

# Exhibit F

This page intentionally left blank.

**Notice of Completion & Environmental Document Transmittal**

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

SCH #

**Project Title:** CollinsLead Agency: Monterey County RMA-PlanningContact Person: Anna V. Quenga, PlannerMailing Address: 168 W. Alisal Street, 2nd FloorPhone: (831) 755-5175City: SalinasZip: 93901County: Monterey**Project Location:** County: Monterey City/Nearest Community: Carmel HighlandsCross Streets: Mount Devon Road and Cypress Way Zip Code: 93923Longitude/Latitude (degrees, minutes and seconds): 36 ° 29 ' 56.7 " N / 121 ° 55 ' 58.1 " W Total Acres: 30Assessor's Parcel No.: 241-021-007-000

Section: \_\_\_\_\_

Twp.: \_\_\_\_\_

Range: \_\_\_\_\_

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: Highway 1Waterways: Pacific OceanAirports: N/ARailways: N/ASchools: N/A**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) \_\_\_\_\_

☐ Draft EIS☐ Other: \_\_\_\_\_☒ Mit Neg Dec

Other: \_\_\_\_\_

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☒ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: \_\_\_\_\_**Development Type:**☒ Residential: Units 1 Acres 30☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Transportation: Type \_\_\_\_\_☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Mining: Mineral \_\_\_\_\_☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Power: Type \_\_\_\_\_

MW \_\_\_\_\_

☐ Educational: \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_

MGD \_\_\_\_\_

☐ Recreational: \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☐ Water Facilities: Type \_\_\_\_\_

MGD \_\_\_\_\_

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

Resource Conservation, Coastal Zone or "RC(CZ)"

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

Combined Development Permit consisting of: 1) a Rezone request to change a portion of the property currently zoned Resource Conservation [RC(CZ)] to Resource Conservation, Special Treatment, Coastal Zone [RC(Sp Tr)(CZ)] to allow residential development within the specific portion of the property; 2) Coastal Administrative Permit to allow the construction of a 2,397 square foot single family dwelling; 3) Coastal Administrative Permit to allow the establishment of a new well; 4) Coastal Development Permit to allow development on slopes in excess of 30%; and 5) Design Approval. The property is located at 83 Mt Devon Road, Carmel (Assessor's Parcel Number 241-021-007-000), Carmel Area Land Use Plan, Coastal Zone.

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

## Reviewing Agencies Checklist

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

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

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

Starting Date march 29, 2017 Ending Date April 28, 2017

### Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative:  Date: 3/27/2017

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

County of Monterey  
State of California

**MITIGATED NEGATIVE DECLARATION**

**FILED**

**MAR 28 2017**

**STEPHEN L. VAGNINI**  
**MONTEREY COUNTY CLERK**  
**DEPUTY**

<b>Project Title:</b>	Collins
<b>File Number:</b>	PLN130339
<b>Owner:</b>	James G. & Sook Collins
<b>Project Location:</b>	83 Mount Devon Road, Carmel
<b>Primary APN:</b>	241-021-007-000
<b>Project Planner:</b>	Anna V. Quenga, Associate Planner
<b>Permit Type:</b>	Combined Development Permit
<b>Project Description:</b>	Combined Development Permit consisting of: 1) a Rezone request to change a portion of the property currently zoned Resource Conservation [RC(CZ)] to Watershed and Scenic Conservation, Special Treatment, Coastal Zone [WSC(Sp Tr)(CZ)] to allow residential development within the specific portion of the property; 2) Coastal Administrative Permit and Design Approval to allow the construction of a 2,397 square foot single family dwelling; 3) Coastal Administrative Permit to allow the establishment of a new well; 4) Coastal Development Permit to allow development on slopes in excess of 30%; and 5) Design Approval. The property is located at 83 Mt Devon Road, Carmel (Assessor's Parcel Number 241-021-007-000), Carmel Area Land Use Plan, Coastal Zone.

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

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

<b>Decision Making Body:</b>	Planning Commission
<b>Responsible Agency:</b>	County of Monterey
<b>Review Period Begins:</b>	March 29, 2017
<b>Review Period Ends:</b>	April 28, 2017

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

# MONTEREY COUNTY

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



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

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Collins) at 83 Mount Devon Road, Carmel (Assessor's Parcel Number 241-021-007-000), Carmel Area Land Use Plan.

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

The Planning Commission will consider this proposal at a meeting on a date to be determined in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from March 29, 2017 to April 28, 2017. Comments can also be made during the public hearing.

**Project Description:** Combined Development Permit consisting of: 1) a Rezone request to change a portion of the property currently zoned Resource Conservation [RC(CZ)] to Watershed and Scenic Conservation, Special Treatment, Coastal Zone [WSC(Sp Tr)(CZ)] to allow residential development within the specific portion of the property; 2) Coastal Administrative Permit and Design Approval to allow the construction of a 2,397 square foot single family dwelling; 3) Coastal Administrative Permit to allow the establishment of a new well; 4) Coastal Development Permit to allow development on slopes in excess of 30%; and 5) Design Approval. The property is located at 83 Mt Devon Road, Carmel (Assessor's Parcel Number 241-021-007-000), Carmel Area Land Use Plan, Coastal Zone.

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

[CEQAcomments@co.monterey.ca.us](mailto:CEQAcomments@co.monterey.ca.us)

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

comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

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

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

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

County of Monterey  
Resource Management Agency – Planning  
Attn: Anna V. Quenga, Associate Planner  
168 West Alisal, 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: PLN130339 Collins

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

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

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



## DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. California Coastal Commission
4. Native American Heritage Commission, Sacramento Office
5. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esslen Nation
6. Monterey Bay Air Resources District
7. California Department of Fish & Wildlife, Marine Region, Attn: Steven Rienecke
8. Carmel Highlands Fire Protection District
9. Monterey County Water Resources Agency
10. Monterey County RMA-Public Works
11. Monterey County RMA-Environmental Services
12. Monterey County Environmental Health Bureau
13. James G & Sook Collins, Owner
14. Robert Carver, C/O Studio Carver, Agent
15. The Open Monterey Project
16. LandWatch
17. Property Owners & Occupants (if located in the Coastal Zone) within 300 feet (**Notice of Intent only**)

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

18. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: [galacatos@usace.army.mil](mailto:galacatos@usace.army.mil))
19. Emilio Hipolito ([ehipolito@nccrc.org](mailto:ehipolito@nccrc.org))
20. Molly Erickson ([Erickson@stamplaw.us](mailto:Erickson@stamplaw.us))
21. Margaret Robbins ([MM\\_Robbins@comcast.net](mailto:MM_Robbins@comcast.net))
22. Michael Weaver ([michaelrweaver@mac.com](mailto:michaelrweaver@mac.com))
23. Monterey/Santa Cruz Building & Construction ([Office@mscbctc.com](mailto:Office@mscbctc.com))
24. Tim Miller ([Tim.Miller@amwater.com](mailto:Tim.Miller@amwater.com))



# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

---

### PLANNING

168 W ALISAL ST, 2<sup>nd</sup> FLOOR, SALINAS, CA 93901

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



## *INITIAL STUDY*

### *I. BACKGROUND INFORMATION*

**Project Title:** Collins

**File No.:** PLN130339

**Project Location:** 83 Mount Devon Road, Carmel

**Name of Property Owner:** James G. & Sook Collins

**Name of Applicant:** Robert Carver, Studio Carver (Agent)

**Assessor's Parcel Number(s):** 241-021-007-000

**Acreage of Property:** 30 Acres

**General Plan Designation:** Resource Conservation

**Zoning District:** Resource Conservation, Coastal Zone or "RC(CZ)"

**Lead Agency:** Monterey County Resources Management Agency (RMA)

**Prepared By:** Anna V. Quenga, Associate Planner

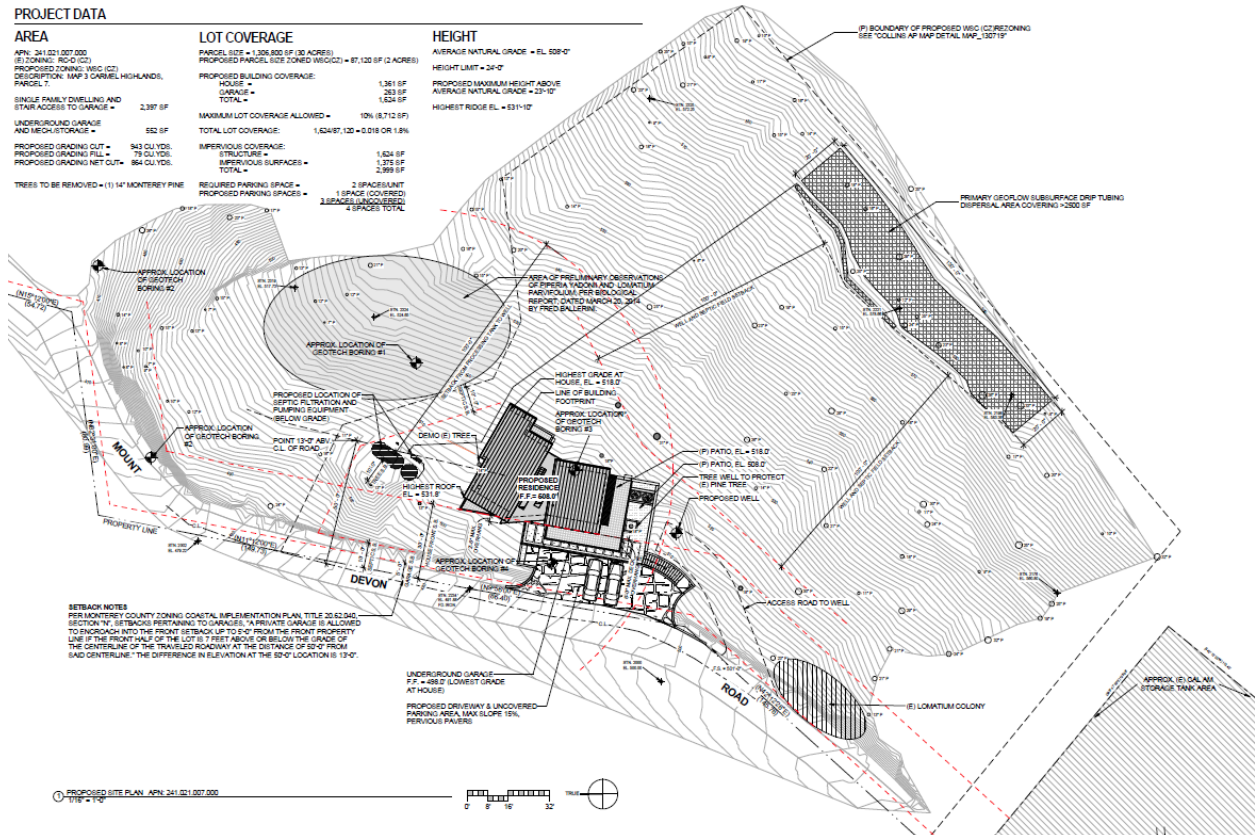
**Date Prepared:** March 13, 2017

**Contact Person:** Anna V. Quenga, Associate Planner

**Phone Number:** (831) 755-5175



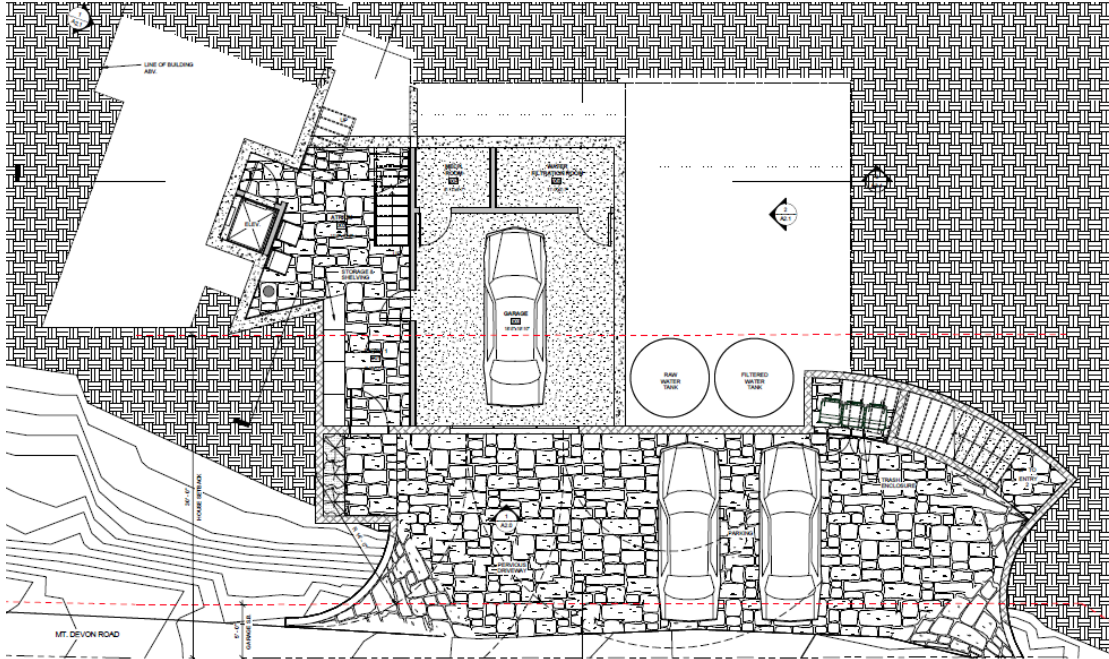
The proposed residential development involves construction of a two-story 2,397 square foot single family dwelling over an attached 409 square foot garage and 143 square foot mechanical room. A domestic well, with a separate access road, is proposed to serve the residence with potable water and wastewater service is proposed through an onsite wastewater treatment system consisting of a septic tank and a 2,500 square foot geoflow subsurface drip tubing dispersal area, as an alternative to a standard leachfield area. Site improvements also include grading of 943 cubic yards of cut and 79 cubic yards of fill and the removal of one 14-inch Monterey Pine tree. See **Figure 2** below.



**Figure 2. Site Plan**

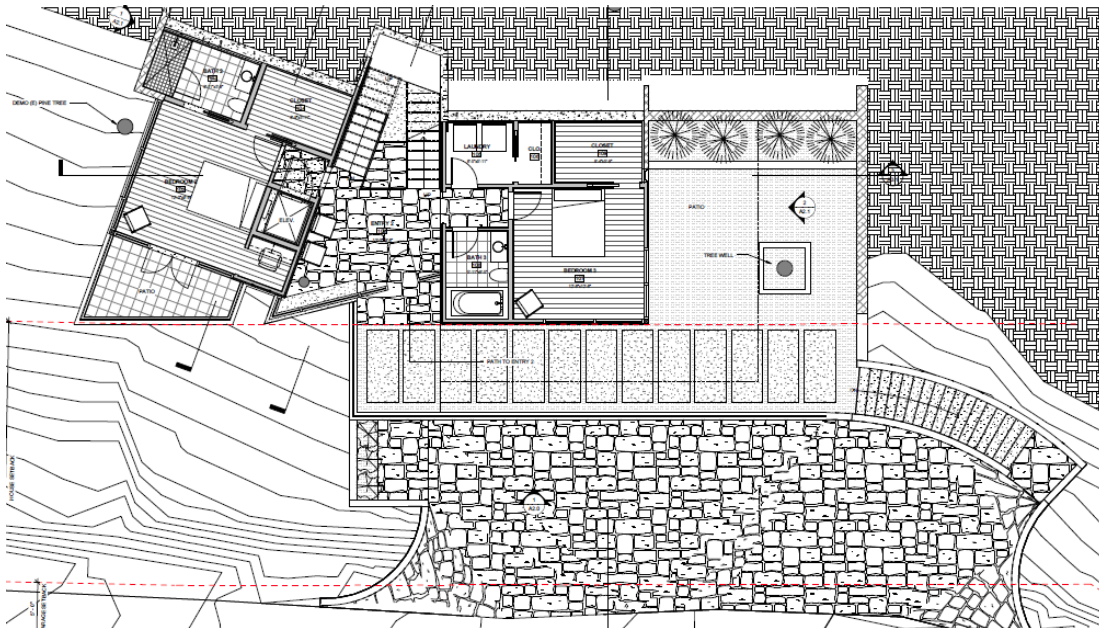
The garage level, shown in **Figure 3**, of the single family dwelling is at grade to the west and below ground to the east. This level includes a pervious driveway/parking area and a one car garage with a mechanical room and water filtration tank. To the south of the garage, a raw water tank and a filtered water tank are proposed, followed by a trash enclosure and exterior stairs leading to the second level. To the north of the garage, an entry atrium and interior stairs and elevator to access the upper levels is proposed.





**Figure 3. Floor Plan – Garage Level**

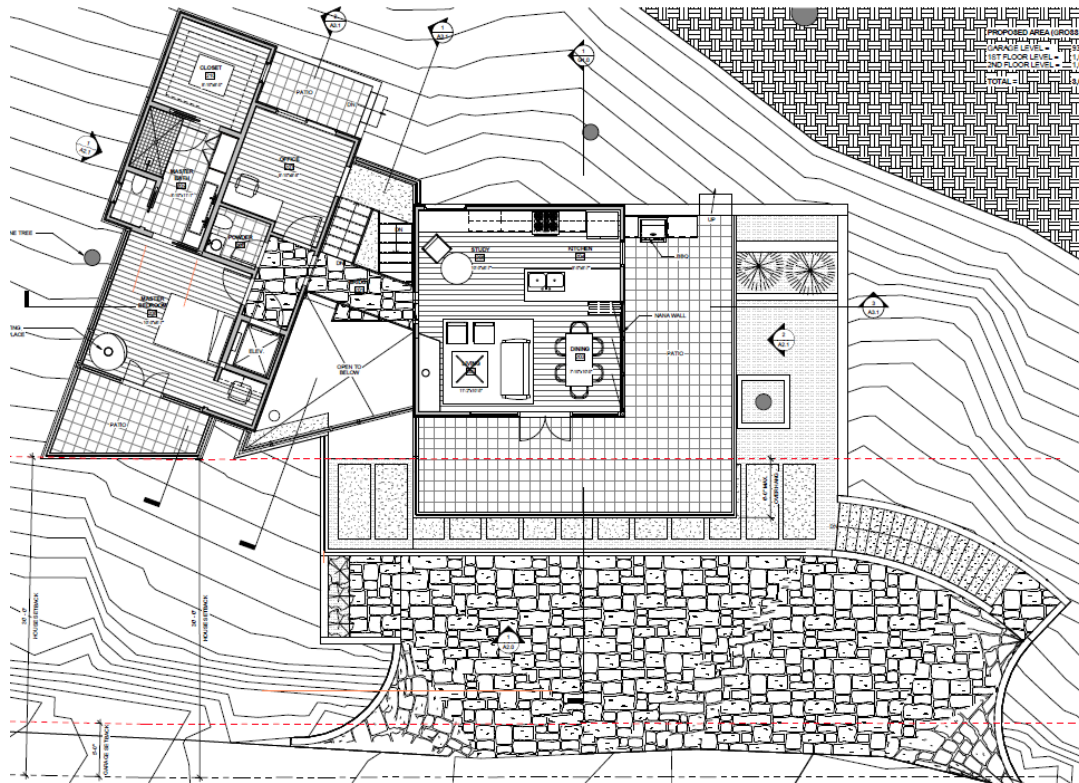
The first floor level shown in **Figure 4** includes exterior stairs and a path to an entry door to an atrium at this level. To the south of the atrium, a bedroom, bathroom, laundry room, closets, and an outdoor covered patio is proposed. This patio includes a tree well surrounding an 18-inch Monterey pine. To the north of the atrium, a bedroom, bathroom, closet, and exterior outdoor covered patio is proposed.



**Figure 4. Floor Plan – First Floor Level**

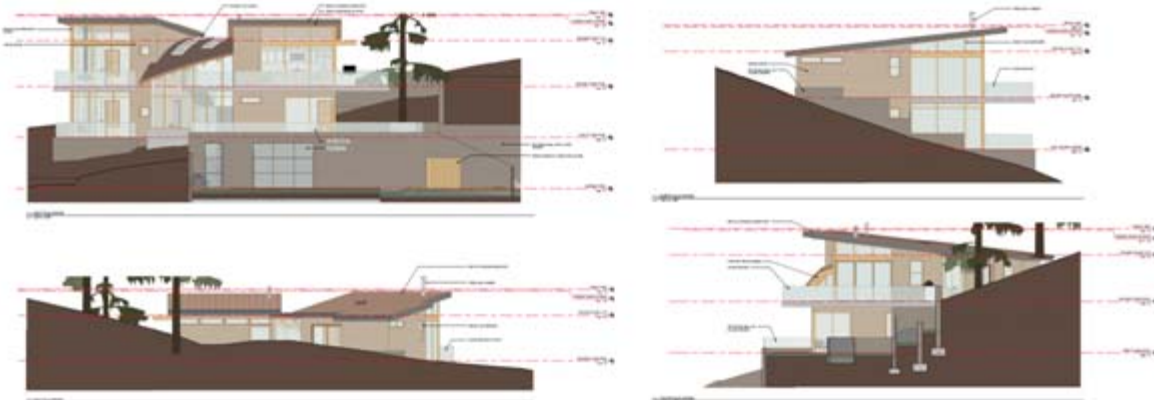
The second floor level shown in **Figure 5** includes a kitchen, dining room, living room, and study area surrounded by an outdoor patio area. To the north of this area, accessed by an interior

bridge and stairs open to the atrium below, a powder room (1/2 bathroom), office, master bedroom, master bathroom, closet, and exterior patio is proposed.

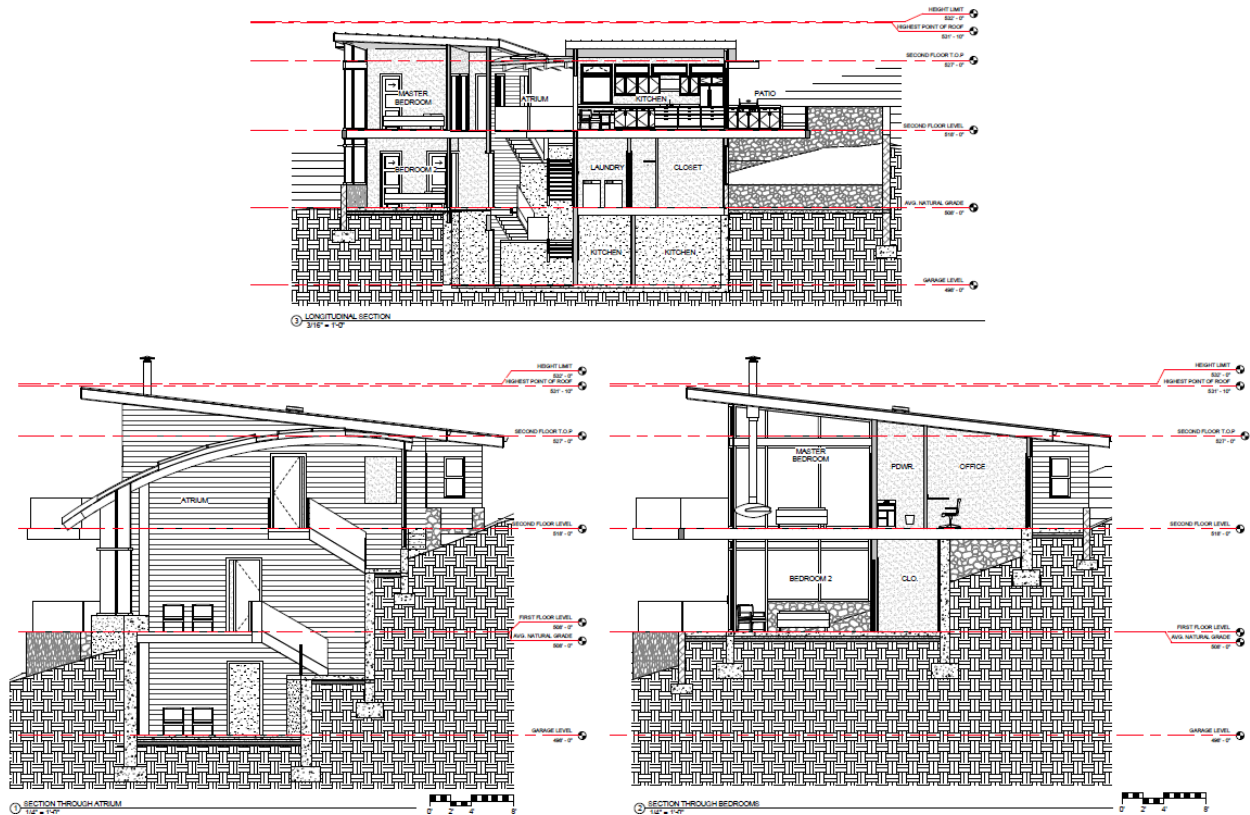


**Figure 5. Floor Plan – Second Floor Level**

The architectural design of the proposed residence evokes a contemporary feel, as clean lines utilizing 90-degree angles are the most prominent feature. To add interest, the design incorporates a curved roof with exposed rafters at the atrium. Materials proposed include a stone veneer retaining wall, exterior horizontal wood siding, large-paned wood clad glass windows and doors, glass handrails at patios, and a metal standing seam roof with skylights. Proposed colors consist of warm browns and grays (see **Figure 6**).



**Figure 6. Exterior Elevations**



**Figure 7. Building Sections**

As depicted in **Figure 7** above, the residence is proposed to be stepped into the side of a slope ranging from 29% to 42%. Actual development footprint will occur on slopes between 25% to 37%.

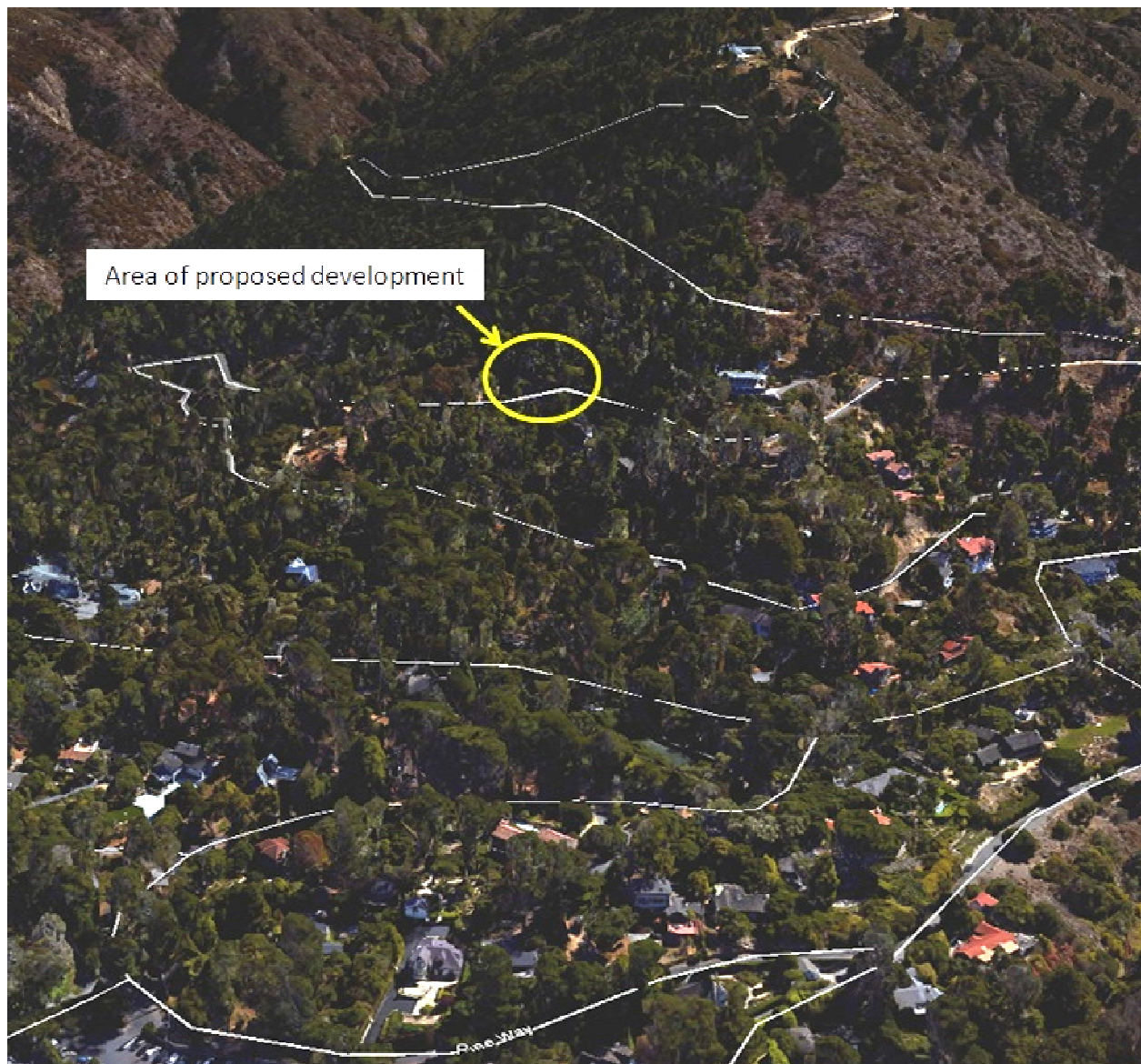
Implementation of the proposed project would require approval of a Combined Development Permit consisting of: 1) Local Coastal Program amendment to allow the rezone from Resource Conservation, Coastal Zone or “RC(CZ)” to Watershed & Scenic Conservation, Special Treatment, Coastal Zone or “WSC(SpTr)(CZ)” to allow residential development within a specific portion of the property; 2) Coastal Administrative Permit and Design Approval to allow the construction of 2,397 square foot single family dwelling; 3) Coastal Administrative Permit to allow the establishment of a new residential well; and 4) Coastal Development Permit to allow development on slopes in excess of 30%.

Construction of the single family residence would be dependent on approval of the rezone. Therefore, this Initial Study will analyze impacts resulting from a zone change that would allow residential development as well as impacts resulting from the specific proposed residential development.

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

The subject property is located in the Carmel Highlands area, at the southern border of the Monterey Quadrangle, east of Yankee Point. Data from Google Earth indicates that the area of proposed development is approximately 520 feet above sea level.

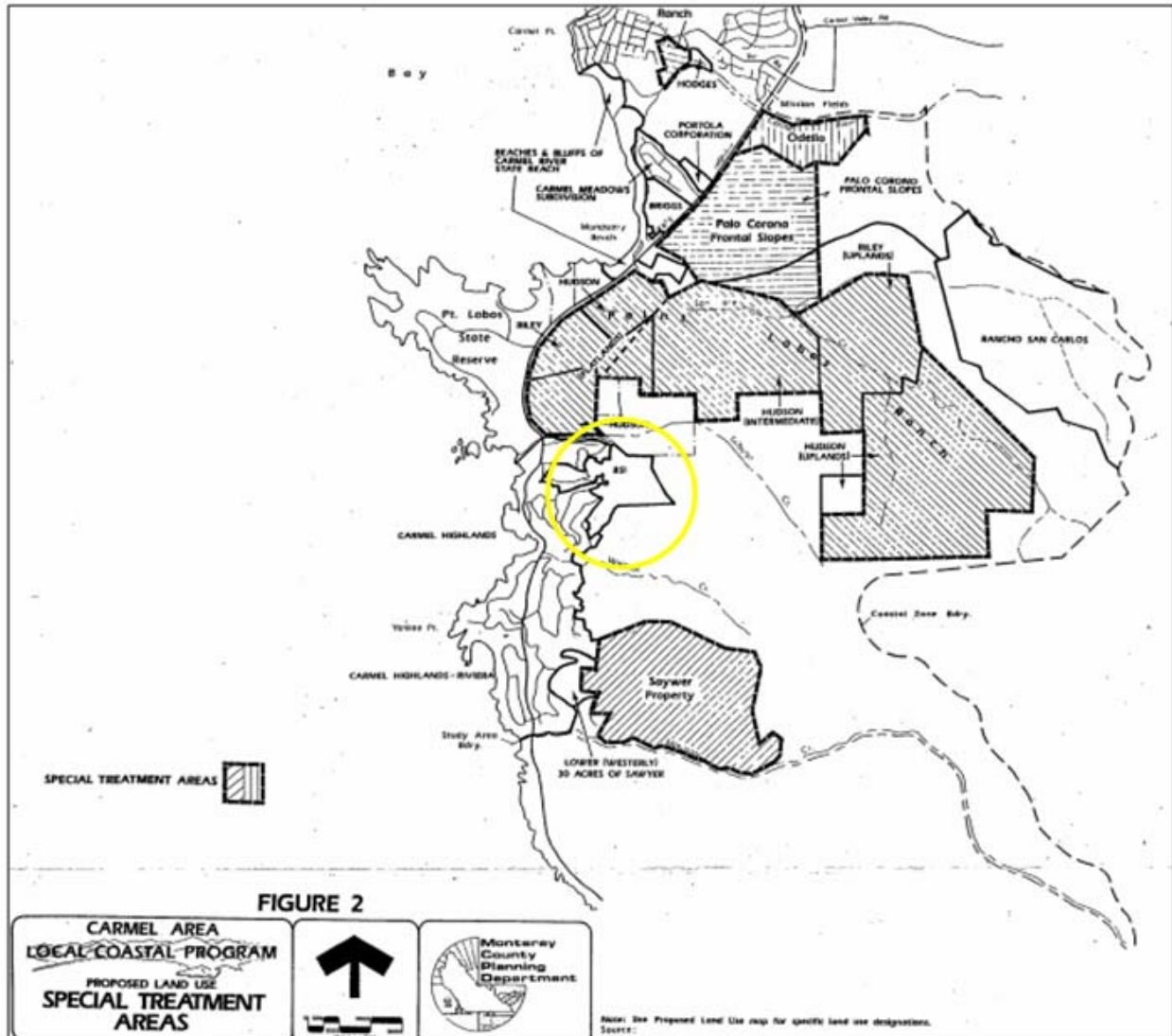




**Figure 8. Area of Proposed Development**

Historically, the subject property was a part of the Behavioral Science Institute (BSI) which is currently made up of 12 separate lots. The Carmel Area Land Use Plan (CAR LUP) and Monterey County Implementation Plan, Part 4 (CIP), identified the former BSI properties as a Special Treatment area and were allocated to be developed to specific, but differing densities. For example, Section 20.146.120.C.7.a of the CIP (page CML-71) designates the BSI properties as a Special Treatment area and allows a maximum of 40 residential units sited outside of the view from Highway 1 with the upper steeper portion remaining in open space and then refers the reader to CLUP Policy 4.4.3.E.6.





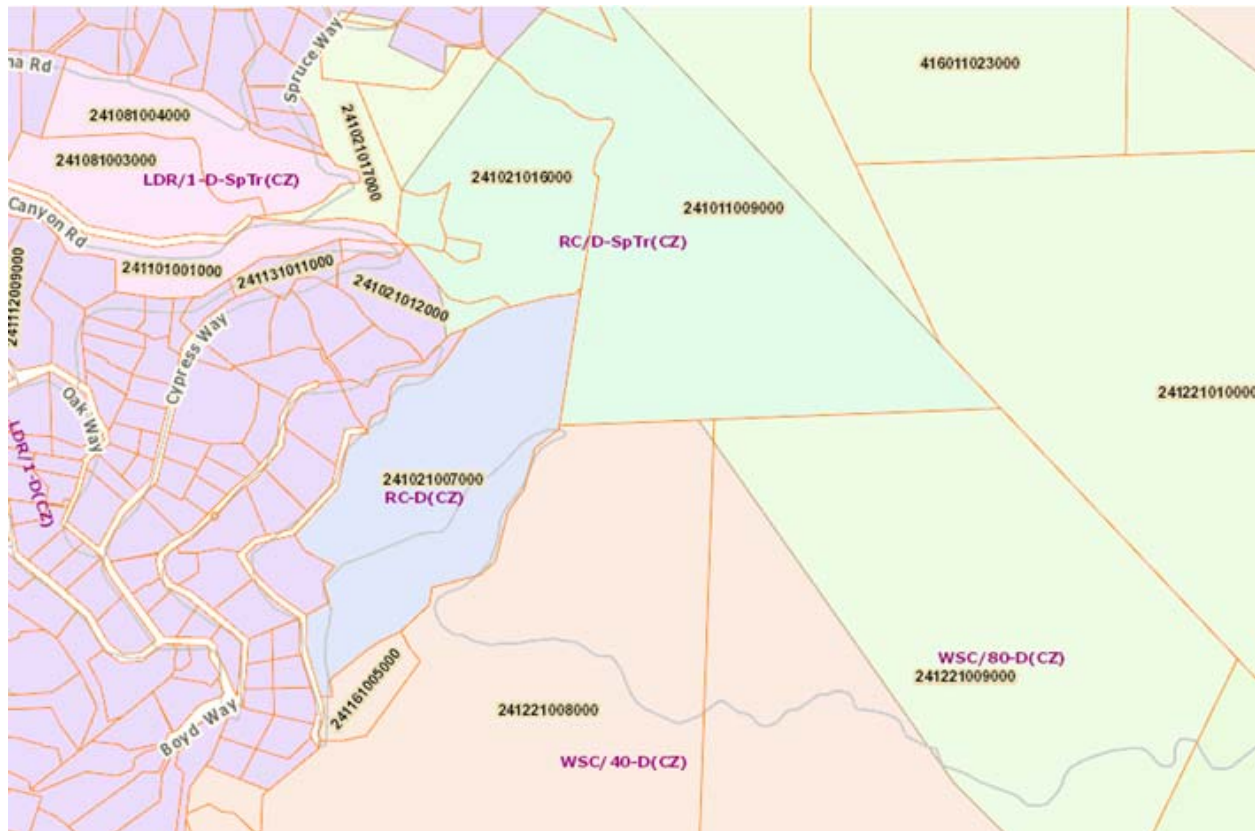
**Figure 9. Figure 2 of the Carmel Areal Land Use Plan – Special Treatment Areas**

Policy 4.4.3.E.6, however, further restricts the development of the BSI lands to “25 *maximum units*” on lands “*sited outside of view from Highway 1*” and again states “*the upper steeper portion is to remain in open space*” (see **Figure 8** below). The proposed rezoning, if approved, would allow residential development on the portion of the property at the lowest elevation, while retaining the upper steeper portions of the subject parcel in open space.



**Figure 10. Google Earth Imagery of BSI properties.**

The subject property is bordered on all sides by various densities of residential development. The properties to the west contain residential development consist with their “LDR/1-D(CZ)” or “Low Density Residential, 1 acre minimum, with Design Control Overlay, Coastal Zone” zoning. The properties to the north are zoned “RC/D-Sp TR(CZ)” or “Resource Conservation, with Design Control, Special Treatment Area, Coastal Zone,” and the properties to the west are zoned “WSC-D(CZ)” or “Watershed and Scenic Conservation, with Design Control Overlay, Coastal Zone”. Both the “WSC” and “LDR” zoning designations allow residential development subject to Coastal Administrative Permits. The “RC” zoning designation does not generally allow residential development, however the surrounding RC zoned properties (Assessor’s Parcel Number 241-021-016-000 and 241-011-009-000) contain “Special Treatment” zoning, which has allowed residential development on those properties. See **Figure 11** below.



**Figure 11. Zoning of Surrounding Area**

The 30 acre parcel is located at approximately 520 feet in elevation on a west facing, heavily vegetated (forested) slope. Soils and underlying rock are granite based and plant communities of the regional area include Coast Bluff Scrub, Central Maritime Chaparral, Monterey Pine Forest, Riparian, and Coastal Prairie Grasslands.

The subject property contains two (2) distinct overlapping co-dominate vegetation types: Central Maritime Chaparral and endemic Monterey Pine Forest and is primarily native vegetation with very little (1%) of non-native species present. Both of these habitat types are present in the proposed 1 acre area requested for rezoning and residential development, as well as the remaining acreage upslope to the east.

### **C. Required Approval by Other Agencies**

Subsequent to obtaining the necessary discretionary permit approvals, the project will require ministerial approval from RMA-Building Services, Public Works, RMA-Environmental Services, and the Monterey County Water Resources Agency through the construction permit process. In addition, any conditions of approval required by the reviewing agencies will require compliance prior to issuance of permits. The project will not require a separate permit from the California Coastal Commission (CCC); however, the discretionary permit is appealable to the CCC.

#### **D. Project Impacts**

The subject property is not located within Prime or Unique Farmlands, forest land, an area that poses a threat caused by flooding, or in a mineral resource recovery site. The result of the project would not require large amounts of water, create large amounts of wastewater, induce or reduce the population or availability of housing, or cause reduction of the existing level of services for fire, police, public schools, or parks. Therefore, the project will have no impact on Agriculture and Forest Resources, Hazards/Hazardous Materials, Mineral Resources, Population/Housing, Public Services, Recreation, Transportation/Traffic, or Utilities/Service Systems.

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

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



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

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

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

#### General Plan / Local Coastal Program LUP:

The Proposed project was reviewed for consistency with the 1982 Monterey County General Plan, Carmel Area Land Use Plan (CAR LUP), and Monterey County Coastal Implementation Plans, Parts 1 (Title 20) and 4 (Chapter 20.146). Policy 6.1.1 of the CAR LUP, outlines three basic tests for demonstrating a project conformance with the plan: 1) the project must be in conformance with uses and use intensities permitted for the specific geographical area concerned; 2) the project must fully meet the objectives, policies, and standards for natural resource protection; and 3) the project must fully meet any specific zoning provisions adopted to implement the plan. As discussed in subsequent section VI.10 of this Initial Study, the proposed residential use is consistent with the special treatment allowance of the Behavioral Science Institute property. However, the residential use is inconsistent with uses allowed in the Resource Conservation zoning district. Therefore, the applicant requests a change to the land use designation on a one acre portion of the subject property from Resource Conservation to Watershed and Scenic Conservation which allows for residential uses. Approval of the project would be consistent with the above plans. **CONSISTENT**

#### Water Quality Control Plan

The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board (CCRWCB). Water quality objectives specified in the Water Quality Control Plan for the Central Coastal Basin are meant to protect existing high quality waters of the State. Water quality objectives are considered necessary to protect those present and probable future beneficial uses enumerated in Chapter Two of this plan and to protect existing high quality waters of the State. These objectives will be achieved primarily through the establishment of waste discharge requirements and through implementation of the water quality control plan, which regulates sources of water quality related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality through implementation of the State's Water Quality Control Plan. In this case, beneficial uses would include groundwater recharge from stormwater captured onsite. The proposed project includes land disturbance and construction of permanent structures in a currently vacant parcel. This has the potential to introduce new sources of pollution or significantly increase on-site impervious surfaces. In accordance with Chapter 16.12 of the Monterey County Code, the proposed project has been conditioned by the Water Resources Agency requiring the applicant to submit a drainage and erosion control plan. For additional discussion on hydrology and water quality, please refer to Section VI.9 of this Initial Study. **CONSISTENT**

#### Air Quality Management Plan

Consistency with the Air Quality Management Plan (AQMP) is an indication of a project's cumulative adverse impact on regional air quality (ozone levels), and is not an indication of project specific impacts, which are evaluated according to the Air District's adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact. The Monterey Bay Air Resources District (MBARD) prepared the AQMP for the Monterey Bay Region. The AQMP addresses attainment and maintenance of State and Federal ambient air quality standards with the North Central Coast Air Basin. Consultation with MBARD staff occurred during preparation of this Initial Study to identify if, as a result of the rezone, implementation of the project would result in additional impact not already accounted for in the AQMP. It was determined that the proposed project would not conflict with or obstruct implementation of the AQMP. There would be no stationary emissions as a result of the proposed project. The MBARD *CEQA Air Quality Guidelines* defines construction activities with potentially significant impacts for PM<sub>10</sub> if they include 2.2 acres of disturbance per day. The project will involve less than 2.2 acres of disturbance, and therefore would not result in a significant impact and would be consistent with the AQMP. Additional discussion can be found in Section IV.A of this Initial Study. **CONSISTENT**

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

#### **A. FACTORS**

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

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality                                   |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Cultural Resources    | <input checked="" type="checkbox"/> Geology/Soils                      |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials      | <input checked="" type="checkbox"/> Hydrology/Water Quality            |
| <input checked="" type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources                | <input checked="" type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing                  | <input type="checkbox"/> Public Services                  | <input type="checkbox"/> Recreation                                    |
| <input type="checkbox"/> Transportation/Traffic              | <input type="checkbox"/> Utilities/Service Systems        | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

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

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

☐ Check here if this finding is not applicable

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

**EVIDENCE:** Section VI.2 – Agricultural and Forest Resources: The subject property does not contain farmland designated as Prime, Unique, of Statewide or Local Importance, or under Williamson Act contract. The proposed project would not result in conversion of prime agricultural lands to non-agricultural uses. The project site is not located near any grazing or farmland; and therefore, would have no impact to agricultural and forest resources. Although the biological report (Source 9) indicates that there is Monterey Pine Forest habitat onsite, it is not considered forest or timber resources inventoried as a demonstration state forest. (Source: 1, 2, 3, 8, and 9) *No Impact*.

Section VI.8 – Hazards/Hazardous Materials: The proposed project does not involve transportation, use, or disposal of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties. Furthermore, it does not include storage of large quantities of hazardous materials on the site, involve stationary operations, create hazardous emissions, or handle hazardous materials. Location of the subject property would have no impact on emergency response or emergency evacuation. The site is not located near an airport or airstrip. (Source: 1 and 8) *No Impact*.

Section VI.11 – Mineral Resources: No mineral resources have been identified, or would be affected by the project. Therefore, the proposed project would not have impacts on minimal resources. (Source: 1 and 8) *No Impact*.

Section VI.13 – Population/Housing: Implementation of the proposed project would not result in a substantial increase of housing units in the area nor would it cause an increase demand for additional housing. The proposed project would not substantially induce population growth in the area, either directly or indirectly, as no new infrastructure would be extended to the site. Therefore, the proposed project would have no significant impacts related to Population/Housing. (Source: 1, 2, 3, and 4) *No Impact*.

Section VI.14 – Public Services: The proposed project would have no substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, where construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response



times or other performance objectives for any of the public services. (Source: 1, 2, and 3) *No Impact*.

Section VI.15 – Recreation: The project, as proposed, would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities causing substantial physical deterioration. The proposed project does not include or require construction or expansion of recreation facilities. The project would not create significant recreational demands. (Source: 1, 2, and 3) *No Impact*.

Section VI.16 – Transportation/Traffic: The proposed project includes establishment of a residential use within a rural residential area. Although the rezoning would allow establishment of a residential use that is currently prohibited, the project would be under the overall density of the Behavioral Science Institute. Therefore, implementation would not result in generation of additional long-term traffic trips. Construction would result in a temporary increase of traffic. However, the segment of Highway 1 between Riley Ranch Road and Highlands Drive is at a Level of service (LOS) C. Therefore, the temporary increase in traffic would not result in reduction of LOS. The project would not result in a change in air traffic patterns, substantially increase hazards due to a design failure, or result in inadequate emergency access or parking capacity. The project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Therefore, the proposed project will have no significant impact to transportation or traffic. (Source: 1, 3, 4, and 14) *No Impact*.


Section VI.17 – Utilities: Implementation of the project would require the installation of an onsite wastewater treatment system as well as an onsite stormwater drainage facility. Domestic water would be provided by a private well. Therefore, the proposed project would not require connection to any public wastewater, stormwater, or water facilities. Any excess construction materials would be hauled to the landfill operated by the Monterey Regional Waste Management District. However, the minimal amount of waste produced would not affect the permitted landfill capacity. (1 and 8) *No Impact*.

## **B. DETERMINATION**


On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 \_\_\_\_\_  
 Signature

*Anna V. Quenga*

  
 \_\_\_\_\_  
 Date

*Associate Planner*

## ***V. EVALUATION OF ENVIRONMENTAL IMPACTS***

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

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

## VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 3, 4 & 8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 2, 3, 4 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 2, 3, 4 & 8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, 2, 3, 4 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion/Conclusion/Mitigation:

The Carmel Area Land Use Plan (CAR LUP) places great importance on the protection of scenic qualities of the planning area. Project consistency with visual resource policies contained in the CAR LUP would ensure development is harmonious and subordinate to the natural scenic character of the area. Map A, General Viewshed, of the CAR LUP indicates that the subject property is outside of the General Viewshed. In addition, the project's staking and flagging was not visible from the Highway 1 corridor and turnouts or Pt. Lobos State Reserve during staff's onsite investigation.

### 1(b). Conclusion: No Impact.

The subject property is not located within view of Highway 1, a California designated scenic highway. Therefore, project implementation would have no impact to scenic resources within a state scenic highway.

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

The proposed project includes the establishment of a residential structure on currently vacant land. Policy No. 2.2.4.10.d of the CAR LUP requires exterior lighting to be adequately shielded or designed at near-ground level and directed downwards to reduce its long-range visibility. In addition, design of the proposed structures includes the use of large expanses of windows facing towards the direction of Highway 1. Therefore, a condition of approval requiring submittal and approval of an exterior lighting plan and the use of windows with a lower visual transmittance of light has been incorporated to ensure project implementation is consistent with this policy, resulting in a less than significant impact to day or nighttime views in the area.

**1(a) and (c). Conclusion: Less Than Significant Impact with Mitigation Incorporated.**

Although the proposed development cannot be seen from the general public viewshed, rezoning of the property to allow residential development could have the potential to create a visual impact if development is not restricted to a confined area. Therefore, **Mitigation Measure No. 4** (see subsequent Section VI.10 Land Use and Planning) has been incorporated requiring the conveyance of a Conservation and Scenic Easement outside of proposed building area. Compliance with this mitigation would ensure the project, and any future development, would not have a significant impact on scenic resources in the area.

---

**2. AGRICULTURAL AND FOREST RESOURCES**

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

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 2, 3, 8 & 9)	<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 & 9)	<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 & 9)	<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 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 3, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

**3. AIR QUALITY**

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

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

**Discussion/Conclusion/Mitigation:**

In order to provide protection and enhancement of Monterey County's air quality, Monterey County 1982 General Plan (General Plan) Policy No. 20.1.1 requires development decisions to be consistent with the natural limitation of the County's air basins. In addition, Policy 20.2.4 of the General Plan requires the County to operate in accordance with current regional, state, and federal air quality standards. In regards to reducing air pollution emissions while Policy 20.2.5 encourages the use of the "best available control technology" defined in the current rules of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. The CARB has established 14 air basins statewide and the project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The MBUAPCD is responsible for enforcing standards and regulating stationary sources through the 2008 Air

*Quality Management Plan for the Monterey Bay Region (AQMP) and 2009-2001 Triennial Plan Revision* (“Revision”). evaluate a project’s potential for a cumulative adverse impact on regional air quality (ozone levels).

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

The AQMP and Revision addresses state air quality standards. Population-generating projects that are within the AQMP population forecasts are considered consistent with the plan. The proposed project would result in establishing a residential use where currently, none would be allowed. However, this residential use would be within the overall density of development allocated for the Behavioral Science Institute properties. Therefore, implementation of the project would not be considered an increase in population. Since there is no potential for increased population, the proposed project is consistent with the AQMP and would have no impact.

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

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

At present, Monterey County is in attainment for all federal air quality standards and state standards for Carbon monoxide (CO), Nitrogen dioxide (NO<sub>2</sub>), Sulfur Dioxide (SO<sub>2</sub>), Lead, and fine particulate matter (PM<sub>2.5</sub>). However, Monterey County is designated as “non-attainment-transitional” for respirable particulates (PM<sub>10</sub>) for the state 2-hour ozone standard. Although the project includes grading, demolition, and construction activities (and similar projects occur within the vicinity of the subject property) the potential air emissions meet the standard for pollutants and the project would not create a situation where it adds a cumulatively considerable net increase of any criteria pollutant. Therefore, as noted by CEQA, air emissions would be less than significant for PM<sub>10</sub> due to the non-attainment designation.

The proposed construction would be contained within one acre of the subject property. Therefore, construction and grading activities would operate below the 2.2 acres per day threshold established by the CEQA Air Quality Guidelines “Criteria for Determining Construction Impacts.” Furthermore, construction-related air quality impacts would be controlled by implementing Monterey County standard conditions for erosion control that require watering, erosion control, and dust control. These impacts are considered less than significant based on the foregoing measures and best management practices incorporated into the project design and which reduce the air quality impacts below the threshold of significance. Since the subject property is located within an established residential neighborhood, sensitive receptors are considered to be the residents within the immediate vicinity. Impacts caused by construction would be temporary. Therefore, the project as proposed and conditioned would result in a less than significant impact to construction-related air quality and sensitive receptors.



4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 2, 3, 4, 6 & 9)	<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, 4, 6 & 9)	<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, 4, 6 & 9)	<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, 4, 6 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, 4, 6 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, 4, 6 & 9)	<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 has the potential to contain Oak savanna, Central Maritime Chaparral, Monterey Pine, and Smith's Blue butterfly. Map B, Environmentally Sensitive Habitats – Known Locations, of the Carmel Area Land Use Plan (CAR LUP) illustrates the potential for significant strands of Monterey Pine to be located on the subject property. Based on this data and pursuant to Section 20.146.040.A of the Monterey County Coastal Implementation Plan, Part 4 (CIP), submittal a biological survey was required as part of the project application.

A Biological Assessment of Gary Collins Property, dated July 15, 2016, prepared by Fred Ballerini Horticultural Services (Source No. 9) was prepared and submitted to RMA-Planning

for review. This assessment evaluated and documented biological resources present on the subject property. Potential impacts to plants, animals, and habitats resulting from proposed development were considered by the biologist. Two distinct overlapping co-dominant vegetation types were found on the subject property: Central Maritime Chaparral and endemic Monterey Pine Forest. The project site is almost exclusively native habitat with non-native species present on less than 1% of the proposed one-acre area subject requested for rezoning. Central Maritime Chaparral is present on the entire one-acre area.

**4(c) and (f). Conclusion: No Impact.**

The subject property is not located within or in proximity to federally protected wetlands as defined by Section 404 of the Clean Water Act. Furthermore, an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan does not exist for the subject property. Therefore, implementation of the project would have no impact.

**4(d) and (e). Conclusion: Less than Significant Impact.**

During an onsite assessment, the project biologist observed several bird species. Specifically, Anna's hummingbird (*Calypte anna*), dark-eyed junco (*Junco hyemalis*), and California towhee (*Melospiza crissalis*) were observed using the proposed building envelope for foraging. Stellar's jay (*Cyanocitta stelleri*), acorn woodpeckers (*Melanerpes formicivorus*), and Townsend's warbler (*Setophaga townsendi*) were observed foraging in the eastern portion of the proposed one acre area to be rezoned. Construction of the proposed single family dwelling would require the removal of one 14-inch Monterey pine. In addition, construction activities would be in proximity to a 13-inch and 18-inch Monterey pine. For discretionary projects involving tree removal, it is Monterey County's regulatory standard to incorporate a condition of approval in accordance with the Migratory Bird Treaty Act. This condition would require the owner/applicant to retain a County qualified biologist to perform a nest survey within the project site or within 300-feet of proposed tree removal if the activity occurs during the typical bird nesting season. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. This condition would be incorporated in the project and implementation would reduce impacts to nesting birds to less than significant.

As stated above, implementation of the project would require the removal of a 14-inch Monterey pine. Pursuant to Section 20.146.060.A.1 of the CIP, approval of a Coastal Development Permit to removal trees and other major vegetation is required. Consistent with this section, the applicant has applied for a Coastal Development Permit. Approval of this permit requires staff to make findings that tree removal would not result in exposure of structures within the critical viewshed, removal is limited to that which is necessary for the proposed development, and native trees to be removed, 12-inches or greater, shall be replaced on the parcel. Map A, General Viewshed, of the CAR LUP illustrates the proposed area of development not to be within the General Viewshed (see previous Section VI.1 of this Initial Study). Based on analysis of the project plans, the tree proposed for removal is located to the north of the proposed structure and would not provide screening of the structure when viewed from public viewing areas. The proposed location of the residence is in an area that would require the least of tree removal. Consistent with the requirements of the CIP, the project would be conditioned to require replacement of the 12-inch Monterey pine on a one-to-one ratio. Implementation of the proposed project would have a less than significant impact to tree preservation.

#### **4(a) and (b). Conclusion: Less Than Significant with Mitigation Incorporated.**

The project biologist queried the California Native Plant Society (CNPS) and California Natural Diversity Database (CNDDB) inventories and identified the potential for 51 special status species or habitat to occur within the Monterey Quadrangle. Out of those identified, four special status species or habitat were identified on the subject property: Monterey Pine Forest, Monterey pine (*Pinus radiata*), Yadon's rein orchid (*Piperia yadonii*), and Central Maritime Chaparral. In addition, small-leaved lomatium (*Lomatium parvifolium*) was found on the subject property. Although this plant is not considered a special status species (*Lomatium parvifolium* has a California Rare Plant Rank of 4.2, plants of limited distribution), the biologist felt it necessary to identify potential impacts to this plant as well as include protection measures.

At the time of the assessment, the biologist was unclear of how many Monterey pines would be impacted by the proposed development and therefore concluded with a conservative estimate of 4 to 5 trees to be removed. If this were the case, the biologist found that based on preliminary tree analysis, the proposed construction area would be in accordance with the development standards of the CAR LUP as the development limits impacts as much as possible given the constraints of the project location.

38 Yadon's rein orchid (*Piperia yadonii*) plants, a Federally Listed Endangered plant and listed by the CNPS as a California Rare Plant Rank 1B.1 (rare, threatened, or endangered in California and elsewhere, noted as seriously endangered in California), were observed outside of the northern edge of the proposed construction area, at the ravine cliff edge. Two other unidentified species of rein orchid (*Piperia sp.*) were observed approximately 50-feet outside of the proposed construction boundary at the north end of a drainage ravine. This species did not flower and therefore could not adequately be identified at the time of preparation of the initial biological assessment.

Central Maritime Chaparral is recognized by the California Department Fish and Wildlife as a sensitive natural community. This habitat type is found throughout the subject property and within the development footprint.

Small-leaved lomatium (*Lomatium parvifolium*) were observed within the proposed one-acre area to be rezoned and allow construction. Approximately 142 plants were identified along the road bank north of driveway access road to the proposed domestic well. Although this plant is not considered rare from a statewide perspective, it is vulnerable in the state due to a restricted range and relatively few populations.

Although there were no special status plant or animal species habitat areas observed within the proposed development footprint, rezoning of the property to allow residential development could have the potential to impact environmentally sensitive habitats if development is not restricted to a confined area. Therefore, **Mitigation Measure No. 4** (see subsequent Section VI.10, Land Use and Planning) has been incorporated requiring the conveyance of a Conservation and Scenic Easement outside of proposed building area. Compliance with this mitigation would ensure the project, and any future development, would not have a significant impact on biological resources on the site.

In order to minimize construction related impacts to small-leaved lomatium, Yadon's rein orchid, and Monterey pine, a mitigation measure has been identified requiring submittal and implementation of a Biological Resources Protection Plan.

**Mitigation Measure No. 1:** In order to ensure impacts to small-leaved lomatium, Yadon's rein orchid, and Monterey pine are avoided, the owner/applicant shall submit a Biological Resources Protection Plan, developed in consultation with the project biologist, prior to the issuance of construction permits. This plan shall include information of how sensitive plants species will be identified and protected as well as a biological resources training program for construction personnel.

**Mitigation Measure Action No. 1a:** Prior to the issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 1. The owner/applicant shall submit plans to RMA-Planning for review and approval.

**Mitigation Measure Action No. 1b:** Prior to the issuance of construction permits for grading and/or building, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified biologist (referred to as the *project biologist*). The contract shall include provisions of consultation of develop and implement the Biological Resources Protection Plan. The contract shall be submitted to the RMA-Planning Department for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

**Mitigation Measure Action No. 1c:** Prior to the issuance of construction permits for grading and/or building, the owner/applicant shall submit a Biological Resources Protection Plan to RMA-Planning for review and approval. The protection plan shall include: logistics of how flagging of sensitive plant species locations installation of temporary protection fencing will occur, the length of time these measures will remain in place, and when no longer necessary, how removal of the measure will occur. The plan shall also include a biological resources training program for construction personnel on the importance of avoiding the identified protection areas.

**Mitigation Measure Action No. 1d:** Prior to the issuance of construction permits for grading and/or building, the owner applicant shall submit evidence that the protection measures outlined in the approved Biological Resources Protection Plan have been in place. This evidence shall include an inspection letter from the project biologist with photo documentation of onsite protection measures as well a record of compliance for implementation of biological resources training program for construction personnel.

**Mitigation Measure Action No. 1e:** Prior to final of construction permits for grading and/or building, the owner applicant shall submit a final inspection letter from the project biologist verifying compliance with Biological Resources Protection Plan.

Drilling of the proposed domestic well includes the use of heavy equipment for drilling and excavation as well as the production of well spoils onsite, resulting in the potential to impact to

sensitive plant species nearby. Therefore, a mitigation measure has been identified to reduce these impacts to less than significant.

**Mitigation Measure No. 2:** In order to ensure impacts to sensitive plant species during the well drilling process are minimized, protection measures shall be installed to retain well discharge tailings and water from migrating off-site. Prior to issuance of the well permit, the owner/applicant shall submit a drilling plan identifying and implementing the following protection measures:

- Installation of tree protection fencing
- Installation of erosion and sediment control devices
- Identify areas where equipment will be restricted to the building envelope and excluded from any coastal scrub habitat zones
- Use of portable retention pits or retention bio bags for well drilling and deposit of well spoils
- Identify locations of portable excavation pits within the building envelope or on existing pavement
- Identify how and when removal of drilling equipment and portable retention pits will occur
- Use of vacuum truck to remove standing water and slurry debris within the portable retention pits
- Removal of drilling equipment and portable retention pits

**Mitigation Measure Action No. 2:** Prior to issuance of construction permits for grading and/or building, the owner/applicant shall submit a drilling plan all protection measures identified in Mitigation Measure No. 2 to RMA-Planning for review and approval.

Implementation of Mitigation Measures 1 and 2 are intended to ensure protection of sensitive plant species during construction. However, the area where the small-leaved lomatium exists is located near the driveway area. Therefore, there is potential for inadvertent or accidental damage to these plants. If that occurs, a mitigation measure has been identified to restore the habitat.

**Mitigation Measure No. 3:** If during project staging and/or implementation, impacts to small-leaved lomatium occurs, the applicant shall submit a restoration plan with a 2:1 replacement ratio and a 5-year monitoring period to ensure potential impacts to the sensitive species have been sufficiently reduced.

**Mitigation Measure Action No. 3a:** Prior to issuance of construction permits for grading and/or building, the owner/applicant shall include language contained in Mitigation Measure No. 3 on the site plan.

**Mitigation Measure Action No. 3b:** Prior to final of construction permits for grading and/or building, the owner/applicant shall submit a letter of verification by the project biologist that either the restoration plan was not necessary or evidence that the restoration plan was implemented.

---

**5. CULTURAL RESOURCES**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 3, 4, 6 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1, 3, 4, 6 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 3, 4, 6 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 3, 4, 6 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The Monterey County Geographic Information System indicates that the subject property has a high archaeological sensitivity. Pursuant to Section 20.146.090.B.1.a of the Monterey County Coastal Implementation Plan, Part 4, the proposed development required submittal of an archeological survey as part of the application. Consistent with this requirement, such report was submitted (Source 10). The report indicated that both background research and an onsite reconnaissance were conducted and concluded that there were no previously identified sites within proximity of the subject property and no materials frequently associated with cultural resources were found onsite, resulting in an opinion that the project area contains no evidence of potentially significant archaeological resources. Pursuant to State Assembly Bill 52, staff met with the Most Likely Descendant (MLD) of the Ohlone/Costanoan-Esselen Nation (OCEN) through a Tribal Consultation. The MLD stated that due to the location of the site and the fact that the property is well above 500-feet of sea level, it is unlikely that the area would have been frequented by their people. However, the MLD did have concerns with the protection of OCEN Ancestral Heritage Sites if resources are accidentally uncovered. To address this concern, a standard condition of approval requiring halting all work if resources are accidentally uncovered. Therefore, implementation of the project would have a less than significant impact on cultural resources.

<b>6. GEOLOGY AND SOILS</b>				
<b>Would the project:</b>	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, 6 & 11) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: 1, 6 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 6 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: 1, 6 & 11)	<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, 6 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 6 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: 1, 6 & 11)	<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, 6 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **Discussion/Conclusion:**

Monterey County Geographic Information System (GIS) indicates that the seismic hazard zone on the subject property is III, which is relatively low; however, the erosion hazard is high. Map D, Hazards, of the Carmel Area Land Use Plan indicates that the subject property is located in an area with recent alluvium; meaning there was a deposit of clay, silt, sand, and gravel left by flowing streams, typically producing fertile soil. Based on this information, a Geotechnical Engineering Report prepared by Beacon Geotechnical, Inc. was prepared and submitted with the project application (see Source 11).

### **6(a), (c), (d), and (e). Conclusion: No Impact.**

There are no known earthquake faults, as delineated on the most recent Alquist-Priolo



Earthquake Fault Zoning Map within 1/8 of a mile of the subject property. The Geotechnical Engineering Report did not identify the potential for strong seismic ground shaking and seismic design parameters established by the 2010 California Building Code were recommended. Seismic risks due to liquefaction and landslide were determined to be low. Site soil conditions were found to be generally dense to very dense light brown silty slightly clayey sandstone overlain by loos brown silty clayey sand topsoil and bearing soils were determined to be in the low range for expansion. Project review, specifically relative to the septic tank and primary geoflow subsurface wastewater dispersal area, by the Environmental Health Bureau gave no indication that the soils onsite would not support the proposed onsite wastewater treatment system.

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

The proposed project includes development on slopes in excess of 30% and the soils on the subject property were identified to be highly erodible. Therefore, the Geotechnical Engineering Report recommended that all excavations should be observed by an engineer prior to processing or placing of fill and over-excavation and re-compaction of soils in the building area was also recommended. To ensure implementation of the project meets the recommendations of the Geotechnical Engineering Report, the project has been conditioned requiring submittal of an erosion control plan, a grading plan incorporating the recommendations of the Geotechnical Engineering Report, and a Geotechnical Certification. Compliance with these conditions would reduce geologic impacts caused by accelerated erosion to a less than significant level.

<b>7. GREENHOUSE GAS EMISSIONS</b>				
<b>Would the project:</b>	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 & 2)	<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 & 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

According to the United States Environmental Protection Agency (EPA), greenhouse gases (GHG) are gases that trap heat in the atmosphere. U.S. GHG emissions in 2014 consisted of 81% Carbon Dioxide (CO<sub>2</sub>), 11% Methane (CH<sub>4</sub>), 6% Nitrous Oxide (N<sub>2</sub>O), and 3% of fluorinated gases (hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride). The larger amount of GHG emissions lead to higher concentrations in the atmosphere and each of these gases can remain in the atmosphere for different amounts of time (from a few years to thousands of years). Overtime, these gases are mixed resulting in a global effect despite their point of emission. Based on information obtained from the EPA, an increase in GHG emissions are related to warming of the earth, a process commonly known as the “greenhouse effect” or

“global warming.” This process is expected to have an effect in weather patterns, ocean circulation, mean sea level rise, water supply, and an increase in infectious diseases.

The baseline GHG emission for the subject property is next to zero and temporary construction activities as well as operational components of the project would introduce new points of emissions. Pursuant to Section 15064.4 of the CEQA Guidelines, Monterey County, as the lead agency, must analyze GHG emissions of the proposed project and reach a conclusion regarding significance of said emissions. Although the State of California has provided guidance to lead agencies, it has yet to develop specific Green House Gas (GHG) thresholds of significance for analysis of projects during environmental review. Furthermore, the Monterey Bay Unified Air Quality Management District (MBUAQMD) has not adopted GHG thresholds to determine significance. The 1982 General Plan does not contain policies that address GHGs. However, it does include policies that relate to climate change such as water conservation; protection of vegetation; building designs incorporating solar orientation, weather proofing, and limiting reliance on artificial heating, cooling, and lighting; and locating development where adequate road systems exist. In addition to these policies, Chapter 18.11 – Green Building Standards, of the Monterey County Code was adopted to improve public health, safety, and welfare by encouraging responsible use of resources in the design and construction of buildings by using building concepts that would reduce negative impacts, or resulting in a positive environmental impact, by encouraging sustainable construction practices.

Temporary construction activities of the proposed project would be the main contributor to GHG emissions. Unfortunately, quantifying project emissions at this time would be too speculative. Therefore, in lieu of State guidance or locally adopted thresholds, a primarily qualitative approach was used to evaluate possible impacts from the proposed project.

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

Construction activities involving heavy equipment and vehicle use would be temporary; therefore, GHG emissions would be limited to a short period of time. Operational elements of the project would not increase baseline amount of GHGs emitted prior to implementation of the project. Meaning, the rezone of the property and establishing a residential use on the site would not permanently generate a significant amount of vehicle trips over what is existing or cause an increase in the emission of carbon dioxide (CO<sub>2</sub>) by fuel combustion. Therefore, the project would have a less than significant impact as it relates to GHGs.

Climate change is a complex phenomenon that has the potential to alter local climatic patterns and meteorology. Even with the efforts of jurisdictions throughout the state, a certain amount of climate change is inevitable due to existing and unavoidable future GHG emissions worldwide. Climate change effects in California include, but are not limited to, sea level rise, extreme heat events, increase in infectious diseases and respiratory illnesses, and reduced snowpack and water supplies. In the greater Monterey County area, including the project site, climate change effects are expected to result in the following conditions. A hotter climate, with average annual temperatures increasing by 2.9 to 4.9 °F in Monterey County by 2090, relative to baseline conditions (1961–1990) (California Energy Commission 12 2014). Increased sea level rise risk, with acreage vulnerable to a 100-year flood event increasing by 14 percent in Monterey County by 2100 (California Energy Commission 2014). More frequent and intense wildfires, with the area burned projected to increase by an estimated 10 to 15 percent in Monterey County by 2050

and 19 to 28 percent by 2100 (California Energy 17 Commission 2014). Changes in growing season conditions and species distribution (PRBO Conservation Science 19 2011). Increased heat and decreased air quality, with the result that public health will be placed at risk, and native plant and animal species may be lost (PRBO Conservation Science 2011).

<b>8. HAZARDS AND HAZARDOUS MATERIALS</b>				
<b>Would the project:</b>	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 & 8)	<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 & 8)	<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 & 8)	<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 & 8)	<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 & 8)	<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 & 8)	<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 & 8)	<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 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

<b>9. HYDROLOGY AND WATER QUALITY</b>				
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 1, 2, 3, 4, 5 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 2, 3, 4, 5 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial <u>erosion</u> or <u>siltation</u> on- or off-site? (Source: 1, 3 & 11)	<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, 6 & 8)	<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, 6 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1, 6 & 8)	<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, 6 & 8)	<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, 6 & 8)	<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, 6 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

---

**9. HYDROLOGY AND WATER QUALITY**

Would the project:	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 6, 8 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The proposed project includes rezoning of the subject property to allow for residential development. Provided the rezoning is approved, the project also includes construction of a single family residence upon a vacant lot where there are not existing public stormdrain facilities. Therefore, temporary impacts caused by construction activities and operational elements of the project would have the potential to impact hydrology and water quality.

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

Establishment of a residential use on the subject property would require a domestic water supply provided by a proposed well, resulting in additional water use above baseline conditions. However, the assumed water use for the residence would not require a significant amount of water that would impact groundwater supply. Therefore, there is no foreseen impact. The subject property is not located within a flood zone or an area prone to flooding. Therefore, additional site drainage would not result in flooding on or off site. or recharge. The establishment of a residence as an allowed use, construction of a residence, and operational elements of a residence would change drainage patterns (see discussion below) but would not create a situation where water quality would be substantially degraded. The subject property is not located within the 100-year floodplain or near a levee or dam that would expose people or structures to significant loss or death if failure resulting in flooding were to occur. The project site is not located in an area subject to inundation by seiche, tsunami, or mudflows.

**9(a) and (c). Conclusion: Less Than Significant Impact.**

Construction activities would have the potential to create an adverse impact water quality due to erosion and sedimentation, resulting in impairment of water supply or the transport of pathogens and toxic substances. Furthermore, the conversion of vacant land into pervious surfaces would have the potential to alter the existing drainage pattern of the site as well as create new runoff. The proposed project has been reviewed by the Monterey County Water Resources Agency and pursuant to Chapter 16.12 of the Monterey County Code, a condition of approval requiring submittal and approval of an erosion control and drainage plan has been incorporated. Implementation of this condition would reduce these impacts to less than significant.

**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, 4, 6 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 4, 6 & 8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3, 4, 6 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The project site is subject to the 1982 Monterey County General Plan (General Plan) and the Carmel Area Land Use Plan (CAR LUP), which provides regulatory framework through goals and policies for physical development. These goals and policies are implemented through Monterey County Coastal Implementation Plans, Part 1 (Coastal Zoning Ordinance) and Part 4, Regulations for Development in the Carmel Area Land Use Plan Area (Chapter 20.146). The Carmel Area Local Coastal Program Land Use Plan map illustrates the land use designation for the subject property as “Resource Conservation – Forest and Upland Habitat.” Section 4.5.A of the CAR LUP states that in this designation, emphasis is placed on the protection of sensitive resources, plant communities, and animal habitats and that Forest and Upland Habitats typically apply to public or private reserves or open space areas set aside for resource preservation or research.

The illustrative map found in Figure 2, Special Treatment Areas, of the CAR LUP shows that the subject property is part of the “BSI” area, also known as the Behavioral Science Institute property. Specific development policies found in Section 4.4.3.E.5 states that low density residential development shall generally be located in rural areas where a residential character exists and that vacant lots in the Carmel Highland-Riviera area should continue to be developed to the extent that site and resource protection constraints allow. Accordingly, with the exception of the Behavioral Science Institute property, the minimum density lot size shall be one acre unless waste disposal dictate otherwise. Section 4.4.3.E.6 of the CAR LUP addresses the special treatment allocation allowing for a maximum residential development of 25 units on the BSI property, provided they are sited outside the view from Highway 1 and the upper steeper portion shall remain in open space. The majority of the properties within this area contain steep slopes, with many found at higher elevations. Therefore, staff conducted a site visit on March 8, 2017 to gain a better understanding of what was meant by “upper steeper slopes.” Currently, the BSI property contains 12 parcels. Property data provided by the applicant demonstrates that there are eight existing single family dwellings and the potential for an additional four, including the Collins property. This quantified amount is well within the maximum allowed residential

density. However, in order for the project to be consistent with the land use designation and zoning, rezoning of the property would be necessary. Therefore, the applicant has requested to change a 1 acre parcel of the subject property from RC(CZ) or WSC/SpTR(CZ).

Initially staff identified this particular case to be an anomaly since all other BSI parcels contained zoning allowing residential development, consistent with the special treatment allocation. However, on February 19, 1992 a similar situation occurred on one of the BSI parcel.

**10(a) and (c): Conclusion: No Impact.**

The proposed project includes a request to rezone the subject property to provide for a residential use on the site and a proposal to construction a single family residence. The subject property is surrounded by low and rural density residential uses. Therefore, the establishment of a residential use in that area would be consistent with what is existing and would not cause a physical division of an established community. The vacant lot contains mostly native vegetation and the project would have the potential to create impact to biological resources (see section VI.4 – Biological Resources for further discussion). However, these resources are protected through the goals and policies of the CAR LUP and previously mentioned implementation plans, not through a habitat conservation plan or natural community conservation plan. Therefore, implementation of the project would have no impact.

**10(b): Conclusion: Less Than Significant Impact with Mitigation Incorporated.**

As discussed above, rezoning the property to allow for residential development appears to be consistent with development policies of the CAR LUP. However, consistency with policies for the protection of scenic and biological resources, any future development on the parcel shall be restricted to a confined area.





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

<b>11. MINERAL RESOURCES</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1 & 8)	<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 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

<b>12. NOISE</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>					
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2 & 8)	<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, 2 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>12. NOISE</b>				
<b>Would the project result in:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The subject property is located within a rural residential area where there are noise sensitive receptors. Although operational components of the project would have no effect on existing noise levels in the area, there would be temporary noise impacts during construction.

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

The establishment of a residential use on the subject property would not expose people to noise levels that exceed Monterey County standards and would not substantially increase ambient noise levels. The project site is not located in the vicinity of an airport, private airstrip, or within an airport land use plan area.

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

Construction activities would produce noise not typically found in the area. In addition, grading would have the potential to create groundborne vibrations. Since these impacts would be temporary, they are not considered significant. Furthermore, Monterey County Code Chapter 10.60 establishes regulations for noise requirements and compliance with these regulations would ensure any noise impacts be reduced to a less than significant level.

<b>13. POPULATION AND HOUSING</b>				
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 2, 3 & 4)	<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, 2, 3 & 4)	<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, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

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, 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (Source: 1, 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (Source: 1, 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source: 1, 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source: 1, 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

15. RECREATION		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 3, 4 & 15)	<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, 3, 4 & 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 3, 4 & 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 3, 4 & 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1, 3, 4 & 15)	<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, 3, 4 & 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

<b>17. UTILITIES AND SERVICE SYSTEMS</b>				
<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1 & 8)	<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 & 8)	<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 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1 & 8)	<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 & 8)	<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 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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



## VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14) ("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: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14)	<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: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

There are no identified impacts to Agriculture and Forest Resources, Hazards/Hazardous Materials, Mineral Resources, Population/Housing, Public Services, Recreation, Transportation/Traffic, or Utilities/Service Systems as a result of project implementation.

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

#### (a). Conclusion: Less Than Significant Impact.

Based upon the analysis conducted for this Initial Study, the proposed project would have the potential to impact an environmentally sensitive habitat area or reduce the number or restrict the range of a rare or endangered animal (see section IV.4 – Biological Resources). Potential impacts to aesthetics (see Section IV.1 – Aesthetics) and land use (see Section IV.10 – Land Use and

Planning) caused by the establishment of a residential use resulting from project implementation have also been identified.

**(b). Conclusion: No Impact.**

Implementation of the proposed project would allow the establishment of a residential use, not allowed under current zoning. However, the additional unit would be allowed per the allotted residential density of the Behavioral Science Institute special treatment area. Therefore, establishment of the use and the ongoing operational impacts of the residence would not be considered cumulatively considerable. Furthermore, the identified temporary construction impacts caused by project implementation have been either found to be less than significant or less than significant with mitigation incorporated and would not considerably contribute to cumulative impacts to air quality or greenhouse gas emissions. All other impacts identified would be temporary and immediate.

**(c). Conclusion: Less than Significant Impact.**

Implementation of the proposed project would allow the establishment of a residential use, not allowed under current zoning. However, the additional unit would be allowed per the allotted residential density of the Behavioral Science Institute special treatment area. This Initial Study has not identified the potential for project implementation to have an environmental effect which will cause substantial adverse effects on human beings, either directly or indirectly.

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

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

### **Assessment of Fee:**

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

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

To be considered for determination of “no effect” on fish and wildlife resources, development applicants must submit a form requesting such determination to the Department of Fish and

Game. Forms may be obtained by contacting the Department by telephone at (916) 631-0606 or through the Department's website at [www.dfg.ca.gov](http://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 PLN150636 and the attached Initial Study / Proposed Mitigated Negative Declaration.

## ***IX. REFERENCES***

1. Project Application/Plans
2. 1982 Monterey County General Plan
3. Carmel Area Land Use Plan
4. Monterey County Coastal Implementation Plan, Part 4 (Chapter 20.146)
5. Monterey County Coastal Implementation Plan (Chapter 20)
6. Monterey County Geographic Information System (GIS)
7. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008 and 2012.
8. Site Visit conducted by the project planner on February 4, 2016 and March 8, 2017.
9. “Biological Assessment of Gary Collins Property APN: 241-021-007-000” (Monterey County Document No. LIB140278), prepared by Fred Ballerini (Fred Ballerini Horticultural Services), Pacific Grove, CA, May 20, 2014.
10. “Preliminary Archaeological Assessment of a Portion of APN 241-021-007-000, Carmel Highlands, Monterey County, California” (Monterey County Document No. LIB140277), prepared by Mary Doane, B.A., and Gary S. Breschini, Ph. D., RPA (Archaeological Consulting), Salinas, CA, January 24, 2014.
11. “Geotechnical Engineering Report” (Monterey County Document No. LIB160170), prepared by Beacon Geotechnical, Inc, Paso Robles, CA, December 16, 2013.
12. “Percolation Test Data Sheet” (Monterey County Document No. LIB140279), prepared by Biosphere Consulting, January 29, 2014.
13. **Google Earth** Imagery dated April 13, 2016. 36°30’09.76” N 121°55’45.60” W Elevation at 440ft. Eye Alt. 4644 ft.
14. Table A, Existing Conditions Roadway Segment Level of Service, found within Appendix C – Traffic Data of the 2010 Monterey County General Plan DEIR.

This page intentionally left blank