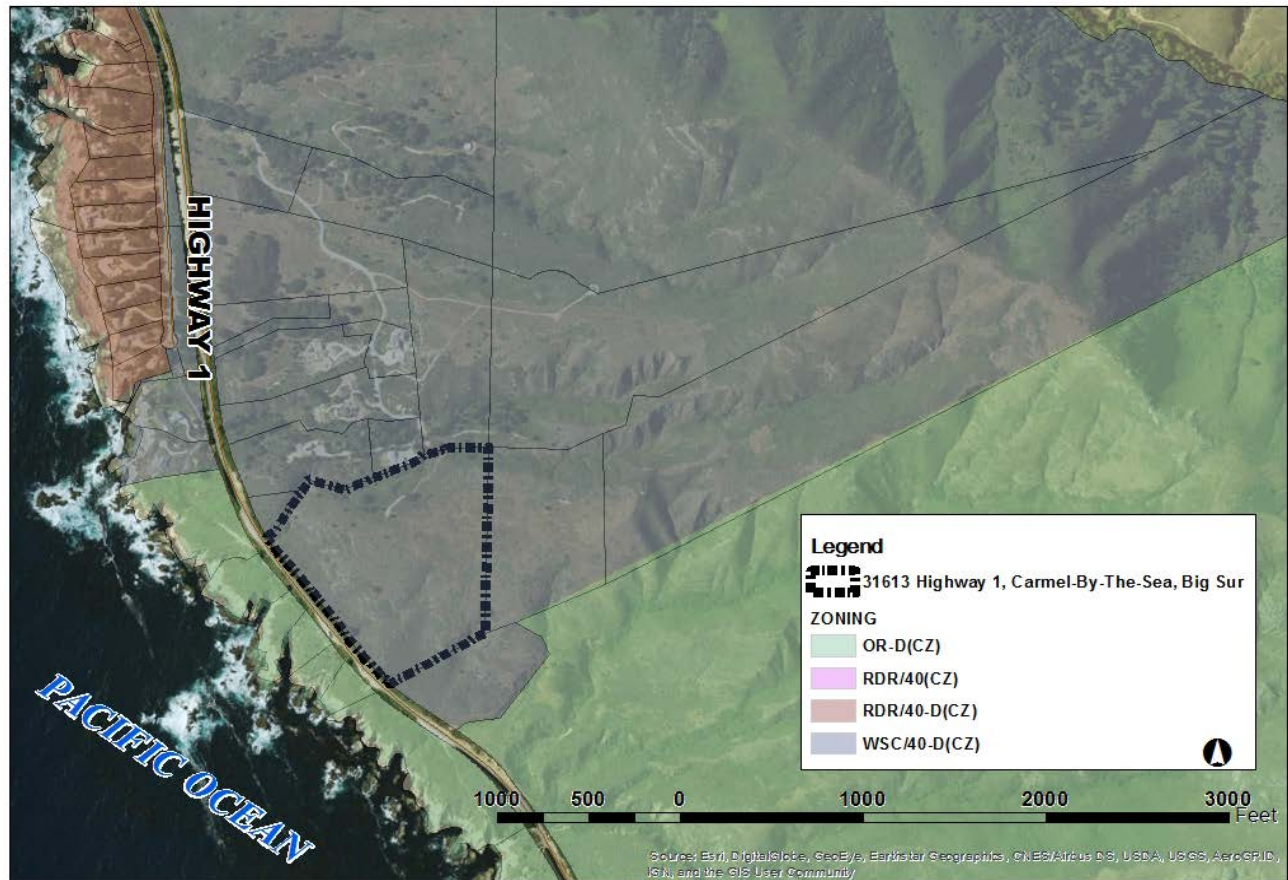


Figure 3 - Aerial Map: Zoning of parcel at 31613 Highway 1, Carmel-By-The-Sea. (Source 28)

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

D. Project Impacts: The subject property is not located within a Visually Sensitive district; does not contain Prime or Unique Farmlands or forest land, and is not considered a mineral resource recovery site. The result of project implementation would not require large amounts of water usage, create large amounts of wastewater, induce or reduce the population or availability

of housing, or cause reduction of the existing level of services for fire, police, public schools, or parks. Therefore, the project would have no impact on Aesthetics, Agriculture and Forest Resources, Cultural Resources, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, or Recreation.



Figure 4 - Aerial Photo: Neighborhood context of subject property at 31613 Highway 1. (Source 28)

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

Biological Resources (See VI.4 Environmental Checklist) and Tribal Cultural Resources (See VI.17 Environmental Checklist) would have less than significant impacts with mitigation incorporated. Approximately 2.3 acres of Coastal Prairie Grassland would be impacted from the proposed project implementation, including one-half an acre lost to development. Restoration is proposed for 1.8 acres of the impacted Coastal Prairie Grassland along with 2,409 square feet of proposed planted roof in a manner that mimics the surrounding Coastal Prairie Grassland habitat. The parcel is located within the aboriginal territory of the Native American tribe Ohlone/Costanoan-Esselen Nation, which has requested a Native American monitor be present

onsite during any ground disturbance. These mitigation measures would reduce project impacts to less than significant.

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

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 Sustainability Plan	<input checked="" type="checkbox"/>	Local Coastal Program-LUP & CIP	<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 goals and policies that set a framework for community development. The proposed project is consistent with the resource conservation land use designation of the site (See Figure 13a of the *General Plan*), allowing for limited use of the parcel. The Land Use Designation section of Chapter V of the *1982 General Plan* issues that “Residential uses are not a primary use in this category and will be allowed only if the applicant can demonstrate that conservation values are not compromised.” Project implementation would apply conditions of approval that demonstrate conservation values are not compromised in establishing the residential use.

CONSISTENT

Big Sur Coast Land Use Plan

The project site is subject to the *Big Sur Coast Land Use Plan* that provides development standards and policies which have been prepared to carry out the requirements of the California Coastal Act of 1976. Land uses adjacent to environmentally sensitive habitats shall be compatible with the long-term maintenance of the resource. New land uses shall be considered compatible only where they incorporate all site planning and design features needed to prevent significant habitat impacts, and where they do not establish a precedent for continued land development which, on a cumulative basis, could degrade the adjoining habitat. The project would not establish a precedent for continued land use development and does incorporate site planning and design features necessary to prevent sensitive habitat impacts. Therefore, implementation of the project would be compatible with the long-term maintenance of habitat resources. **CONSISTENT**

California Sustainable Groundwater Management Act (SGMA) of 2014

The project site is subject to the state *Sustainable Groundwater Management Act (SGMA)* of 2014 that assigns priority status to 515 water basins throughout California based on a basin’s state of overdraft along with the population density served by each basin. The State Department of Water Resources implements the requirements of SGMA. Along with analysis for the prioritization process, provisions of SGMA include requirements that Groundwater Sustainability Agencies (GSAs) are formed by 30 June 2017 and that the GSAs complete the development of groundwater sustainability plans (GSPs) or alternatives by 31 January 2020 or 31 January 2022.

The water basin from which the proposed project would draw water is not listed as one in a state of overdraft. Therefore, the well or the community system that may provide residential water service is unlikely to significantly impact the area's water basin. **CONSISTENT**

Air Quality Management Plan

The 2013 *Triennial Plan Revision 2009-2011* and the 2008 *Air Quality Management Plan (AQMP) for the Monterey Bay Region* addresses attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB) that includes Carmel and Big Sur. California Air Resources Board (CARB) uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration (EPDC) over a consecutive three-year period. Although the closest air monitoring site to the subject parcel is in Carmel Valley, there was no indication during project review that implementation of the single-family residence would cause significant impacts to air quality or greenhouse gas emissions (GHGs). **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input 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 checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Tribal Cultural Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance | | |

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

be made using the project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

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

EVIDENCE: VI.1 – Aesthetics: Data contained in the Monterey County Geographic Information System (GIS) shows the proposed project is not in a visually sensitive (VS) district. Therefore, there would be no impact to a scenic vista. There is potential for development on the parcel to be seen from Highway 1. However, construction of the residence is designed to be tucked into the base of the hillside on the eastern edge of the parcel furthest from Highway 1, eliminating any visibility from this public road. The proposed project would not damage scenic resources or degrade the visual character of the site nor its surroundings. There would be no new source of substantial light or glare created by implementation of the proposed project. In conclusion, implementation of the project would have no impact on aesthetic resources. (Source: 1, 2, 13, 14, and 27)

VI.2 – Agriculture and Forest Resources: The subject property is zoned Watershed and Scenic Conservation (WSC) in the Coastal Zone. Parcels to the north adjoining the subject property are developed with single family dwellings. The proposed project would cause neither a decrease in farmland nor a loss of agricultural uses. There are no forest resources on or in proximity of the subject property. Therefore, implementation of the project would have no impact on agriculture or forest resources. (Source: 1, 2, 3, 19, 20, and 27)

VI.5 – Cultural Resources: Monterey County Geographic Information System (GIS) indicates the archaeological sensitivity of the subject property is high. An archaeological report (File No. LIB170016) was provided that found residential development in the proposed project areas would have no adverse change in the significance of an archaeological resource as defined pursuant to Section 15064.5 of CEQA Guidelines. No evidence exists that the subject property contains unique paleontological or geologic features, nor interment of human remains. (Source: 1, 2, 3, 14, 25, and 35)

VI.10 – Land Use/Planning: The subject property is zoned Watershed and Scenic Conservation Easement (WSC/40) and is surrounded by similar rural coastal land uses. Therefore, implementation of the project would not divide an established community. There are no conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the proposed project (see section III – Project Consistency with Other Applicable Local and State Plans and Mandated

Laws of this Initial Study). The proposed project would not conflict with any habitat conservation plan or community conservation plans. Therefore, project implementation would have no impact to land use or planning. (Source: 1, 2, 3, 7, and 14)

VI.11 – Mineral Resources: The subject property does not contain any known mineral resources nor is it a locally important mineral resource recovery site. Therefore, project implementation would have no impact to mineral resources. (Source: 1, 2, 3, 22, and 24)

VI.13 – Population/Housing: The proposed project includes a single family dwelling in a zone that has a density of 40 acres per unit. Therefore, no impact would occur for substantial population growth in the area or for substantial displacement of existing housing or residents in the community. (Source: 1, 7, and 14)

VI.14 – Public Services: The proposed project has been reviewed by Cal-Fire Coastal which gives no indication that implementation of the proposed project would impact the existing response times of fire protection services for the area. Occupancy of the project's single-family home would not require an increase in Sherriff protection for the area, impact the ability of the Carmel Unified School District to maintain acceptable service ratios, nor substantially increase use of existing park facilities in the area. Project implementation would have no impact to public services. (Source: 1, 2, 3, and 14)

VI.15 – Recreation: The proposed project would not result in an increase in the use of existing neighborhood or regional parks that would cause substantial deterioration of a facility, propose additional recreational facilities, or require construction or expansion of recreational facilities. The project does not include the subdivision of land and therefore would not create a new impact on parks. Project implementation would have no impact on recreation. (Source: 1, 2, 3, 13, and 14)

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.

Jaime Scott Guthrie, Associate Planner

20 July 2017

Date

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS					
Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 3, 8, 13, 14)	<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, 3, 8, 13, 14)	<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, 3, 8, 13, 14)	<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, 3, 8, 13, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

2. AGRICULTURAL AND FOREST RESOURCES					
Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 2, 3, 7, 8, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 3, 8, 14)	<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: 1, 2, 3, 8, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 2, 3, 8, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. AGRICULTURAL AND FOREST RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 3, 4, 8, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

3. AIR QUALITY

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, 10, 11)	<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, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. The CARB has established 14 air basins statewide and the project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). The MBARD is responsible for producing an Air Quality Management Plan (AQMP) that reports air quality and regulates

stationary sources throughout the NCCAB. The *2008 Air Quality Management Plan for the Monterey Bay Region (AQMP)* and *2009-2011 Triennial Plan Revision (Revision)* are referenced for discussion of air quality. Monterey County is within the federal and state attainment standards for Carbon monoxide (CO), Nitrogen dioxide (NO₂), Sulfur Dioxide (SO₂), Lead, and fine particulates (PM_{2.5}), and within the federal attainment standards for Ozone (O₃) and respirable particulates (PM₁₀).

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

The project is consistent with the *AQMP*; therefore, there would be no impact caused by conflict or obstruction of the *AQMP*. The project would not result in uses or activities that expose sensitive receptors to substantial pollutant concentrations nor produce objectionable odors that would affect a substantial number of people.

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

The NCCAB is in nonattainment status of state standards for Ozone (O₃) and respirable particulates (PM₁₀) (see Source 8, p. 9). Therefore, projects resulting in a substantial increase in PM₁₀ emissions would cause a significant impact to air quality. In addition, ambient ozone levels depend largely on the amount of precursors, nitrogen oxide (NO_x) and reactive organic gases (ROG), emitted into the atmosphere. Implementation of the project would result in temporary impacts resulting from construction and grading activities caused by dust generation and fuel combustion of construction vehicles (major sources of primary PM₁₀) and NO_x and ROG emittance. Cut is to take place across approximately a fifth of an acre, while fill would be spread across 1.25 acres at 24-36 inches deep. Typical construction equipment would be used for the project and no more than 200 cubic yards (0.124 acre feet) per day of ground disturbance is planned. Therefore, these emissions would have a less than significant impact to air quality. Grading activities associated with the project include approximately 7,624 cubic yards of cut, at the base of a gently sloping hill, in order to ensure structures integrate with the landscape and do not impact viewing along Highway 1. Construction-related air quality impacts would be controlled by implementing Monterey County Code Chapter 16.12 (see Source 6) standard conditions for erosion control that require plans for control measures of runoff, dust, and erosion. Therefore, implementation of the proposed project, would result in less than significant impacts to air quality caused by pollutants currently in non-attainment for NCCAB and construction-related activities.

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 2, 3, 14, 16, 18, 19, 20)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 2, 3, 14, 16, 18, 19, 20)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 2, 3, 14, 16, 18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 2, 3, 14, 16, 18, 19, 20)	<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, 2, 3, 14, 16, 18, 19, 20)	<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, 14, 16, 18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed project is subject to regulations set forth in the *1982 Monterey County General Plan (General Plan)*; and the *Big Sur Land Use Plan (LUP)* which, along with Part 3 of the Monterey County Coastal Implementation Plan (CIP) comprise the Local Coastal Program (LCP) approved by the California Coastal Commission (CCC) (See Sources 2, 3, & 8). *General Plan* Policy 7.1.1 requires development be carefully planned to provide for conservation and maintenance of limited or threatened plant communities and wildlife habitat (see Source 2, p. 27). Section 20.145.040.B of the CIP requires that only projects with less than significant

impacts from development may be approved; that measures shall minimize potential impacts on biological resources; and that long-term maintenance of habitat is assured through consideration of mitigation measures recommended in the biological survey for the project.

The biological report submitted by Fred Ballerini in January 2017 assessed the specific location of the proposed project development on this parcel. The subject parcel either hosts or is adjacent to several sensitive ~~habits~~ habitats including Coastal Prairie Scrub, Central Maritime Chaparral, Wetlands, Central Coast Arroyo Willow Riparian, and Coastal Bluff Scrub. Particular plant species that are either endemic to the Central Coast or provide wildlife habitat also exist on the parcel including Seacliff buckwheat, Monterey Indian Paintbrush, Hooker's manzanita, Small-leaved lomatium, and Monterey pines (see Source 19, p. 2). The proposed development has been sited to best meet the constraints of integration with the landscape and topography, for placement outside the scenic easement boundary, and to minimize impacts on sensitive plant species and habitats (see Source 1).

Pursuant to Section 3.3 of the *Big Sur LUP*, Wetlands, Central Coast Arroyo Willow Riparian, and Central Maritime Chaparral are sensitive habitats subject to protection from degradation. Central Coast Arroyo Willow Riparian and Central Maritime Chaparral habitats are also listed on the CNDDDB as natural communities "rare and worthy of consideration." The Central Maritime Chaparral plant community exists in restricted distribution ranges growing along the immediate coastline, and comprises several diverse and species-rich shrubs and understory plant constituents. **Hooker's manzanita** (*Arctostaphylos hookeri*) is a constituent endemic species that is present along the driveway access. *A. hookeri* is a California Rare Plant Rank (CRPR) 1B.2 species with the California Native Plant Society (CNPS) which qualifies classification as rare, threatened, or endangered in California and elsewhere. All plants of Rank 1B are eligible for State listing. Approximately 40 plants of **Small-leaved lomatium** (*Lomatium parvifolium*) exist along the creek bank north of the development area. *L. parvifolium* is an endemic species to California with CNPS status CRPR 4.2 which indicates the uncommon occurrence of this fairly threatened plant.

The January 2017 Ballerini biological report recommends to continue use of the existing road. There are no reasonable alternatives to re-route the one existing access road without impacting Central Maritime Chaparral habitat. Section 3.3 of the Big Sur Coast Land Use Plan allows for "essential roads" that provide a minimum level of access to the subject parcel and without which no reasonable economic use of the property is possible (See Source 19, p. 13). In addition, previous fire clearance activities during the 2016 Soberanes Fire resulted in placement of vegetative debris atop the canopy of Central Maritime Chaparral habitat along the west side of the entry driveway and in a dozer line cutting through Coastal Bluff Scrub habitat (See Source 19, p. 5).

Coastal Bluff Scrub habitat is considered by CCC as sensitive, recognized by California Department of Fish and Wildlife (CDFW) as threatened, and classified by CNDDDB as a natural community "rare and worthy of consideration." A constituent plant of this habitat is the **Monterey Indian paintbrush** (*Castilleja latifolia*), existing on the lot adjacent to the subject parcel northeast of the development area. Monterey Indian paintbrush is CNPS CRPR 4.3 which

indicates a low degree of threat although the plant's status should be monitored regularly. **Seacliff buckwheat (*Eriogonum parvifolium*)** is a food and host plant for the **Smith's blue butterfly (*Euphilotes enoptes smithii*)** which is listed under the Federal Endangered Species Act. *E. parvifolium* is a constituent of Local Coastal Scrub habitat areas adjacent to the subject parcel, prior to the entrance and north of the building envelope, though not found directly on areas of development. **Monterey Pines (*Pinus radiata*)** are found on the subject parcel near the entrance road at the northwestern section of the parcel. As a CRPR List 1B species, the Monterey Pine is eligible for State listing.

Approximately nine acres of the property comprise Coastal Prairie Grassland habitat where development is proposed. The degraded condition of the parcel's Coastal Prairie Grassland habitat has been caused by previous overgrazing that facilitated the overwhelming colonization of exotic annual grasses including those classified in the California Invasive Plant Council (Cal-IPC) list as invasive; and by encroachment of Coyote brush and other Northern Coastal Scrub species.

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

Implementation of the proposed project would not conflict with any Monterey County policies or ordinances adopted for the protection of biological resources. Consistency with Monterey County Code CIP Section 3 Standards for Development in Environmentally Sensitive Habitats (ESHA) would meet *General Plan* goals of preserving and maintaining the County's native vegetation and wildlife. The proposed project is designed to be subordinate to the critical habitat on and near the subject parcel, pursuant to Policy 3.3.1 of the *Big Sur LUP*. The subject parcel is host to plants listed with the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (Cal-IPC), considered by the California Coastal Commission (CCC) as sensitive, and recognized as threatened by the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB). However, no conflicts exist for any of these State and Federal guides to sensitive habitat protection. The subject parcel has no federally protected wetlands as defined by Section 404 of the Clean Water Act. The proposed project would not interfere with the movement corridors of or migratory patterns of, or impede the use of any nursery site, for native resident fish, wildlife, or bird species.

4(a) and (b). Conclusion: Less Than Significant With Mitigation Incorporated.

Mitigation Measure 4.A: General Best Management Practices (BMPs)

As previously mentioned, project implementation would have potential impacts to sensitive plant species and habitats that support natural communities identified in the LCP. In order to reduce those impacts to less than significant, mitigative actions have been identified as necessary for long term maintenance of sensitive habitat areas located in proximity to driveway improvements, infrastructure, and overall development.

Mitigation Measure Action 4.A.1: Expert Biologist

Prior to issuance of construction permits for grading and/or building, the applicant/owner shall submit to RMA-Planning for review and approval, a signed contract with a qualified biologist for onsite monitoring of sensitive habitat

identification, exotic plant removal, and protective measure installation. The contract shall include the following responsibilities:

1. Monitor implementation of Mitigation Measures 4.A – 4.F for protection of biological resources as described in this initial study and in Ballerini's January 2017 biological report (See Source 19).
2. Identify sensitive plant materials and habitats;
3. Monitor exotic species removal activities;
4. Monitor installation of all protective measures of sensitive habitats and species;
5. Monitor, salvage and propagate sensitive species;
6. Monitor all planting restorations;
7. Monitor adherence to Notes on Demolition and Construction Plans throughout implementation of the project;
8. Develop "Habitat Protection Plan;"
9. Develop "Coastal Prairie Grassland Restoration Plan;"
10. Develop "Exotic Species Control Plan;"
11. Generate reports sufficient in detail to identify the success of mitigation measures and any impacts incurred outside those analyzed in this project

Mitigation Measure Action 4.A.2: Demolition and Construction Plans and Implementation

Prior to issuance of construction permits for grading and/or building, the owner/applicant/biologist shall submit to RMA-Planning evidence of the following measures as notes on Demolition and Construction Plans:

1. Restrict use of heavy equipment to areas within the development envelope;
2. Install sediment control devices on the downhill perimeter of the construction envelope and exposed soil areas;
3. Use debris fencing and silt dams to protect the northern drainage corridor and grassland habitat from migration of disturbed, excavated, or graded soils and debris;
4. Stabilize disturbed soils prior to rainy weather with either the use of biodegradable netting or, mulching or hydroseeding with native seed, mulch and tackifier;
5. Use excavated clean upper soil horizon sands from the construction site to top dress final landscape restoration areas or haul to a receiver site;
6. Remove all construction debris prior to final grading;
7. Complete all construction activities in areas to be treated with native seed mix prior to final grading;
8. Dispose of excavated exotic green waste material at an a-receiver site or haul off location green waste facility;
9. Disperse storm water runoff from impervious surfaces in such a way as to prevent rilling and site erosion;
10. Stabilize any disturbed soils and non-landscaped materials with native seed of site-identified species in the fall months prior to or in conjunction with the seasonal rains;

11. Maintain all disturbed soil free from exotic species (Coordinate with Mitigation Measure 4.F – Exotic Species Control Plan);
12. Avoid deposition of any excavated material and debris beyond the road edge; and
13. Restrict restoration of all disturbed soils and drainage swales surrounding the structures to Coastal Terrace Prairie habitat species.

Mitigation Measure Action 4.A.3: Monitoring and Reporting

The way in which mitigation measures are examined for implementation and effectiveness shall be through monitoring and reporting. The owner/applicant/biologist shall submit periodic letters to RMA-Planning for review and approval. Submittals shall take place in the following manner:

1. *Approximately two weeks prior to commencement of construction* – This report shall describe, in narrative and with photographs, the quality of mitigation implementation required for protection of sensitive environments and any changes necessary to protect sensitive biological resources at the site;
2. *Reporting for a five-year duration* – These reports shall be submitted biannually for the first three years after implementation of mitigation measures. Annual monitoring shall be conducted during years four and five. Each report shall describe, in narrative and with photographs, the status of each sensitive species and habitat of concern, analysis of mitigation measure effects, and any adjustments necessary for improving the likelihood of success of mitigation measures. The final report in year five shall survey all areas of restoration for the project, and shall assess future needs for maintaining the health and rigor of sensitive habitats and species of concern on and adjacent to the parcel.
3. *Prior to final building permits* – This report shall describe the quality of mitigation implementation maintained during construction, any unforeseen impacts that may have occurred, and modifications for the purpose of habitat restoration and protection.

Mitigation Measure 4.B: Preservation and Protection of Smith’s Blue Butterfly Habitat and Monterey Pines

Preserve and protect at least 50% of the existing soil surface around each Monterey Pine in order to avoid detrimental impacts to major roots. In order to protect Smith’s blue Butterfly habitat and sensitive Monterey Pines, the owner/applicant/biologist shall implement the following protection measures of Seacliff buckwheat and Monterey pines during grading and construction activities:

Mitigation Measure Action 4.B.1: Prior to issuance of construction permits for grading and/or building, the owner/applicant/biologist shall identify Monterey Pine tree and Seacliff buckwheat plant species and monitor installation of protection fencing. Implementation of this mitigation measure shall be included in the report submittal approximately two weeks prior to commencement of construction (See Mitigation Measure Action 4.A.3.1 above). All protective fencing shall be implemented until after final inspection.

Mitigation Measure 4.C: Preservation and Protection of Wetland and Central Coast Arroyo Willow Riparian Habitats

Wetland and Central Coast Arroyo Willow Riparian habitats exist along the seasonal drainage running east-west parallel to the proposed driveway up to the residence and down a ravine to the north of the proposed residence. Maintenance of the existing entry road would have the least impact to these biological resources compared to a larger impact with implementation of a new road. In order to minimize impacts to Wetland and Central Coast Arroyo Willow Riparian habitats, the owner/applicant/biologist shall submit a “Habitat Protection Plan (HPP)” prior to any land disturbance. The HPP shall incorporate the following protection measures:

1. Install a bio-retention swale along the east side of the driveway for the purpose of filtering runoff before migrating to environmentally sensitive Central Coast Arroyo Willow Riparian habitat.
2. Stabilize all disturbed soil prior to rainfall events.
3. Avoid deposition of any excavated material or overburden beyond the edge of the road into sensitive habitats.
4. Install permeable paving materials to reduce storm water runoff.
5. Salvage riparian and wetland plant materials from the entry area of the driveway prior to grading or road improvement activities.
6. Propagate salvaged plant materials for re-planting into restoration sites of the property.
7. Track performance of native species establishment and exotic species control, and include in reports as explained in Mitigation Measure Action 4.A.3 – Monitoring and Reporting above.

Mitigation Measure Action 4.C.1: Prior to any land disturbance or mobilization activities, owner/applicant shall submit to RMA-Planning for review and approval the Habitat Protection Plan developed by the expert biologist. The HPP shall include all protection measures identified in Mitigation Measure 4.C above. Application of the HPP shall be documented with evidence of implementation in the forms of receipts, invoices, contracts, and photographs, as deemed appropriate by the project planner.

Mitigation Measure 4.D: Preservation and Protection of Central Maritime Chaparral and Coastal Bluff Scrub

Central Maritime Chaparral habitat exists along both sides of the driveway access and on the adjacent parcel northeast of the subject parcel; and Coastal Bluff Scrub exists on the parcel at a remove to the west of proposed development and along the west facing slopes above Highway 1. In order to ensure long-term maintenance of Central Maritime Chaparral and Coastal Bluff Scrub habitats on and adjacent to the parcel, the owner/applicant/biologist shall implement protections in the following manner:

Mitigation Measure Action 4.D.1: Prior to issuance of construction permits for grading and/or building, the owner/applicant/biologist shall identify Central Maritime Chaparral and Coastal Bluff Scrub, and monitor installation of protection fencing around these sensitive habitats. Implementation of this mitigation measure shall be included in the report submittal approximately two weeks prior to commencement of construction (See

Mitigation Measure Action 4.A.3.1 above). All protective fencing shall be implemented until after final inspection.

Mitigation Measure Action 4.D.2: Prior to any land disturbance or mobilization activities, the owner/applicant/biologist shall remove all vegetative debris from atop Central Maritime Chaparral and remove all exotic species from along dozer tracks. The removed debris and vegetation shall be hauled to a green waste facility. The applicant/owner/biologist shall monitor areas cleared of exotics until Coastal Bluff Scrub habitat is stabilized and vegetated with native Scrub species. Implementation of continued monitoring shall be included in the report submittals for a five-year duration as described in Mitigation Measure Action 4.A.3.2 above.

Mitigation Measure 4.E: Restoration and Protection of Coastal Prairie Grassland

Coastal Prairie Grassland is currently in degraded condition where proposed infrastructure and residential development would be implemented on the subject parcel. Approximately 2.3 acres of Coastal Prairie Grassland would be impacted from the proposed project implementation, including one-half an acre lost to development. Mitigation measures include restoration for 1.8 acres of the impacted Coastal Prairie Grassland through distribution of excavated soils and redistribution of scraped and stockpiled top soils containing native seed bank, grasses, bulbs and forb constituents. An additional mitigation measure for long-term maintenance of Coastal Prairie Grassland habitat includes expansion of grassland area through elimination of encroaching Coastal Bluff Scrub Coyote brush into the fringes of ecotones shared by both Scrub and Prairie habitats. In order to reduce impacts on Coastal Prairie Grassland to less than significant, the applicant/owner/biologist shall submit to RMA-Planning for review and approval a “Coastal Prairie Grassland Restoration Plan” that incorporates the following objectives:

1. Submit grading plans that mimic the natural contours of the areas surrounding the development footprint.
2. Prior to grading activities, the project biologist shall conduct qualitative and quantitative analyses of existing grassland habitat providing baseline data of species compositions. The data shall be used to establish success criteria and percent coverage analysis;
3. During grading activities, salvage and stockpile native plants and topsoils;
4. Re-broadcast stockpiles of native plants and topsoils onto graded/fill areas;
5. Stabilize soils with erosion control measures and native seed (locally-sourced) hydroseeding;
6. Add salvaged plant stock where applicable;
7. Establish exotic species control protocols and management tools (Coordinate with Mitigation Measure 4.F – Exotic Species Control Plan);
8. Establish a monitoring program to track performance of native species establishment and exotic species control. Quarterly monitoring shall be conducted for the first three years after implementation of the Restoration Plan. Biannual monitoring shall be conducted during years four and five.
9. Establish long-term maintenance program for control of invasive species and encroaching Coyote brush, soil stabilization, and other actions noted during monitoring;
10. Avoid impacts to adjacent habitats;
11. Restore all disturbed soils with Coastal Prairie Grassland species;

12. Plant no ornamental landscaping outside the residential development;
13. Prior to occupation of the residence, install planted roofs with Coastal Prairie Grassland species.

Mitigation Measure Action 4.E.1: Prior to any land disturbance or mobilization activities, owner/applicant/biologist shall submit to RMA-Planning for review and approval the Coastal Prairie Grassland Restoration Plan developed by the expert biologist. The Restoration Plan shall include all protection measures identified in Mitigation Measure E above. Application of the Restoration Plan shall be documented with evidence of implementation in the forms of receipts, invoices, contracts, and photographs, as deemed appropriate by the project planner.

Mitigation Measure 4.F: Exotic Species Control Plan

Exotic species control is an integral aspect of maintenance and enhancement of existing native habitats. Eradication of exotic species is consistent with *General Plan* Objective 11.1 as a protective measure of environmentally sensitive areas. A sustained effort to abate the presence of invasive non-native and encroaching native plant species would allow the proposed development to be compatible with the long-term maintenance of sensitive habitats directly on and adjacent to the subject property. In order to ensure successful re-establishment of the sensitive habitats, the applicant/owner shall submit to RMA-Planning for review and approval an “Exotic Species Control Plan” developed by the expert biologist, that incorporates the following objectives:

1. Prevent erosion in areas treated for eradication by stabilizing exposed areas with site appropriate native species endemic to the communities from which the exotics were removed.
2. Maintain all disturbed soil free from exotic species.
3. Dispose of all eradicated plant materials in a green waste facility.
4. Eradicate French broom plants located to the north of the driveway turn as it leads into the grassland outside the development area. Remove French broom plants prior to setting seed and dispose in a green waste facility.
5. Hand-remove sticky eupatorium plants along the entry road.
6. Mow non-native exotic thistle species prior to setting seed.
7. Remove pampas grass plants prior to any ground disturbance. Bag the seed plumes before removal.
8. Provide a minimum five-year monitoring plan with submission of quarterly reports.

Mitigation Measure Action 4.F.1: Prior to any issuance of construction permits for grading and/or building, owner/applicant shall submit to RMA-Planning for review and approval the Exotic Species Control Plan developed by the expert biologist. The Control Plan shall include all protection measures identified in Mitigation Measure 4.F. Application of the Control Plan shall be documented with evidence of implementation in the forms of receipts, invoices, contracts, and photographs, as deemed appropriate by the project planner.

5. CULTURAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 3, 8, 25, 34, 35)	<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, 8, 25, 34, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 3, 8, 34, 35)	<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, 8, 25, 34, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

6. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 14, 36)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: 1, 14, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 14, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: 1, 14, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1, 14, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 14, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, creating substantial risks to life or property? (Source: 1, 14, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 14, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Monterey County Geographic Information System (GIS) indicates that the subject property is seismically classified Undetermined. In order to ascertain if the proposed project may be susceptible to geologic hazards, a Geotechnical Report (see Source 24) was submitted with the application. The report addresses seismic hazards within the subject property such as surface ground rupture, seismic shaking, differential settlement, liquefaction, and lateral spreading as well as recommendations for construction of footings and slabs.

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

The proposed project is not located within 1/8th mile of a known earthquake fault identified by the State Geologist. Although there are no fault lines found within 1/8th mile of the project site, there exists the inferred Palo Colorado Fault over a mile away southwest beneath the Pacific Ocean. However, this fault is unlikely to produce high intensity earth movements (See Source 38). Therefore, substantial adverse effects on people or structures due to strong seismic ground shaking or liquefaction is unlikely. The project property does not contain areas subject to landslides or expansive soils, based on information derived from the Geotechnical Report (see Source 24, pp. 7-8). The Geotechnical Report includes footing and slab design recommendations for foundation systems which are to be incorporated into construction, verified by a licensed geotechnical practitioner (See Source 24, pp. 11-12). There is no indication in the Geotechnical report that soils would be incapable of adequately supporting septic and wastewater disposal uses.

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

The subject parcel is expected to incur 7,624 cubic yards of cut and 7,624 cubic yards of fill. The cut is to take place across approximately a fifth of an acre, while fill would be spread across 1.25 acres at 24-36 inches deep. The geotechnical report incorporates recommendations for drainage and erosion control (See Source 24, pp. 14-15). Due to the sensitive habitats covering the parcel and the encroachment of non-native plant species into ecotones, drainage and erosion control

shall be instrumental in the long-term maintenance of these habitats (See VI.4 – Biological Resources). The project is conditioned to provide an erosion control plan prior to the issuance of any grading or building permits in order to rehabilitate disturbed areas with native plant species found on-site. RMA-ES requires, prior to final inspection, certification that development will have been constructed in accordance with the recommendations of the project geotechnical report which has been placed as a condition (See Source 27). Therefore, impacts to soil erosion or loss of topsoil would be reduced to less than significant.

7. GREENHOUSE GAS EMISSIONS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 10, 11)	<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, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

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

7(b). Conclusion: No Impact.

Implementation of the proposed project would not conflict with any *AQMP* goals or policies for reducing emissions of greenhouse gases.

7(a). Conclusion: Less Than Significant.

As previously discussed, ambient ozone levels depend largely on the amount of precursors, nitrogen oxide (NO_x) and reactive organic gases (ROG), emitted into the atmosphere. Implementation of the project would result in temporary impacts resulting from construction and grading activities that require fuel combustion of construction vehicles, a primary source of NO_x and ROG emittance. Typical construction equipment would be used for the project and ROG and NO_x emitted from that equipment have already been accommodated within the *AQMP*. Therefore, these precursor emissions would have a less than significant impact on GHGs. Proposed cut and fill of 7,624 cubic yard is proposed to be moved at a rate of 200 cubic yards, or

0.124 acre-feet, per day. This amount is under the recommended 2.2 acres per day, or 82 lb/day, threshold of significance of grading and excavation during construction phases. A condition has been placed on the project that requires a grading plan be submitted prior to issuance of any grading or building permits. Therefore, the proposed project, as conditioned, would have less than significant impact on GHG emissions.

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, 4)	<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, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 4, 14)	<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, 29)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3, 4, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3, 4, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 2, 3, 4, 30)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 2, 3, 4, 32)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Hazardous materials may comprise those that are flammable, including brush and grasslands, which are present throughout the subject parcel. California Public Resources Code (PRC) §4291 regulates the fire protection mechanisms for fuel conditions in forested and wildland areas, especially those in proximity to urbanized areas. Adjacency of the subject parcel to the more densely populated area of Carmel Highlands creates susceptibility of a wildland fire transmitting to the more developed communities.

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

There are no schools, existing or proposed, within one-quarter mile of the subject property. The project site is not included in the Cortese List – Government Code Section 65962.5 (See Source 29) or located within two miles of a public airport or private airstrip. Implementation of the project would not have an impact to the emergency response plan for the County. There shall be no use or storage of hazardous materials or hazardous waste for any aspect of the project.

8(h). Conclusion: Less Than Significant.

As previously mentioned in VI.4 Biological Resources above, the subject parcel incurred fire clearance activities during the 2014 Soberanes fire. In addition, the parcel is classified as a State Responsibility Area (SRA) for fire protection with a “very high” risk ranking for fire occurrence. Cal-Fire Coastal has reviewed the project for design features adherent to PRC §4291 including the maintenance of a 100-foot buffer of defensible space around all structures and the use of non-flammable construction materials. There is no indication from Cal-Fire Coastal that the plans for the proposed project would not comply with requirements of PRC §4291 (See Source 32). Therefore, significant risk of loss due to wildland fires would be less than significant.

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, 10, 12)	<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, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source: 1, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1, 12, 26)	<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, 14)	<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, 12)	<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, 12, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 3, 18, 21, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Connection to Victorine Ranch Mutual Water Company would provide potable water to the property. Additionally, a previously constructed test well may be utilized for fire suppression and future residential use. Wastewater would be treated on-site with a septic tank and leach field system. Title 15 Public Services of the Monterey County Code (MCC) regulates water quality and waste discharge. Implementation of the proposed project would result in 7,624 cubic yards of cut and fill in addition to a net 2,038 square feet impervious surface, thus, potentially altering the existing drainage pattern.

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

County of Monterey Bureau of Environmental Health has reviewed the incorporation of the on-site septic tank and leach field system design and has determined that it meets current MCC 15.20 Sewage Disposal regulations (see Source 5). Therefore, the project would not violate any waste discharge requirements. Implementation of the proposed project would not violate any water quality standards nor have significant impact on ground water supplies and groundwater recharge. Stormwater runoff would be handled with an onsite drainage system. There was no indication during project review that the project would contribute to providing substantial additional sources of polluted runoff or to degrading water quality. The subject parcel is not located within a 100-year flood hazard area. There is no susceptibility to the failure of a levee or dam (see Source 15); therefore, implementation of the project would not expose people or structures to loss, injury, or death due to the aforementioned impact. The subject parcel is not located in an area vulnerable to tsunami inundation (see Source 20) or an enclosed water body (see Source 23). Therefore, the project would not expose people or structures to impacts due to tsunami or seiche.

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

Impacts to drainage patterns and runoff due to construction of the proposed project are reduced by implementation of an erosion control plan, required and to be approved by RMA-Environmental Services (ES), as a condition of grading or building permit approvals. A drainage plan is required by the Water Resources Agency for handling impervious surface stormwater runoff at multiple dispersal points away from and below any septic leach fields. RMA-ES has conditioned the project to submit, prior to final inspection, certification by the Geotechnical Engineer that all development has been constructed in accordance with the recommendations contained in the Geotechnical Report and approved plans (See Source 7).

10. LAND USE AND PLANNING					
Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Physically divide an established community? (Source: 1, 2, 3, 14, 15)	<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, 7, 8, 9, 10, 11, 12, 17, 32, 33, 34, 35)	<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, 14, 16, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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, 2, 3, 14, 22)	<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, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 4, 7)	<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, 4, 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, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
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, 7, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 4, 7, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The subject property is within 2,500 feet of a neighboring dwelling unit, the threshold for distance from allowed noise levels listed in Chapter 10.60.030 of the Monterey County Code (See Source 4). An increase in noise levels above those existing without the project would occur temporarily during project construction.

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

The operational component of the project would not expose persons to noise levels in excess of standards established in Chapter 10.60 – Noise Control, of the Monterey County Code (MCC), and would not result in a substantial permanent increase in ambient noise levels in the project vicinity. The subject parcel is not located within an airport land use plan, two miles of an existing airport, or the vicinity of a private airstrip. Therefore, no impacts would result from exposure to noise levels created by nearby aircraft.

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

Temporary noise levels and groundborne vibration would increase during construction activities. However, these levels are not predicted to exceed levels established in the regulations of Chapter 10.60 – Noise Control, of the Monterey County Code (MCC). Therefore, impacts caused by the temporary increase in noise levels and groundborne vibration above those existing without the project would be reduced to less than significant.

13. POPULATION AND HOUSING		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 5)	<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: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

14. PUBLIC SERVICES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a)	Fire protection? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

15. RECREATION				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

16. TRANSPORTATION/TRAFFIC				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. TRANSPORTATION/TRAFFIC				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The subject parcel is located along a State Highway 1 road segment with a level of service rating “B” (See Source 37). As mentioned previously, there is one access to the parcel on a paved and gated private road from Highway 1. Construction activities would cause temporary increase in truck traffic.

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

Development of the proposed project on the subject parcel would not have an impact on air traffic patterns, increase of hazards or incompatible uses, or adequate emergency access. The project would not conflict with any Complete Streets policies, plans, or programs; therefore, implementation of this project would have no impact on public transit, bicycle, and pedestrian facilities.

16(b) Conclusion: Less Than Significant Impact.

Increase in traffic during construction of the project would cause temporary degradation of the level of service standard. However, the lowered rating would not fall below an “E” rating. Therefore, impacts due to a temporary increase in construction traffic would be less than significant.

17. TRIBAL 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 tribal cultural resource defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and is:					
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or (Source: 1, 2, 3, 8, 25, 33)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (Source: 1, 2, 3, 8, 25, 34)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion: The subject parcel is located in the aboriginal territory of Ohlone/Costanoan-Esselen Nation (OCEN). Pursuant to AB 52, tribal consultation took place regarding the proposed project. The outcome of the consultation with OCEN was a recommendation to have a Native American Monitor from OCEN, approved by the OCEN Tribal Council, be present onsite during any ground disturbance for the project. Although there is no listed historical resource, there is evidence that significant cultural resources exist for the OCEN.

17(a.i) Conclusion: No Impact.

The parcel does not contain any resource listed on a State or local register pursuant to Section 5020.1(k). Therefore, implementation of the project would not cause a substantial adverse change in the significance of a cultural resource listed with the California Register or any local register of historical resources (See Source 33).

17(a.ii). Conclusion: Less Than Significant Impact With Mitigation Incorporated.

Mitigation Measure 17.D – Potential Cultural Value to California Native American Tribe

In order to ensure that Tribal Cultural Resources incur less than significant impacts, an OCEN-approved Monitor shall be onsite during any project-related ground disturbance to identify findings with tribal cultural significance (See Source 34).

Mitigation Measure Action 17.D.1: Prior to issuance of construction permit for grading and/or building, Applicant/Owner shall submit to RMA-Planning a copy of a signed contract with an OCEN-approved onsite Cultural Resources Monitor. This Monitor shall be retained onsite for the duration of any project-related ground disturbance.

Mitigation Measure Action 17.D.2: Prior to issuance of construction permit for grading and/or building, include a note on all grading and demolition plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and immediately contact Monterey County RMA-Planning." Prior to resuming any further project-related ground disturbance, Owner/Applicant shall coordinate with the project planner and the Monitor to determine the extent of the resources and to develop proper mitigation measures required for recovery.

18. 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: 1, 12)	<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: 1, 26)	<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: 1, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1, 26)	<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: 1, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: As discussed previously, residential water is to be provided by Victorine Ranch Mutual Water Company; and in addition, a previously constructed test well could result in a water supply that would render a water system connection unnecessary.

18(a), (b), (e), (f) and (g). Conclusion: No Impact.

Due to implementation of an onsite wastewater treatment system (OWTS), there would be no impact to a wastewater treatment provider. The proposed project is not in conflict with federal, state, and local statutes and regulations related to solid waste; therefore, no impact would result regarding compliance with the aforementioned. Solid waste disposal needs of the single family residence would add marginally to landfill capacity. Therefore, implementation of the project would cause no impact to the area landfill.

18(c) and (d). Conclusion: Less Than Significant Impact.

The property has an existing entitlement for connection to the Victorine Ranch Mutual Water Company. If the previously constructed test well meets the water quality and quantity thresholds for servicing the residence, connection to the community water system would be unnecessary. The intention of *Big Sur Coast LUP* Policy 3.4.1 is to ensure adequate water is retained in the water stream system so that existing users downstream do not have water availability jeopardized. However, there has been no indication that the water basin from which both the system and the well draw water are approaching a state of overdraft (See Section III – *CA SGMA 2014* and Figure 5). No new or expanded entitlements are necessary in order to provide sufficient water supplies to the residence. Therefore, impacts due to the need for a new entitlement for sufficient water supply would be less than significant. Construction of the OWTS is necessary for capturing stormwater runoff and containing it on the parcel; however, the construction of the OWTS would not cause significant environmental impacts. Therefore, less than significant impacts would result in the construction of the OWTS.

CASGEM Groundwater Basin Prioritization

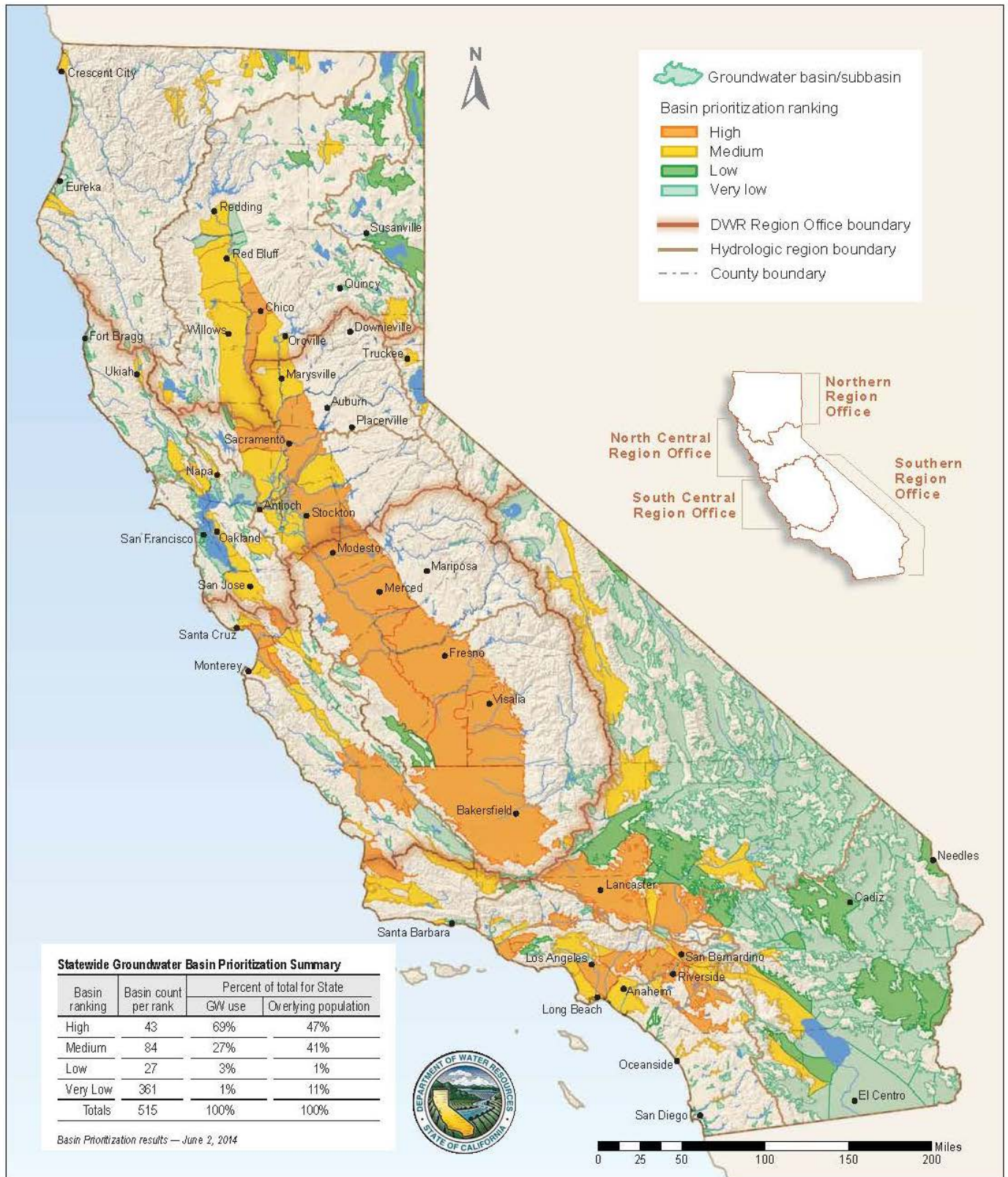


Figure 5 - Map: California groundwater basin prioritization. The proposed project does not draw from a prioritized water basin as analyzed by the State DWR. (Source 9)

VII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 4, 7, 8, 12, 16, 17, 18, 19, 20, 33, 34, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: All)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: All)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

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

Incorporation of mitigations would reduce identified potential impacts to less than significant level for Biological Resources and Tribal Cultural Resources.

(a). Conclusion: Less Than Significant Impact.

The proposed project has neither forest habitat nor pre-historical or historical resources that are recorded, thus, implementation would have no impact on these environmental factors. However, based upon the analysis conducted for this Initial Study, the proposed project would have the potential to impact plant habitats and Native American tribal lands. Impacts on plant habitats would be reduced to a less than significant level upon adherence to both recommended mitigations

in the Ballerini report (See Source 19 and VI.4 – Biological Resources) and recommendation in the Grice geotechnical report (See Source 23 and VI.6 – Geology and Soils). Impacts on Native American tribal lands would be reduced to less than significant with the presence of an OCEN-approved Native American monitor onsite during project-related ground disturbance (See Source 35 and VI.17 – Tribal Cultural Resources).

(b). Conclusion: No Impact.

There are limitations to intensifying residential use in this area because the surrounding parcels are zoned either Watershed and Scenic Conservation or Open Space Recreation, both of which are intended to maintain a rural character. Therefore, individual and incremental impacts are limited and would cause no cumulative impacts from implementation of this project.

(c). Conclusion: No Impact.

Analysis for this initial study finds there would not be adverse effects to human beings, either directly or indirectly, from implementation of the proposed project on the subject parcel.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

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

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN160647 and the attached Initial Study / Proposed Mitigated Negative Declaration.

IX. REFERENCES

1. Project Application/Plans
2. *1982 Monterey County General Plan*
3. *Big Sur Coast Land Use Plan*
4. Title 10 (Health and Safety) of the Monterey County Code.
5. Title 15 (Public Services) of the Monterey County Code.
6. Title 16 (Environment) of the Monterey County Code.
7. Title 20 (Zoning) of the Monterey County Code.
8. County of Monterey Coastal Implementation Plan (CIP) Part 3.
9. California Department of Water Resources. (2017). *SGMA Portal*. Accessed 5 July 2017. Available from: <http://sgma.water.ca.gov/portal/>
10. Monterey Bay Air Resources District. (2008). *2008 Air Quality Management Plan*. Available from: <http://www.mbuapcd.org/mbuapcd/pdf/Planning/2008AirQualityManagementPlan1.pdf>
11. Monterey Bay Air Resources District. (2013). *Triennial Plan Revision 2009-2011*. Available from: http://mbuapcd.org/pdf/Final_Triennial_Plan_Revision_041913.pdf
12. Regional Water Quality Control Board, Central Coast Region. (March 2016). *Water Quality Control Plan for the Central Coastal Basin*.
13. RMA-Planning Staff site visit 13 December 2016.
14. County of Monterey GIS Map Viewer.
15. **Google Earth** Imagery accessed 15 May 2017. 36°28'15.03" N 121°55'54.71" W Elevation at 44ft. Eye Alt. 3557 ft.
16. California Native Plant Society. (2010). "Rare and Endangered Plant Inventory." Accessed 16 June 2017. Available from: <http://www.rareplants.cnps.org/glossary.html>
17. Cal-Fire. (2012). "Wildland Hazard & Building Codes." Accessed 5 July 2017. Available from: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes
18. California Department of Fish and Wildlife. (2016). "Lands Viewer." Accessed 5 July 2017. Available from: <https://www.wildlife.ca.gov/Lands/Viewer>
19. Ballerini, Fred. (24 January 2017). "Biological Assessment of Rajagopalan Property." File No. LIB170015.
20. Nedeff, Nicole. (15 June 2013). "Baseline Biological Assessment, Victorine Ranch Property." File No. LIB170015.
21. California Department of Conservation. (2016). "Monterey County Tsunami Inundation USGS 24K Quads." Accessed 5 July 2017. Available from:

- http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/Monterey
22. California Department of Conservation. (2015). “CGS Information Warehouse: Regulatory Maps.” Accessed 5 July 2017. Available from: <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>
 23. National Oceanic and Atmospheric Administration (NOAA). (29 October 2015). “What is a seiche?” Accessed 9 January 2017. Available from: <http://oceanservice.noaa.gov/facts/seiche.html>
 24. Grice Engineering, Inc. (30 December 2016). “Geotechnical Report for the proposed Rajagopalan residence.” File No. LIB170007.
 25. Archaeological Consulting. (14 December 2016). LIB170016.
 26. Faulk, Janna L. (28 March 2017). IDR Comments from County of Monterey Health Department (EHB) on File Number PLN160647.
 27. Accela Public Information Portal 2017.
 28. ArcGIS for Desktop 10.2.2.
 29. California Department of Toxic Substances Control. (2007). “DTSC’s Hazardous Waste and Substances Site List – Site Cleanup (Cortese List).” Accessed 17 January 2017. Available from: http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm
 30. County of Monterey Office of Emergency Services (OES). 1 March 2014. *Monterey County Emergency Operations Plan*.
 31. Code of Federal Regulations. 40 CFR §230.3(o), Definition of the term, “waters of the United States”.
 32. California Public Resources Code. PRC §4291, Division 4, Part 2, Chapter 3.
 33. California Public Resources Code. PRC §5020.1(k), Division 5, Chapter 1, Article 2.
 34. California Public Resources Code. PRC §5024.1(c), Division 5, Chapter 1, Article 2.
 35. California AB-52 Native Americans: California Environmental Quality Act 2014.
 36. CEQA Statute and Guidelines 2017.
 37. Appendix C – Traffic Data. September 2008. *2007 Monterey County General Plan Draft Environmental Impact Report (EIR)*.
 38. Paull, C. K., D. W. Caress, H. Thomas, E. Lundsten, K. Anderson, R. Gwiazda. (Fall Meeting 2011). “High-resolution seafloor mapping surveys over the San Gregorio-Palo Colorado Fault.” The Smithsonian / NASA Astrophysics Data System American Geophysical Union. Accessed 28 June 2017. Available from: <http://adsabs.harvard.edu/abs/2011AGUFMOS13B1532P>

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



1441 Schilling Place South
2nd Floor

Salinas, CA 93901
www.co.monterey.ca.us/rma

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

MEMORANDUM

Date: 30 August 2017

To: Planning Commission

From: Jaime Scott Guthrie, Associate Planner, RMA-Planning

Subject: PLN160647 Rajagopalan, Initial Study Errata

cc: File, Jay Auburn c/o Studio Schicketanz (Agent), Accela

This memo contains corrections, clarifications, and additional information in the draft resolution for PLN170281 DENG PETER X & CHARLOTTE L TRS (APN 243-301-015-000).

Edits are indicated by ~~Strikethrough~~ for erasures and Underline for additions.

PAGE	LOCATION IN DOCUMENT	CHANGES
1	Project Location	CARMEL BY THE SEA <u>BIG SUR</u> , 93923
16	2 nd paragraph	sensitive habits <u>habitats</u> including
16	3 rd paragraph	with the <u>California Native Plant Society (CNPS)</u> which
16	Last paragraph	recognized by <u>California Department of Fish and Wildlife (CDFW)</u> as threatened,
18	Mitigation Measure Action 4.A.2.8	Dispose of excavated <u>exotic green waste material</u> at <u>an</u> a receiver site or haul off location <u>green waste facility</u> ;
22	Mitigation Measure 4.F	an "Exotic Species Control Plan" <u>developed by the expert biologist</u> , that incorporates
25	First paragraph	permits in to order <u>to</u> rehabilitate
36	18.Conclusion: No Impact	18(a), (b), (e), (e), (f)
37	18.Conclusion Less Than Significant Impact	18(c) <u>and</u> (d).

Please contact me with any questions or concerns at either (831) 796-6414 or guthriejs@co.monterey.ca.us.