

Exhibit D

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MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING

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

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: CORTOPASSI

File No.: PLN170428

Project Location: 255 HIGHWAY 1, CARMEL

Name of Property Owner: CORTOPASSI HEIDE S TR

Name of Applicant: LIBBY BARNES, AGENT

Assessor's Parcel No.: 241-182-020-000

Acreage of Property: 0.92 ACRES

General Plan Designation: RESIDENTIAL – LOW DENSITY 1 UNIT/ACRE

Zoning District: LDR/1-D(CZ)

Lead Agency: COUNTY OF MONTEREY RMA-PLANNING

Prepared By: JAIME SCOTT GUTHRIE, ASSOCIATE PLANNER

Date Prepared: 8 MARCH 2018

Contact Person: JAIME SCOTT GUTHRIE, ASSOCIATE PLANNER

Phone Number: 831-796-6414



Figure 1 – Context Map: Proposed remodel of an existing single-family dwelling on 0.92-acre parcel located at 255 Highway 1 in Carmel, south of Highway 68. (Source 14)

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project: The proposed project is on a 0.92-acre site (Figure 1) located at 255 Highway 1 in Carmel (Assessor’s Parcel Number 241-182-020-000). The project proposal is a partial demolition and rebuild of an existing 961 square foot single family dwelling that

includes construction of a first floor addition (Figure 2) of 278 square feet along with a new 872 square foot second story above the first floor and a new 724 square foot detached two-car garage with a planted roof. Site improvements also include construction of 51 linear feet of retaining walls, abandonment of an on-site septic system, and connection to the public sewer service, Carmel Area Wastewater District. Estimated grading is 240 cubic yards of cut and 22 cubic yards of fill, with an expected off haul of 218 cubic yards.

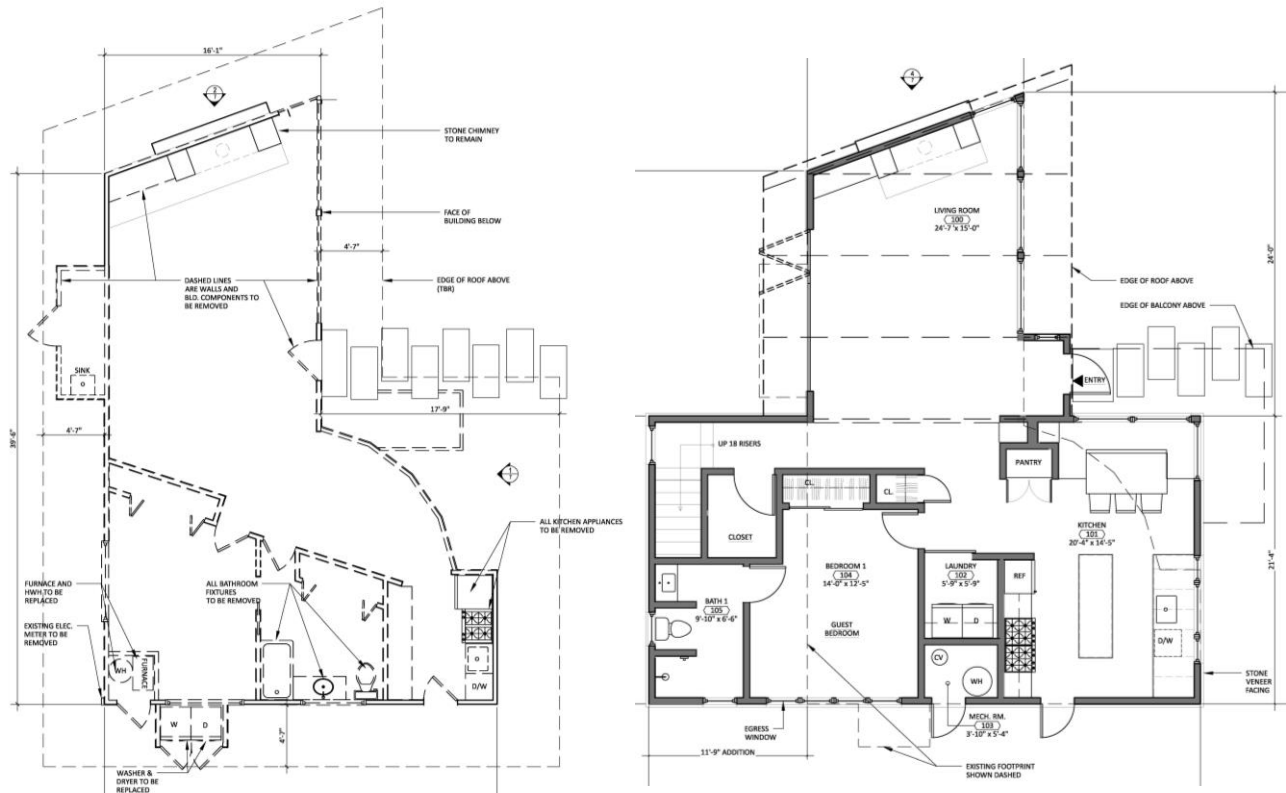


Figure 2 – Floor Plan: The existing first floor plan is on the left and the proposed first floor plan is on the right for the remodel of the single-family dwelling at 255 Highway 1 in Carmel. (Source 1)

Implementation of the project requires approval of a Combined Development Permit (CDP) consisting of a Coastal Administrative Permit to allow rebuild of the existing single family dwelling; a Coastal Development Permit to allow: 1) development within 750 feet of known archaeological resources, 2) within 100 feet of environmentally sensitive habitat (ESHA), 3) within 50 feet of a coastal bluff, and 4) on slopes greater than 30%; a Coastal Administrative Permit and Design Approval to allow construction of the new garage, retaining walls, and a portion of the remodel (Figure 3); and a variance to allow construction of the garage within the front setbacks and portions of the remodel into front setbacks. The variance would allow the residence a reduction of the front setback from 30 feet to 6'-7" and the garage a reduction of the front setback from 50 feet to 5'-5¼". The side setback reduction from 20 feet to 11'-6" is not included in this variance because County of Monterey Board of Zoning Adjustment Resolution No. BZ-67 previously granted the reduction on 10 November 1959, and the permit runs with the land. (See Sources 1 and 43)

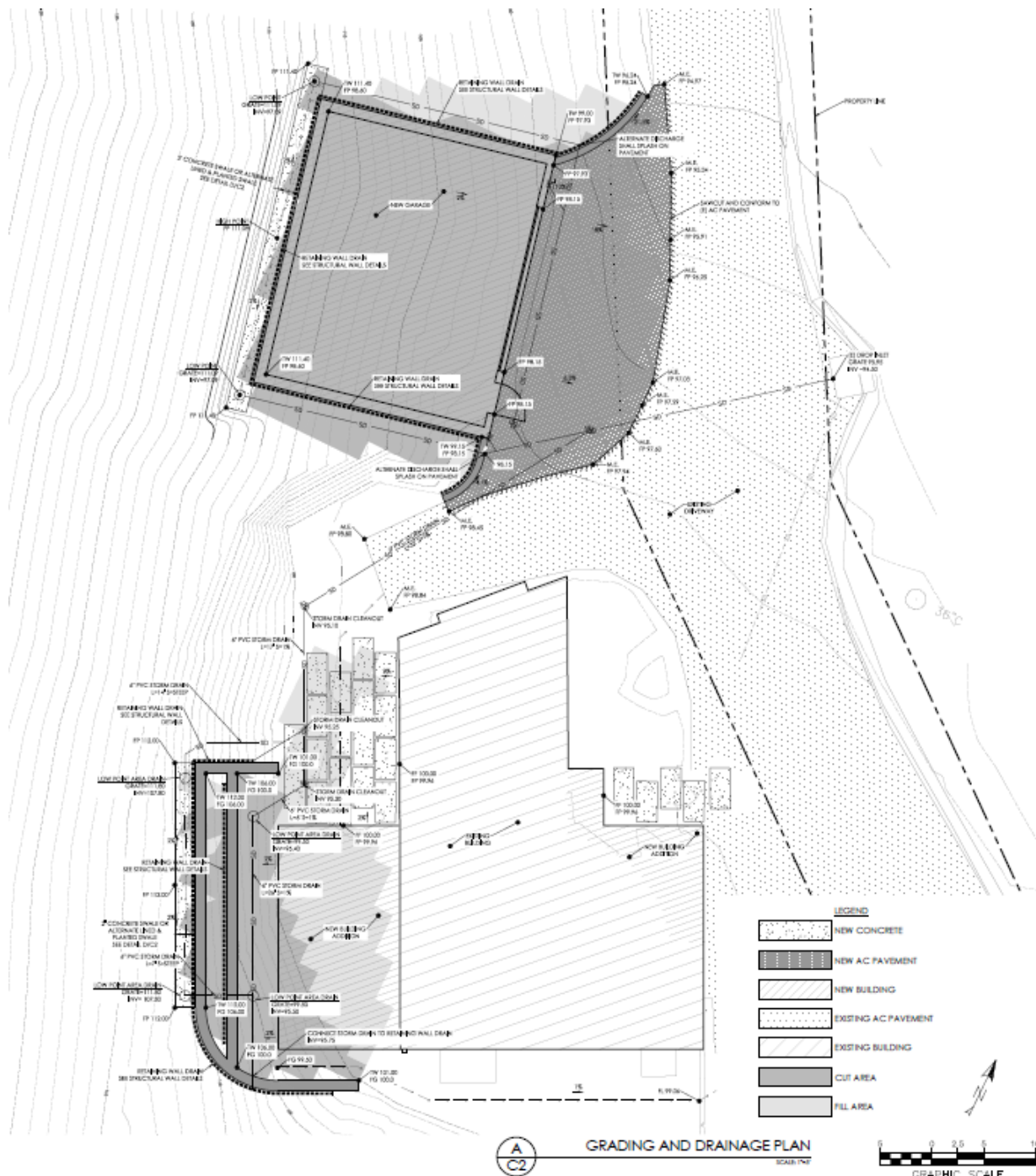


Figure 3 – Site Plan: Footprint of the proposed remodel of the single-family dwelling on a 0.92-acre parcel at 255 Highway 1 in Carmel. (Source 1)

B. Surrounding Land Uses and Environmental Setting: The subject property is located on an east facing coastal bluff of granite outcropping at the west side of Highway 1 north of Wildcat Cove (Figure 4). This parcel is accessed by a shared paved driveway that winds through the small peninsular neighborhood. The existing residence is cut into the hillside creating a flat

area set back approximately 40 feet from a steep bank that descends to a narrow protected beach about 50 feet below. The vertical cut face at the back of the house comprises terrace deposits over granite while at the front of the house, granite was encountered at 23 feet below grade (Source 20, p. 3).

Vegetation is a mix of Monterey cypress and Monterey pine upper canopy woodland with mid to lower canopy of both native and exotic shrubs and scrub type flora. Coast live oaks occur infrequently while invasive ice plant has a strong presence. (Figure 4)



Figure 4 – Site Photo: View of the subject property from the lookout on Highway 1 including a photo-simulation of the proposed rebuild and new garage. (Source 1)

C. Other public agencies whose approval is required: Subsequent to obtaining the necessary discretionary permit approvals, the project will require ministerial approval from RMA-Building Services, Bureau of Environmental Health, RMA-Public Works, RMA-Environmental Services, Monterey County Water Resources Agency, and Carmel Highlands Fire Protection District through the construction permit process. In addition, any conditions of approval required by the reviewing agencies will require compliance prior to issuance of permits. The subject parcel is also within the appeal jurisdiction of the California Coastal Commission (CCC).

D. Project Impacts: The subject property does not contain Prime or Unique Farmlands or forest land; contains no evidence that unique paleontological or geologic features, nor interment of human remains exist on the property; and the parcel is not considered a mineral resource recovery site. The result of project implementation would not require large amounts of water

usage, create large amounts of wastewater, induce or reduce the population or availability of housing, or cause reduction of the existing level of services for fire, police, public schools, or parks. Therefore, the project would have no impact on Agriculture and Forest Resources, Cultural Resources, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, or Recreation.

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

Biological Resources (See VI.4 Environmental Checklist) would have less than significant impacts with mitigation incorporated. Proposed development would have potential impact on protected sea cliff buckwheat plants which are a host food plant of the federally-protected Smith's blue butterfly. These plants would be relocated to an appropriate location on the subject property. A nesting survey for federally protected migratory birds would be required prior to any ground disturbance during February through August. These mitigation measures would reduce biological resource impacts to less than significant.

Tribal Cultural Resources (See VI.17 Environmental Checklist) would have less than significant impacts with mitigation incorporated. The development includes 240 cubic yards of previously undisturbed soil cut within aboriginal territory of Ohlone/Costanoan-Esselen Nation (OCEN). Therefore, mitigative measures are recommended to reduce potential adverse impacts to tribal cultural resources.

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

General Plan/Area Plan	<input checked="" type="checkbox"/>	Air Quality Mgmt. Plan	<input checked="" type="checkbox"/>
Specific Plan	<input type="checkbox"/>	Airport Land Use Plans	<input type="checkbox"/>
State Groundwater Laws	<input checked="" type="checkbox"/>	Water Quality Control Plan	<input checked="" type="checkbox"/>
Water Sustainability Plan	<input checked="" type="checkbox"/>		

1982 Monterey County General Plan

The project site is subject to the *1982 Monterey County General Plan (General Plan)* which provides regulatory framework, through goals and policies, for physical development. The proposed project is consistent with the low density land use designation of this residential site (See Figure 13a of the *General Plan*), continuing the existing land use at a density of one unit per

acre. The proposed project is a remodel and expansion of an existing single-family dwelling on the parcel. Therefore, the project proposal is consistent with the *General Plan*. **CONSISTENT**

Carmel Area Land Use Plan

The project site is subject to the Carmel Area Land Use Plan of the *General Plan* that provides development standards and policies for unincorporated Carmel area. The subject parcel of 0.92 acres includes the rebuild of an existing dwelling unit and construction of a new garage which have been considered within policies for existing residential development. Pursuant to Table 4.6 – Residential Development Density, one unit per acre is the allowed density for this parcel. Policy 2.3.3.7 requires that development permitted by the County that is in or adjacent to environmentally sensitive habitat areas shall restrict removal of indigenous vegetation and project-related ground disturbance to the minimum needed for development. Therefore, the project proposal is consistent with the Carmel Area Land Use Plan. See Section VI.4 Biological Resources. **CONSISTENT**

California Sustainable Groundwater Management Act (SGMA) of 2014

The project site is subject to the state *Sustainable Groundwater Management Act (SGMA)* of 2014 that assigns priority status to 515 water basins throughout California based on a basin's state of overdraft along with the population density served by each basin. The State Department of Water Resources implements the requirements of SGMA. Along with analysis for the prioritization process, provisions of SGMA include a requirement that Groundwater Sustainability Agencies (GSAs) complete the development of groundwater sustainability plans (GSPs) or alternatives by 31 January 2020 or 31 January 2022. The water basin from which the proposed project would draw water is listed as one in a critical condition of overdraft. However, the regulatory framework used to manage groundwater supply would ensure no residential development project causes significant adverse impact to water resources. There would be no intensification of water use due to the project being a rebuild of an existing residence. Therefore, implementation of the proposed project would be consistent with the requirements of *SGMA*. **CONSISTENT**

Air Quality Management Plan

The 2012-2015 and the 2008 *Air Quality Management Plan (AQMP) for the Monterey Bay Region* address attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB) that includes unincorporated Carmel areas. California Air Resources Board (CARB) uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration (EPDC) over a consecutive three-year period. The closest air monitoring site in Carmel Valley has given no indication during project review that implementation of the single-family residence would cause significant impacts to air quality or greenhouse gas emissions (GHGs). **CONSISTENT**

Water Quality Control Plan

The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board (RWQCB), 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. Operation of the implemented project would not generate pollutant runoff in amounts

that would cause degradation of water quality. Therefore, the proposed project is consistent with the requirements of the RWQCB regulations. **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

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

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

☐ Check here if this finding is not applicable

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

EVIDENCE: VI.2 – Agriculture and Forest Resources: The subject property is zoned Low Density for residential land use amidst similarly zoned residential parcels that are developed with single family dwellings. The proposed project would cause neither a decrease in farmland nor a loss of agricultural uses. There are no economic forest resources on or in proximity of the subject property. Therefore, implementation of

the project would have no impact on agriculture or forest resources. (Source: 1, 2, 3, 7, 13, 14, and 15)

VI.5 – Cultural Resources: Monterey County Geographic Information System (GIS) indicates the archaeological sensitivity of the subject property is high. An archaeological report (File No. LIB170178) was provided that found residential development in the proposed project areas would have no adverse change in the significance of an archaeological resource as defined pursuant to Section 15064.5 of CEQA Guidelines. No evidence exists that the subject property contains unique paleontological or geologic features, nor interment of human remains. (Source: 1, 3, 20, 21, 27, 30, and 38)

VI.10 – Land Use/Planning: The subject property is zoned Low Density Residential, is surrounded by similar parcels with similar or compatible land uses, and is a rebuild of an existing single-family dwelling. Therefore, implementation of the project would not divide an established community. There are no conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the proposed project. The proposed project would not conflict with any habitat conservation plan or community conservation plans. (See section III – Project Consistency with Other Applicable Local and State Plans and Mandated Laws of this Initial Study) Therefore, project implementation would have no impact to land use or planning. (Source: 1, 2, 3, 7, 8, 9, 10, 11, 13, and 15)

VI.11 – Mineral Resources: The subject property does not contain any known mineral resources nor is it a locally important mineral resource recovery site. Therefore, project implementation would have no impact to mineral resources. (Source: 1, 2, 3, 20, 21, and 23)

VI.13 – Population/Housing: The proposed project includes a single-family dwelling zoned a density of one unit per acre, adjacent to parcels with similar or compatible density restriction. Therefore, no impact would occur for substantial population growth in the area; and there would be no substantial displacement of existing housing or residents in the community. (Source: 1, 2, 3, 7, and 14)

VI.14 – Public Services: The proposed project has been reviewed by Carmel Highlands Fire Protection District which gives no indication that implementation of the proposed project would impact the existing response times of fire protection services for the area. Occupancy of the project's single-family home would not require an increase in Sheriff protection for the area, impact the ability of the Carmel Unified School District to maintain acceptable service ratios, nor substantially increase use of existing park facilities in the area. Project implementation would have no impact to public services. (Source: 1, 2, 3, 7, 15, 17, and 18)

VI.15 – Recreation: The proposed project would not result in an increase in the use of existing neighborhood or regional parks that would cause substantial deterioration of a facility, propose additional recreational facilities, or require construction or expansion of recreational facilities. The project does not include the subdivision of land and therefore would not create a new impact on parks. Project implementation would have no impact on recreation. (Source: 1, 2, 3, 7, 14, and 15)

B. DETERMINATION

On the basis of this initial evaluation:

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

Jaime Scott Guthrie, Associate Planner

26 February 2018

Date

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant with mitigation, or Less Than Significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a Less Than Significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a

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

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

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Less Than Significant			
Would the project:		Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 3, 7, 13, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 2, 3, 7, 13, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 2, 3, 7, 13, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 7, 13, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The proposed project is shown in County GIS as visually Highly Sensitive due to the parcel location along scenic Highway 1. Flagging, staking, and on-site inspection confirm that location of development on the parcel is completely visible from the Wildcat Cove viewing area pull out to the west of Highway 1. Due to the unique parcel characteristics of shape, slopes, and orientation, structures would be publicly visible in any location on the property.

1(a). Conclusion: No Impact.

The existing structure is in disrepair from being vacant for many years. The visual quality of the site and its surroundings would benefit from remodel of the degraded structure. The new residence is proposed to use colors and materials consistent with the character of the site and its surroundings. Therefore, the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings.

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

As previously mentioned, the existing highly visible structure is in disrepair. Location of the remodel on the scenic bluff off of State Highway 1 would have potential adverse impact on scenic resources, visual character of the site, and day or nighttime views in the area. However, zoning of the parcel with a design control overlay enables purposeful design that is consistent with the surroundings and the neighborhood. A shade study of the proposed residential structure shows the shadows of overhangs which will partially screen the windows from public view. Lighting within the home, combined with tinted windows and blinds, will not be visually obtrusive to nighttime observers. Therefore, implementation of the proposed project would have less than significant impact on scenic resources visible from Highway 1, on existing visual quality of the site, and on day or nighttime views due to substantial light or glare.

2. AGRICULTURAL AND FOREST RESOURCES

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 2, 3, 7, 13, 14, 15)	<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, 7, 13, 14, 15)	<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, 7, 13, 14, 15)	<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, 7, 13, 14, 15)	<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, 7, 13, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

3. AIR QUALITY

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 9, 10)	<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, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 6, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 6, 9, 10, 13, 14, 15)	<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, 6, 9, 10, 13, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. The CARB has established 14 air basins statewide and the project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). The MBARD is responsible for producing an Air Quality Management Plan (AQMP) that reports air quality and regulates stationary sources throughout the NCCAB. The *2008 Air Quality Management Plan for the Monterey Bay Region (AQMP)* and the *2012-2015 Air Quality Management Plan (AQMP)* are referenced for discussion of air quality. Monterey County is within the federal and state attainment standards for carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), lead, and fine particulates (PM_{2.5}), and within the federal attainment standards for ozone (O₃) and respirable particulates (PM₁₀). The *2012-2015 Air Quality Management Plan (AQMP)* addresses only attainment of the State ozone standard.

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

The project is consistent with the *AQMP*; therefore, there would be no impact caused by conflict or obstruction of the *AQMP*. The project would not result in uses or activities that produce objectionable odors that would affect a substantial number of people.

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

The NCCAB is in nonattainment status of state standards for Ozone (O₃) and respirable particulates (PM₁₀) (See Source 10, p. 9). Therefore, projects resulting in a substantial increase in PM₁₀ emissions would cause a significant impact to air quality. In addition, ambient ozone levels depend largely on the amount of precursors, nitrogen oxide (NO_x) and reactive organic gases (ROG), emitted into the atmosphere. Implementation of the project would result in temporary impacts resulting from construction and grading activities caused by dust generation and fuel

combustion of construction vehicles (major sources of primary PM₁₀) and NO_x and ROG emittance. Grading activities associated with the project include approximately 240 cubic yards of cut and 22 cubic yards of fill, with export of 218 cubic yards. Typical construction equipment would be used for the project and no more than 200 cubic yards (0.124 acre feet) per day of ground disturbance is planned. Therefore, these emissions would have a less than significant impact to air quality. Construction-related air quality impacts would be controlled by implementing Monterey County Code Chapter 16.12 (See Source 6) standard conditions for erosion control that require plans for control measures of runoff, dust, and erosion. Therefore, implementation of the proposed project, would result in less than significant impacts to air quality caused by pollutants currently in non-attainment for NCCAB and construction-related activities. Sensitive receptors along the 22-mile truck hauling route would be exposed to substantial pollutant concentrations approximately four times per day for the duration of project implementation. Air pollutants would increase temporarily and return to normal after project completion. Therefore, impacts due to exposure of sensitive receptors to pollutant concentrations would be less than significant.

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, 14, 17, 25)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 2, 3, 14, 19, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 2, 3, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 2, 3, 14, 19, 25)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 2, 3, 6, 7, 16, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 2, 3, 6, 7, 16, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Section 20.146.040.A.1 of Title 20 Coastal Ordinance requires a biological survey be prepared for all proposed development. (See Source 7). Rob Thompson prepared the biological assessment for the project (See Source 25). The parcel is located within Monterey pine forest and qualifies as environmentally sensitive habitat pursuant to Section 20.146.040.c of the Coastal Implementation Plan (CIP) which requires protection of Monterey pine habitat that has high aesthetic value due to its location in the public viewshed. During site visits for preparation of the biological survey, two sea cliff buckwheat plants were found on the parcel either within or directly adjacent to the development footprint. The sea cliff buckwheat plants are habitat for the federally protected Smith's blue butterfly. Therefore, plants that would likely be adversely impacted by development are identified for relocation to an area on the parcel containing sea cliff buckwheat plants at the northern area of the parcel that would not be adversely impacted by development. Nesting birds were not observed during the site assessment for biological resources 27 August 2017. However, the nesting season in Monterey County could begin as early as February and continue through August. Therefore, a nesting survey is recommended for the potential presence of federally protected migratory birds in order to mitigate the possible adverse impact to nesting migratory birds on the parcel. (See Source 25)

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

Implementation Plan Section 20.146.040 Environmentally Sensitive Habitat (ESHA) would meet the *General Plan* goal of preserving and conserving the County's native vegetation and wildlife. As previously mentioned, implementation of the proposed project would be consistent with the Policy 2.3.3.7 of the Carmel Area Land Use Plan which requires minimum relocation of ESHA vegetation to that required for project development. (See section III – Project Consistency with Other Applicable Local and State Plans and Mandated Laws of this Initial Study) No conflicts exist for any State and Federal guidelines for sensitive habitat protection. The subject parcel has no federally protected wetlands as defined by Section 404 of the Clean Water Act. The proposed project would not have an adverse effect on any migratory fish or wildlife habitat or corridor, riparian habitat, native resident or sensitive natural community.

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

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

Project implementation would have potential impacts to sensitive plant and wildlife species habitat identified in the Carmel Area Land Use Plan (LUP). Implementation of General Best Management Practices (BMPs) is consistent with the Carmel Area LUP Key Policy 2.3.2 Environmentally Sensitive Habitats to ensure that land use remains subordinate to the protection of critical biological resources. In order to reduce potential impacts to less than significant, mitigative actions have been identified as necessary for long term maintenance and regeneration of existing environmentally sensitive habitat. The applicant/owner shall implement BMPs that include procurement of an Expert Biologist (See below MMA 4.A.1) who monitors the implementation of biological resource mitigations, communicates with the applicant/owner and contractors for implementation of notes on Demolition and Construction Plans (See below MMA 4.A.2), and provides Monitoring and Reporting (See below MMA 4.A.3).

Mitigation Measure Action (MMA) 4.A.1: Expert Biologist

Prior to issuance of construction permits for grading and/or building, the applicant/owner shall submit to RMA-Planning for review and approval, a signed contract with a qualified biologist for onsite monitoring of sensitive habitat identification, exotic plant removal, and protective measure installation. The contract shall include the following responsibilities:

1. Monitor implementation of Mitigation Measures 4.A – 4.E for protection of biological resources as described in this initial study and in Thompson’s August 2017 biological assessment.
2. Identify sensitive plant materials and habitats;
3. Monitor exotic species removal activities;
4. Monitor installation of all protective measures of sensitive habitats and species;
5. Monitor, salvage and propagate sensitive species;
6. Monitor all planting restorations;
7. Monitor adherence to Notes on Demolition and Construction Plans throughout implementation of the project;
8. Develop “Exotic Species Control Plan;” and
9. Generate reports sufficient in detail to identify the success of mitigation measures and any impacts incurred outside those analyzed in this project.

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

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

1. Avoid depositing fill, parking equipment, or staging construction materials near existing trees or atop existing vegetation;
2. Protect trees and native plant stands with high visibility exclusionary fencing to clearly define and delineate protection zones;
3. Install sediment control devices on the downhill perimeter of the construction envelope and exposed soil areas;

4. Use debris fencing and silt dams to create boundaries for migration of disturbed, excavated, or graded soils and debris;
5. Stabilize disturbed soils prior to rainy weather with either the use of biodegradable netting or, mulching or hydroseeding with native seed, mulch and tackifier;
6. Dispose of excavated exotic green waste material at a receiver site or haul off location to a green waste facility;
7. Disperse storm water runoff from impervious surfaces in such a way as to prevent rilling and site erosion;
8. Maintain all disturbed soil free from exotic species (Coordinate with Mitigation Measure 4.E – Exotic Species Control Plan);
9. Restrict restoration of all disturbed soils and drainage swales surrounding the structures to drought tolerant, relatively fire resistant, non-invasive plant materials; and
10. Propagate replacement plantings from native, locally adapted, drought resistant specimens.

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

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

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

Mitigation Measure 4.B: Protection of Wildlife Habitat

There is potential for migratory bird nesting activity in existing tree canopies on the subject property. In addition, small patches of Seacliff buckwheat on the parcel are the host food plant for the Smith's blue butterfly. Migratory bird species are protected by the U. S. Federal government and the Smith's blue butterfly is federally recognized as endangered. Protection of

these wildlife habitats entails avoidance of construction during times of nesting or feeding. The applicant/owner shall direct the project Expert Biologist to implement surveys for potential presence of both nesting migratory bird species (See below MMA 4.B.1) and for Smith's blue butterfly (See below MMA 4.B.2).

Mitigation Measure Action 4.B.1: No more than 30 days prior to ground disturbance and during potential nesting months of February to August, owner/applicant/biologist shall submit a nesting survey to RMA-Planning for review and approval. The nesting survey shall be of migratory bird species that may find suitable nesting habitat in trees on the parcel. Should nesting be observed and the nesting locations are determined to be potentially disturbed by the proposed development, protocols shall be developed to ensure nesting activities are not disturbed.

Mitigation Measure Action 4.B.2: No more than 30 days prior to ground disturbance and during appropriate summer months to observe the Smith's blue butterfly adult stage life cycle, owner/applicant/biologist shall submit a Smith's blue butterfly survey to RMA-Planning for review and approval. Should the Smith's blue butterfly be observed and the hosting locations are determined, the owner/applicant/biologist shall implement the appropriate mitigations.

The two plant specimens of Seacliff buckwheat that are either within or adjacent to the development footprint may be relocated to the northern portion of the parcel where existing Seacliff buckwheat plants would not be affected by development. The relocation of these two plants may occur after completion of the Smith's blue butterfly survey and if relocation is consistent with mitigations resulting from the observed presence of the butterfly during the survey.

Mitigation Measure 4.C: Exotic Species Control Plan

Exotic species control is an integral aspect of maintenance and enhancement of existing native habitats. Eradication of exotic species is consistent with *General Plan* Goal 7 – Vegetation and Wildlife Habitats as a protective measure of environmentally sensitive areas. A sustained effort to abate the presence of invasive non-native and encroaching native plant species would allow the proposed development to be compatible with the long-term maintenance of sensitive habitats directly on and adjacent to the subject property. In order to ensure successful re-establishment of the sensitive habitats, the applicant/owner shall submit to RMA-Planning for review and approval an "Exotic Species Control Plan" developed by the expert biologist that incorporates the following objectives:

1. Prevent erosion in areas treated for eradication by stabilizing exposed areas with site appropriate native species endemic to the communities from which the exotics were removed.
2. Maintain all disturbed soil free from exotic species.
3. Dispose of all eradicated plant materials in a green waste facility.
4. Prior to any ground disturbance, remove all invasive species that have potential to be ecologically adverse to sensitive habitats.

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

5. CULTURAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 3, 27, 38)	<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, 27, 30)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 20, 21, 38)	<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, 27, 38)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

6. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 15, 21, 32)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking? (Source: 1, 14, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 14, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: 1, 14, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1, 14, 21)	<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, 14, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, creating substantial risks to life or property? (Source: 1, 14, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 14, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

In order to ascertain the susceptibility of the proposed project to geologic hazards and to bluff retreat, a geologic hazards report and bluff study was prepared (See Source 21). A Geotechnical Report (See Source 20) was submitted that provides recommendations for construction of footings and slabs within the context of local faults and seismic hazards that may potentially affect the subject property.

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

The Geotechnical Report (See Source 20) indicates that the subject property is within 2.2 miles of the potentially active Palo Colorado/San Gregorio Fault to the west and within 32 miles of the active San Andreas Fault zone to the northeast. However, neither of these faults is listed under the state Alquist-Priolo Earthquake Fault Zoning (AP) Act that prohibits human-inhabited structures being built across active faults. The Geological Report (See Source 21) asserts the average bluff location appears consistent from the years 1949-2017 and any perceived change appears negligible. Therefore, the potential for bluff retreat to affect the residence is considered low. Based on information derived from the Geotechnical Report, the subject parcel is not likely to experience lateral spreading, liquefaction, soil expansion, or collapse; and the project includes connection to the public sewer system.

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

The San Andreas Fault zone has the greatest potential for seismic activity that may result in damages. However, the project is conditioned by RMA-Environmental Services (ES) to submit a Grading Plan that conforms with the recommendations in the project Geotechnical Report. RMA-ES also requires Geotechnical Certification prior to final that all development was constructed in accordance with the geotechnical recommendations. Therefore, these conditions would reduce impacts to less than significant for soil erosion or exposure to strong seismic ground shaking. (See Source 21)

7. GREENHOUSE GAS EMISSIONS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 9, 10)	<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, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

As in the discussion of VI.3 Air Quality of this Initial Study, the *2008 Air Quality Management Plan for the Monterey Bay Region (AQMP)* and the *2012-2015 Air Quality Management Plan (AQMP)* are referenced for discussion of greenhouse gases (GHGs). The *2012-2015 Air Quality Management Plan (AQMP)* only addresses attainment of the State ozone standard and builds on information developed in past *AQMPs*. The Monterey Bay Air Resources District (MBARD) is responsible for the monitoring of air quality and the regulation of stationary sources throughout the North Central Coast Air Basin (NCCAB) where the proposed project site is located. The MBARD produces the *AQMP* and all subsequent revisions.

7(b). Conclusion: No Impact.

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

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

As previously discussed, ambient ozone levels depend largely on the amount of precursors, nitrogen oxide (NOx) and reactive organic gases (ROG), emitted into the atmosphere. Implementation of the project would result in temporary impacts resulting from construction and grading activities that require fuel combustion of construction vehicles, a primary source of NOx and ROG emittance. Typical construction equipment would be used for the project and ROG and NOx emitted from that equipment have been accommodated within the *AQMP*. Implementation of the proposed project would produce no more than the threshold of significance of 82 pounds per day of GHG precursors. Therefore, these precursor emissions would have a less than significant impact on GHGs. The proposed 240 cubic yards of cut and 22 cubic yards of fill with

218 cubic yards of off-haul is planned to be graded at 20 cubic yards, or 0.012 acre-foot, per day. This amount is under the recommended 2.2 acres per day threshold of significance of grading and excavation during construction phases A condition has been placed on the project that requires a grading plan be submitted prior to issuance of any grading or building permits. Therefore, the proposed project, as conditioned, would have less than significant impact on GHG emissions.

8. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 4, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 4, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3, 4, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3, 4, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 2, 3, 4, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 2, 3, 4, 18, 19, 37)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Hazardous materials may comprise those that are flammable, including brush and grasslands, which are present throughout the subject parcel. California Public Resources Code (PRC) §4291 regulates the fire protection mechanisms for fuel conditions in forested and wildland areas.

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

There are no schools, existing or proposed, within one-quarter mile of the subject property. The project site is not included in the Cortese List – Government Code Section 65962.5 (See Source 34) or located within two miles of a public airport or private airstrip. Implementation of the project would not have an impact to the emergency response plan for the County (See Source 35). There shall be no use or storage of hazardous materials or hazardous waste for any aspect of the project.

8(h). Conclusion: Less Than Significant.

The parcel is classified as a State Responsibility Area (SRA) for fire protection with a “very high” risk ranking for fire occurrence. Carmel Highlands Fire Protection District (CHFPD) has reviewed the project for design features adherent to PRC §4291 (See Source 37) including the maintenance of defensible space around all structures and the use of non-flammable construction materials. (See Source 19) There is no indication from CHFPD that the plans for the proposed project would not comply with requirements of PRC §4291 (See Source 18). Therefore, significant risk of loss due to wildland fires would be less than significant.

9. HYDROLOGY AND WATER QUALITY				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 1, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 8, 12, 13, 31)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial <u>erosion or siltation</u> on- or off-site? (Source: 1, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source: 1, 11, 21)	<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, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1, 8, 11, 21, 31)	<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, 2, 3, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 2, 3, 14, 15)	<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, 2, 3, 4, 15, 16, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 3, 15, 22, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Residential water would be provided through a connection to a water system operated by California American Water company. The project proposal includes connection to the public sewer service, Carmel Area Wastewater District (CAWD), and abandonment of the onsite septic system. Title 15 Public Services of the Monterey County Code (MCC) regulates water quality and waste discharge. Implementation of the proposed project would result in 240 cubic yards of cut and 22 cubic yards of fill in addition to an approximate net of 9,000 square feet impervious surface, thus, potentially altering the existing drainage pattern.

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

Operation of the proposed project will require water from groundwater supplies. The project will use groundwater from a water system operated by California American Water (CAW). The CAW is under the jurisdiction of the Monterey Peninsula Water Management District (MPWMD). The

MPWMD has been charged with the integrated management of ground and surface water in the Monterey Peninsula area and is prohibited from allowing any new service connections within their district boundary that would substantially deplete groundwater supplies. New service connections regulated by the MPWMD can only be established pursuant to all applicable federal, state and local laws, regulations, ordinances and restrictions, including any order of the California State Water Resources Control Board (SWRCB), related to the beneficial use of water. The project will be required to secure a water permit from the MPWMD prior to construction and connection to any CAW System. If the availability of water service to the proposed project changes due to any new regulations imposed by the MPWMD, then the project could seek the consideration of other existing water systems or new water sources to serve the project (See Source 13). This would be done through the review and approval of Monterey County Environmental Health Bureau's Drinking Water Protection program, which has similar standards to the MPWMD. Due to the groundwater supply regulations in place, the project is not considered to substantially deplete groundwater supplies in the area. Therefore, implementation of the project, as proposed and conditioned, would have no impact. (See Source 31)

As previously mentioned, the residence is proposed to connect to the Carmel Area Wastewater District service which has confirmed capacity for connecting the residential service within a period of one year from the date of the letter, 9 February 2018 (See Source 42). Therefore, operation of the proposed project would not violate any waste discharge requirements. Implementation of the proposed project would not violate any water quality standards. Stormwater runoff would be handled with an onsite drainage system. There was no indication during project review that the project would contribute to providing substantial additional sources of polluted runoff or to degrading water quality. The subject parcel is not located within a 100-year flood hazard area. There is no susceptibility to the failure of a levee or dam (See Source 15); therefore, implementation of the project would not expose people or structures to loss, injury, or death due to the aforementioned impact. The subject parcel is adjacent to a water body that would not experience impacts due to seiche (See Source 24).

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

A storm water control plan is required by the Water Resources Agency for handling impervious surface storm water runoff at multiple dispersal points. RMA-ES has conditioned the project to submit, prior to final inspection, certification by the Geotechnical Engineer that all development has been constructed in accordance with the recommendations contained in the Geotechnical Report (See Source 21) and approved plans (See Sources 1, 32). Therefore, alteration of the existing drainage pattern would result in less than significant impact to erosion or siltation.

The subject parcel is proximate to the boundary of a tsunami inundation line identified on the Tsunami Inundation Map for Emergency Planning (Figure 6). This map was prepared in collaboration between California Emergency Management Agency (CalEMA): National Tsunami Hazard Mitigation Program and the University of Southern California (USC) Tsunami Research Center for the Soberanes Point Quadrangle. The Geological Report (Source 21) asserts the CalEMA map indicates the maximum wave run-up, seaward of the bluff crest at approximately 79 feet above sea level, does not reach the bluff crest. The subject parcel is located at

approximately 52 feet above sea level landward behind the bluff crest. Therefore, impact due to the risk of tsunami inundation is reduced to less than significant. (Source 15)

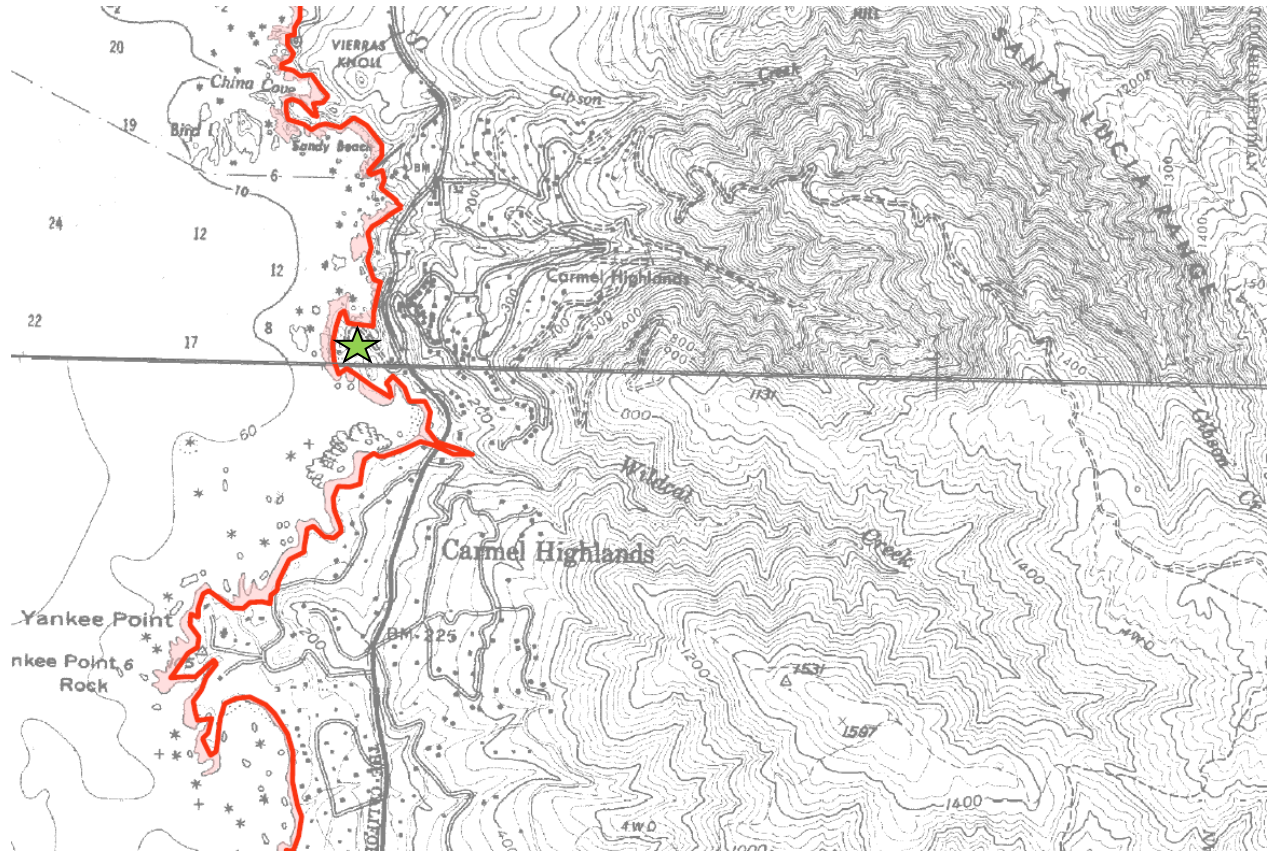


Figure 6 – Tsunami Inundation Map for Emergency Planning: The location of the subject property (green star) is within the Soberanes Point Quadrangle of Monterey County, proximate to the tsunami inundation line (red line) within the tsunami inundation area (pink shading). (Source 28)

10. LAND USE AND PLANNING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 1, 2, 3, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 7, 8, 9, 10, 11, 15, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. LAND USE AND PLANNING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3, 15, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

11. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 3, 21, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 2, 3, 21, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

12. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 4, 7, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 4, 7, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

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

13. POPULATION AND HOUSING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 2, 3, 7)	<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, 14)	<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, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

14. PUBLIC SERVICES				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Source: 1, 2, 3, 7, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: 1, 2, 3, 7, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source: 1, 2, 3, 7, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: 1, 2, 3, 7, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: 1, 2, 3, 7, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

15. RECREATION				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 2, 3, 7, 15, 16)	<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: (Source: 1, 2, 3, 7, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

16. TRANSPORTATION/TRAFFIC				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 2, 3, 14, 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, 2, 3, 42)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 2, 3, 14, 15, 16, 32)	<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, 2, 3, 14, 15, 16, 32)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. TRANSPORTATION/TRAFFIC				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in inadequate emergency access? (Source: 1, 2, 3, 14, 15, 16, 32)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 2, 3, 15, 16, 32, 42)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

16(b) Conclusion: Less Than Significant Impact.

Increase in traffic during construction of the project would cause temporary degradation of the level of service standard. However, two 45-mile round trip truck trips per day for the duration of project implementation would not fall below a “D” rating and would return to normal service level after completion of the project. Therefore, impacts due to a temporary increase in construction traffic would be less than significant. (Source 1)

17. TRIBAL CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a) Cause a substantial adverse change in the significance of a tribal cultural resource defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and is:					
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or (Source: 1, 2, 3, 38, 40)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (Source: 1, 2, 3, 39, 40)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

17(a.i) Conclusion: No Impact.

The parcel does not contain any resource listed on a State or local register pursuant to Section 5020.1(k). Therefore, implementation of the project would not cause a substantial adverse change in the significance of a cultural resource listed with the California Register or any local register of historical resources (See Source 38).

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

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

In order to ensure that Tribal Cultural Resources incur less than significant impacts, an OCEN-approved Monitor shall be onsite during project-related grading or excavation to identify findings with tribal cultural significance (See Source 39).

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

be retained onsite for the duration of any project-related grading or excavation to a maximum depth of fifteen feet.

Mitigation Measure Action 17.D.2: Prior to issuance of construction permit for grading and/or building, include a note on all grading, demolition, and construction plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and immediately contact Monterey County RMA-Planning." Prior to resuming any further project-related ground disturbance, Owner/Applicant shall coordinate with the project planner and the Monitor to determine a strategy for either return to the Tribe or reburial. Any artifacts found that are not associated with a skeletal finding shall be returned to the aboriginal tribe. Uncovered artifacts associated with a skeletal finding shall be reburied along with the remains with which it was found.

18. UTILITIES AND SERVICE SYSTEMS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 4, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1, 2, 8, 11, 12, 13, 31)	<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, 2, 8, 11, 12, 13, 31)	<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, 44)	<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, 44)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Residential water is to be provided by California American Water (Cal-Am) company, which supplies water from the Carmel Valley Alluvial Groundwater Basin (Carmel River System) which is ranked as high priority by the California Department of Water Resources (Figure 6). Monterey Peninsula Water Management District (MPWMD) allocates and manages available water supplies to the region, including those of Cal-Am. MPWMD Resolution No. 2017-15 modifies District Rule 160 to reflect projected quantity of production available to Cal-Am for diversion from the Carmel River and Seaside Groundwater Basins for Water Year 2018. The modification reflects diversion of no more than 8,310 acre-feet from the Carmel River system sources, specifically. (See Source 40)

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

The project proposal would connect the existing single-family dwelling to the public sewer system, Carmel Area Wastewater District, which has provided a confirmation of service availability for a period of one year from the date the letter was written, 9 February 2018 (See Source 42). Therefore, no impact would result to a wastewater treatment provider. The proposed project is not in conflict with federal, state, and local statutes and regulations related to solid waste; therefore, no impact would result regarding compliance with the aforementioned. Solid waste disposal needs of the single family residence would have been included in service projections for landfill capacity. Therefore, implementation of the project would cause no impact to the area landfill. (See Source 41)

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

Stormwater runoff would be handled with an onsite drainage system. A storm water control plan is required by the Water Resources Agency for handling impervious surface storm water runoff. Therefore, construction of new stormwater drainage facilities would have less than significant impacts.

The project includes remodel of an existing residence on the parcel. Service to the residence would have been assessed during permitting of the existing residence. If the availability of water service to the proposed project changes due to any new regulations imposed by the MPWMD (See Source 28), then the project could seek the consideration of other existing water systems or new water sources to serve the project (See Source 28). Therefore, although sufficient water supplies are likely currently available to service the completed dwelling, a new entitlement may be needed which would have less than significant impact on the provision of residential water.

CASGEM Groundwater Basin Prioritization

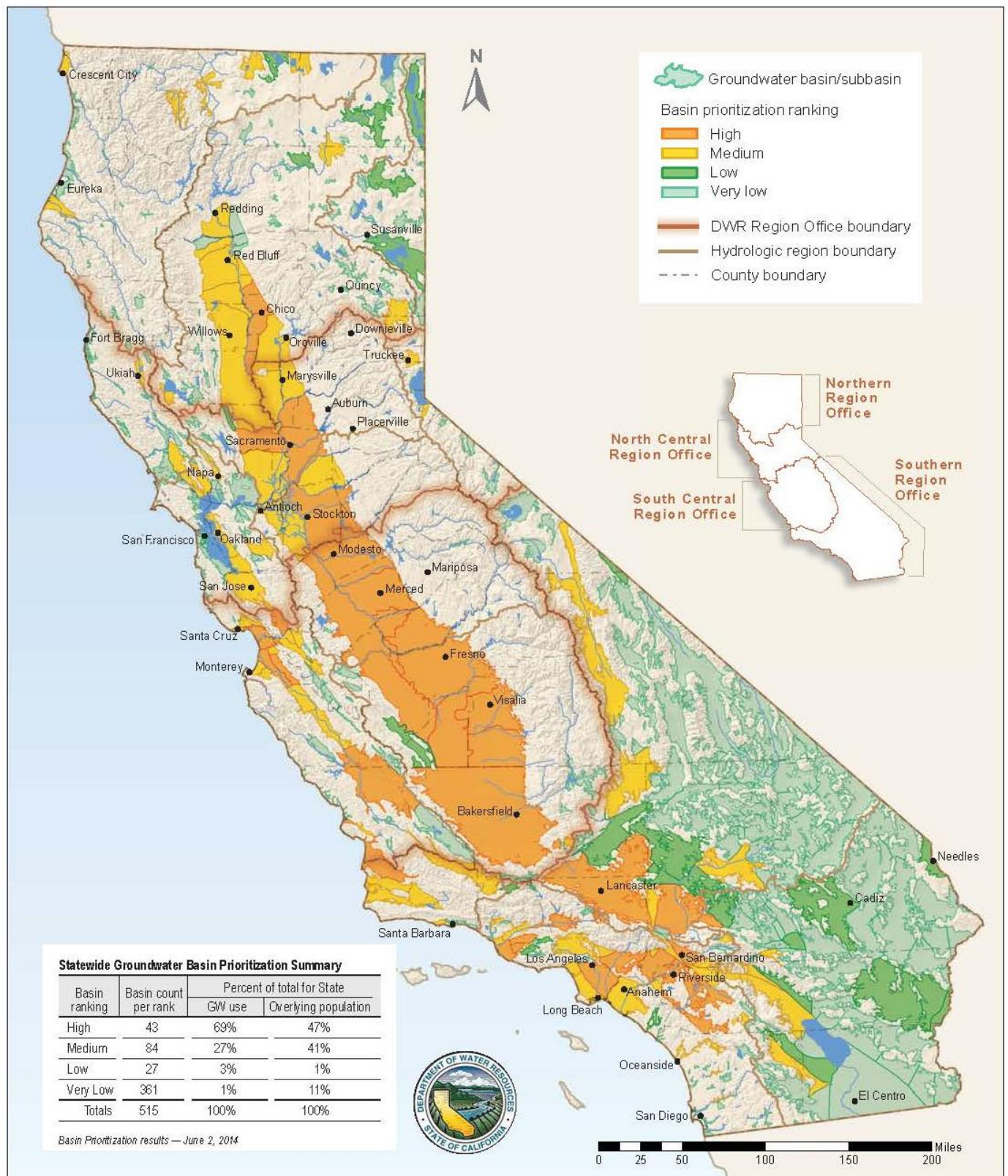


Figure 7 - Map: California groundwater basin prioritization. The proposed project draws water from a high prioritized groundwater basin as analyzed by the State Department of Water Resources. (Source 8)

VII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 4, 6, 7, 11, 15, 16, 17, 20, 23, 26, 27, 30, 32, 34, 36, 38, 39, 41)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: All)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: All)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

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

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

(a). Conclusion: Less Than Significant Impact.

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

recommendations in the report from Thompson (See Source 24 and VI.4 – Biological Resources). Tribal cultural resources would be impacted at a less than significant level with implementation of an on-site tribal monitor during any project-related ground disturbance (See VI.17 – Tribal Cultural Resources).

(b). Conclusion: No Impact.

There are limitations to intensifying residential use in this area because the surrounding parcels are similarly zoned Low Density Residential. This zoning mechanism is intended to maintain the moderately rural suburban character of the neighborhood and support compatible land uses (Source 7). Therefore, individual and incremental impacts are limited and would cause less than significant cumulative impacts from implementation of this project.

(c). Conclusion: Less Than Significant Impact.

Fire hazard risk is categorized as “very high” for the parcel’s State Responsibility Area (SRA) status. However, the Carmel Highlands Fire Protection District (CHFPD) gave no indication during its review of the plans that the proposed project would be unsuitable due to fire hazard risk. Therefore, the risk of harm to human beings due to fire damage would be less than significant (See VI.8 – Hazards and Hazardous Materials).

Although the subject parcel is proximate to the boundary of a tsunami inundation line identified on the Tsunami Inundation Map for Emergency Planning, the level of run-up is not likely to reach the bluff crest to deluge the subject parcel. Therefore, the risk of harm to human beings due to tsunami inundation would be less than significant (See VI.9 – Hydrology and Water Quality).

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

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

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN170428 and the attached Initial Study / Proposed Mitigated Negative Declaration.

IX. REFERENCES

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3. Carmel Area Land Use Plan
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