

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: CLIFTON & WOLSKE

File No.: PLN160849

Project Location: 26735 LAURELES GRADE, CARMEL VALLEY

Name of Property Owner: HEATHER JOY CLIFTON & RUSSELL D WOLSKE

Name of Applicant: WILLIAM FOSTER, AGENT

Assessor's Parcel No.: 416-361-043-000

Acreage of Property: 27.871 ACRES

General Plan Designation: RESIDENTIAL – RURAL DENSITY 5 ACRES+ / UNIT

Zoning District: RURAL DENSITY RESIDENTIAL (RDR/B-8-VS)

Lead Agency: COUNTY OF MONTEREY RMA-PLANNING

Prepared By: JAIME SCOTT GUTHRIE, ASSOCIATE PLANNER

Date Prepared: 7 MARCH 2018

Contact Person: JAIME SCOTT GUTHRIE, ASSOCIATE PLANNER

Phone Number: 831-796-6414

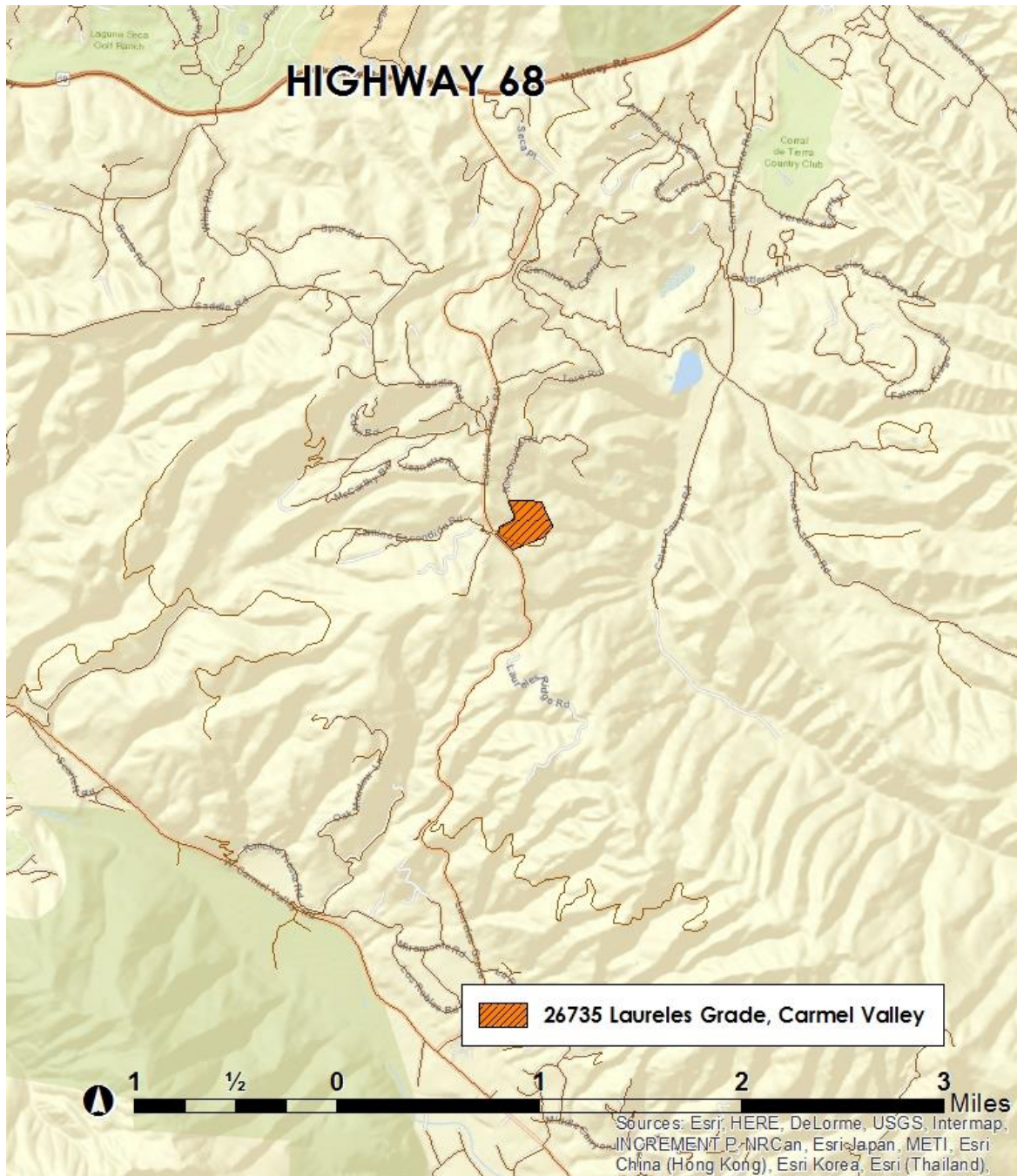


Figure 1 – Context Map: Proposed single-family dwelling on 27.871-acre parcel located at 26735 Laureles Grade in Carmel Valley, south of Highway 68. (Source 33)

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project: The proposed project is on a 27.871-acre site (Figure 1) located at 26735 Laureles Grade in Carmel Valley (Assessor's Parcel Number 416-361-043-000). The

project proposal is construction of a 2,800 square foot single-story two-bedroom single family dwelling and a detached 600 square foot single-story guesthouse with a 420 square foot two-car carport, attached to the residence by a covered breezeway. Site improvements also include construction of a new road with fire truck turnouts, a septic tank and leach field system, propane gas tank, 9,800 gallon water tank, in-ground pool, and above ground hot tub. Expected grading is approximately 1,800 cubic yards of cut and 2,160 cubic yards of fill, with an import of 360 cubic yards. Removal of 25 oak trees is the minimum required for development. Forty-three oak trees were cut to the ground previous to ownership of the parcel by the applicant. The project includes replacement one-to-one of sixty-eight total oak trees on the subject parcel.

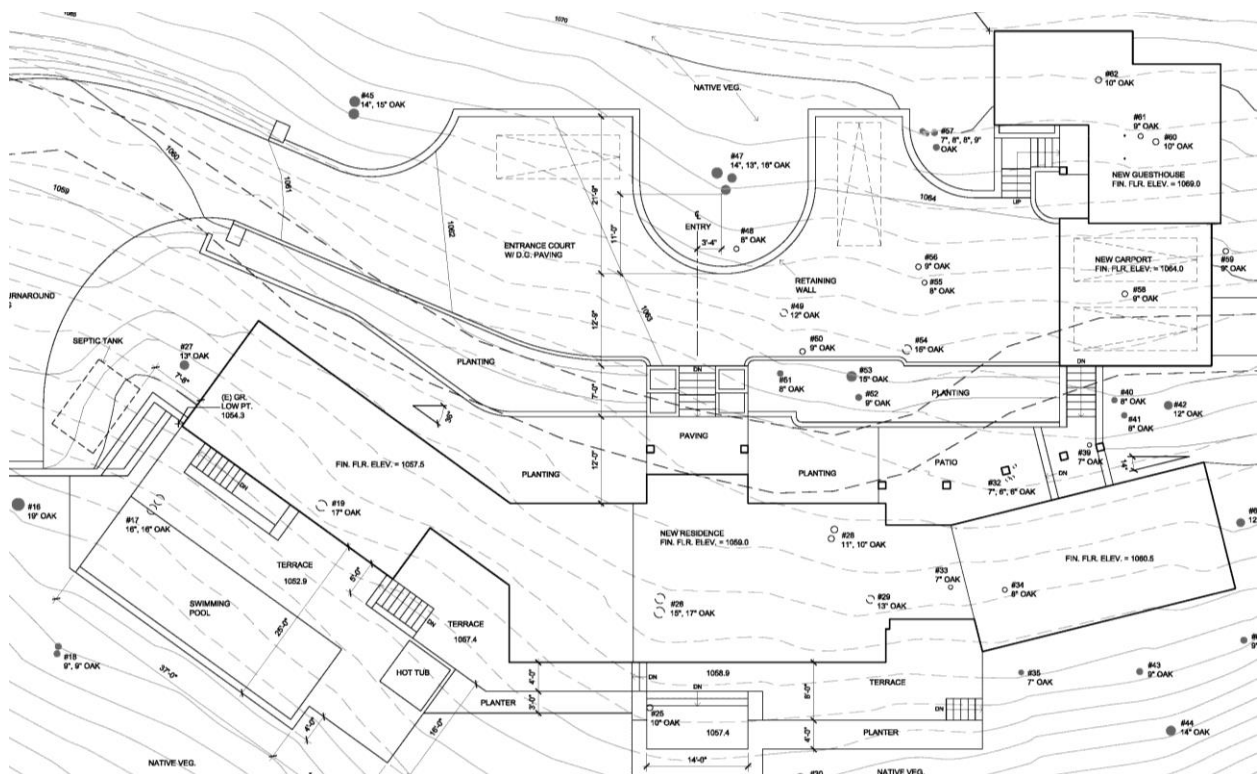


Figure 2 – Site Plan: Proposed single-family dwelling at 26735 Laureles Grade in Carmel Valley. (Source 1)

Implementation of the project requires approval of a Combined Development Permit (CDP) and Design Approval consisting of an Administrative Permit to allow construction of a single-family dwelling, carport, and guest house (Figure 2), and a Use Permit to allow removal of 25 protected Oak trees, and development on slopes greater than 25%. (Source 1)

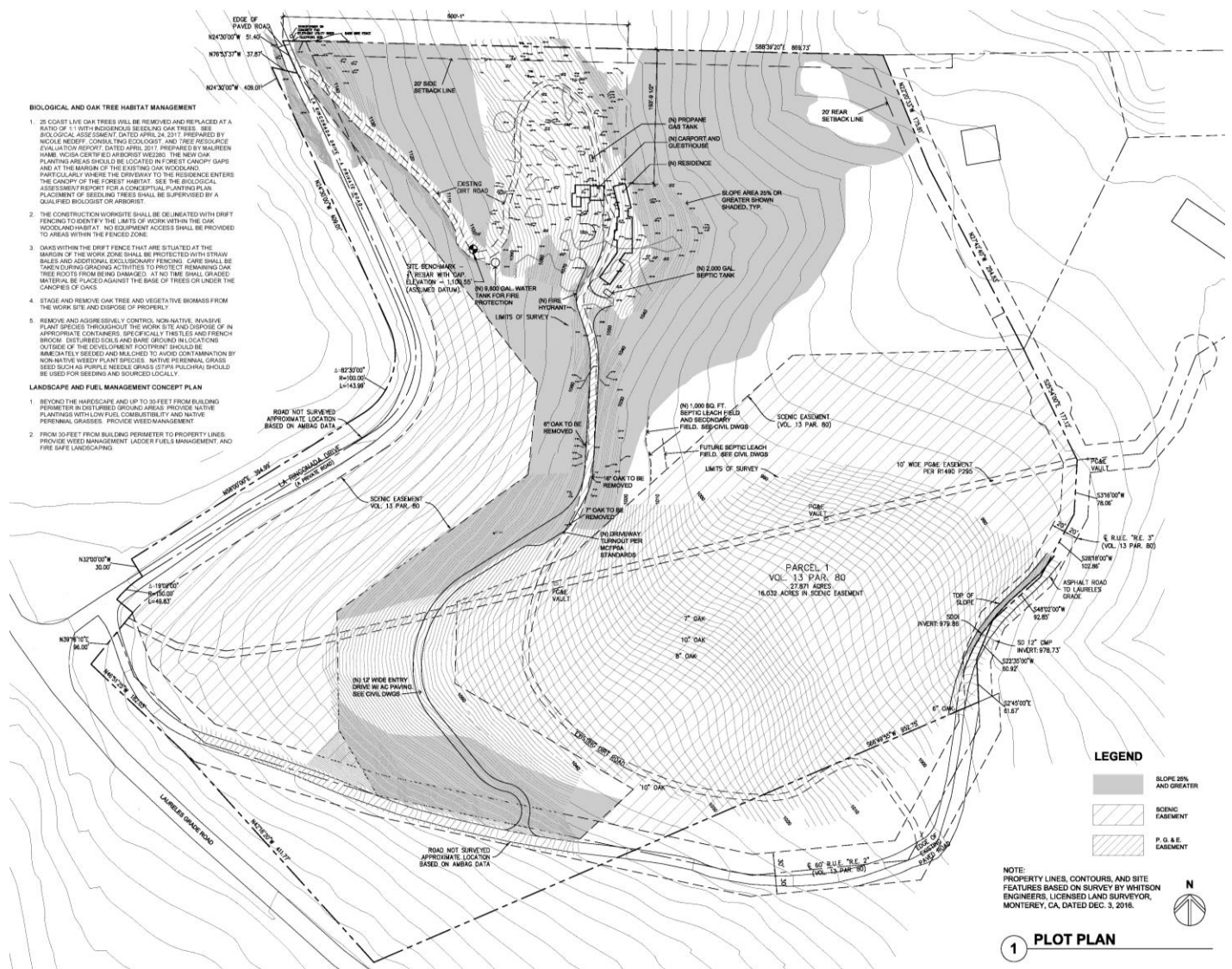


Figure 3 – Site Plan: Proposal for new single-family dwelling on 27.871-acre parcel at 26735 Laureles Grade in Carmel Valley. (Source 1)

B. Surrounding Land Uses and Environmental Setting: The subject property is located in the Woodside Estates subdivision in Carmel Valley, between Laureles Grade and Rinconada Drive near the summit of Laureles Grade to the southeast side of Rinconada Drive, approximately 1,000 feet east of Laureles Grade (Figure 3). The western edge of the property is defined by Rinconada Drive. The southern edge of the property is proximate to Laureles Grade and to an existing paved road for the first western half of the boundary line. This unnamed paved road continues eastward onto the neighboring property and makes a gentle northward turn that runs halfway along the eastern boundary of the property, while the property line veers northeastward and intersects with the eastbound paved road. At about halfway up the eastern boundary, the road terminates and the northernmost portion of the eastern boundary is adjacent to two neighboring parcels. (Source 14)

Current access to the parcel is from Rinconada Drive and the development site is approached from an existing steep dirt road with switchbacks and hairpin turns that is off Rinconada Drive. This dirt road continues southward from the development footprint terminating at the existing

unnamed paved road mentioned above. The uneven topography of ingress decreases in slope from Rinconada Drive eastward toward the development site. The vegetation on the parcel is approximately 5.5 acres of Oak woodland dispersed heavily amongst typical Northern Coastal Scrub that covers the rest of the 28-acre parcel (Figure 4). Dense groves of Oak trees are found primarily in the northern half of the parcel. The building envelope is heavily wooded with trees and undergrowth. The parcel is amidst similarly vegetated residential parcels that have the same rural density zoning as the subject parcel.



Figure 4 – Site Photo: Property from the southern edge of the property. Typical Northern Coastal Scrub vegetation throughout the vicinity of 26735 Laureles Grade, Carmel Valley. (Source 14)

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 Monterey County Regional Fire Protection District through the construction permit process. In addition, any conditions of approval required by the reviewing agencies will require compliance prior to issuance of permits.

D. Project Impacts: Project implementation would not damage scenic resources or degrade the visual character of the site and its surroundings. 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.



Figure 5 - Aerial Photo: Neighborhood context of subject property at 26735 Laureles Grade, Carmel Valley. (Source 28)

Less than significant impacts have been identified for Aesthetics, Air Quality, 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 includes removal of twenty-five protected oak trees. Tree replacement would be implemented on a one-to-one ratio according to recommendations of the project forester, and there would be appropriate surveys prior to tree removal for migratory birds that may potentially nest in the trees. These mitigation measures would reduce project impacts to less than significant.

Geology and Soils (See VI.6 Environmental Checklist) would have less than significant impacts with mitigation incorporated. Proposed development includes 1,800 cubic yards of cut and 2,160 cubic yards of fill along with removal of the trees. These development activities could contribute to erosion and drainage impacts. A Grading and Drainage Plan, an Erosion Control Plan, and a “Concept Landscape Plan” would be prepared as products of collaboration of expertise between the Civil Engineer and the Professional Forester for the project. Implementation of these plans would provide mitigations to reduce impacts on erosion and drainage to less than significant.

Tribal Cultural Resources (See VI.17 Environmental Checklist) would have less than significant impacts with mitigation incorporated. The development includes 1,800 cubic yards of soil cut where a burial may have taken place during a migration, and removal of oak trees that are traditionally considered sacred to the aboriginal tribes of the area. Therefore, mitigative measures would reduce potential adverse impacts to these 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"/>		

2010 Monterey County General Plan

The project site is subject to the *2010 Monterey County General Plan (General Plan)* which provides regulatory framework, through goals and policies, for physical development. The proposed project is consistent with the rural density land use designation of this residential site (Figure LU10), continuing the zoning that restricts subdivision of the lot as was established prior to adoption of the *General Plan*. The property was established with a B-8 overlay that restricts subdivision of the lot, prior to adoption of the *General Plan* and this project is construction of the first single-family dwelling on the undivided parcel. Therefore, the project proposal is consistent with Policy LU-9.4 of the *General Plan*. **CONSISTENT**

Toro Area Plan

The project site is subject to the Toro Area Plan of the *General Plan* that provides development standards and policies for this region of Carmel Valley. Policy T-1.7 limits development on properties with residential land use designations located within the Toro Groundwater Basin of the Toro Area Plan along the Highway 68 corridor, which is the location of the subject parcel. The first single family home on a legal lot of record is an allowed use, and the project is construction of the first single family residence. Therefore, the project proposal is consistent with the Toro Area Plan. **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 multi-faceted regulatory landscape for groundwater supply would ensure the project is not positioned to substantially deplete groundwater supply or interfere with the ability of the subject property to allow groundwater recharge. Therefore, implementation of the proposed project would be consistent with the requirements of SGMA. **CONSISTENT**

Air Quality Management Plan

The 2009-2011 and the 2008 *Air Quality Management Plan (AQMP) for the Monterey Bay Region* addresses attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB) that includes Carmel Valley. 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 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 Rural 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, 14, and 15)

VI.5 – Cultural Resources: Monterey County Geographic Information System (GIS) indicates the archaeological sensitivity of the subject property is moderate. An archaeological report (File No. LIB180050) was provided that found residential development in the proposed project areas would have no adverse change in the significance of an archaeological resource as defined pursuant to Section 15064.5 of CEQA Guidelines. No evidence exists that the subject property contains unique paleontological or geologic features, nor interment of human remains. (Source: 1, 2, 3, 7, 15, 30, and 41)

VI.10 – Land Use/Planning: The subject property is zoned Rural Density Residential and is surrounded by similar parcels with similar or compatible land uses. Therefore, implementation of the project would not divide an established community. There are no conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the proposed project (See section III

– Project Consistency with Other Applicable Local and State Plans and Mandated Laws of this Initial Study). The proposed project would not conflict with any habitat conservation plan or community conservation plans. Therefore, project implementation would have no impact to land use or planning. (Source: 1, 2, 3, 7, 8, 9, 10, 11, 15 and 26)

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, 21, and 23)

VI.13 – Population/Housing: The proposed project includes a single family dwelling zoned a density of five or more acres per unit, adjacent to parcels with similar or compatible density restriction. In addition, the parcel has a B-8 overlay that prohibits subdivision of the property which prevents intensification of the land use. 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 Monterey County Regional Fire Department 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 Washington Union School District or the Salinas Union High 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, and 16)

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, 15, and 16)

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

7 March 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, 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, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 2, 3, 7, 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, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The proposed project is zoned with a Visually Sensitive overlay, due to visibility from Laureles Grade. Location of the structure on the parcel would position it to be screened from public view by existing vegetation. Proposed location of the new road is completely outside of the existing scenic easement on the property

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

Flagging, staking, and on-site inspection confirm that location of development on the parcel is not visible from any public viewing area. The parcel is 16.032 acres of Scenic Easement. However, no development is proposed within the Scenic Easement. Therefore, the proposed project would not damage scenic resources or degrade the visual character of the site nor its surroundings.

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

There is some possibility that portions of the new road may be seen from Laureles Grade. However, placement of the new road is restricted to the proposed location which is encompassed by the existing scenic easement. Therefore, implementation of the new road at its proposed location would reduce impacts to less than significant on Aesthetic Resources. Placement of a condition to comply with criteria set by County of Monterey Lighting Ordinance 5262 would ensure no new source of substantial light or glare would be created by operational aspects of the proposed project. Therefore, implementation of the project would have less than significant impact on aesthetic resources.

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, 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, 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, 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, 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, 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, 14, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 9, 10, 14, 15, 16)	<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), (e), and (f). Conclusion: No Impact.

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

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

The NCCAB is in nonattainment status of state standards for Ozone (O₃) and respirable particulates (PM₁₀) (See Source 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. The proposed 1,800 cubic yards of cut and 2,160 cubic yards of fill is planned to be moved at 21 to 77 cubic yards per day over the course of 76 days for a total of 3,962 cubic yards, or approximately 2.46 acre-feet, of grading. The amount of grading is estimated at no more than 0.05 acre-foot per day, under the recommended 2.2 acre-feet per day threshold of significance of grading and excavation during construction phases. Typical construction equipment would be used for the project and no more than 200 cubic yards 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.

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, 15, 20, 26, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 15, 20, 26, 28)	<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, 36)	<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, 15, 20, 26, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 17, 25, 26)	<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, 17, 20, 25, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

As discussed in section III – Project Consistency with Other Applicable Local and State Plans and Mandated Laws of this Initial Study, the proposed project is subject to regulations set forth in the Toro Area Plan (TAP) of the *2010 Monterey County General Plan (General Plan)*. Policy T-3.7 of the TAP discourages removal of healthy, native oak trees (See Source 2, p. 27). Section 16.60 of the Monterey County Code identifies protected trees as those specified within the various area and land use plans of Monterey County and provides regulations for removal of these trees. Therefore, removal of oak trees for implementation of this project requires adherence to this protected tree ordinance. (See Source 6)

The biological report submitted by Nicole Nedeff in April 2017 assessed the proposed project development on this parcel. There are no other sensitive or special status species of plants or wildlife noted within the proposed development footprint. Nedeff noted two active nests of the special status Monterey Dusky Footed Woodrat on the parcel. However, this project would not have any adverse impact on their habitat. (See Sources 26 & 28)

The Tree Resource Evaluation prepared by Maureen Hamb in April 2017 includes documentation of visual analysis and assessment of 33 *Quercus agrifolia* (Coast Live Oak) trees that were identified as necessary for removal. These trees are located either within the development footprint or in close proximity to grading or excavation. Impacts are rated low to moderate based on mechanical assessment for evaluation of tree health and tree structure. Remaining trees adjacent to the development footprint were assessed with protection measures, such as exclusionary fencing and straw bale barricades, to prevent inadvertent damage to tree roots or branch structures. (See Source 25)

During the application process for the proposed project, RMA-Code Enforcement received a complaint of possible oak tree removal on the subject parcel that may have been performed without the benefit of permits. The applicant requested that Nicole Nedeff, familiar with the property from preparation of the biological report, investigate the allegation. Nedeff observed 43 oak stumps that indicate tree removal on the property. The decomposing condition of cut stumps and the development of callouses on a majority of cut tree limbs appear to be consistent with tree removal occurrence between May and December 2012, prior to possession of the property by the

current owner. Tree removal had not been permitted and the current owners do not appear to be the perpetrators of the code violation. In addition, the tree removal has resulted in both an overall reduction in competition between standing oaks as well as fuel ladder, fuel loads, and fire hazard. The report addresses how compensatory replacement one-to-one could be accomplished without inappropriately overcrowding the remaining trees in proximity to the proposed structures. While no punitive action was taken for the illegal removal of protected oak trees on the parcel, mitigation is proposed for the potential environmental impact of the tree removal. Implementation of the mitigations, herein, for proposed and previous vegetation removal will abate the code violation case 17CE00197 addressing the previously unpermitted tree removal. (See Source 27)

Chapter 16.60.040 of the Monterey County Code requires preparation of a Forest Management Plan (FMP) for removal of more than three protected trees. The FMP for the proposed project was prepared by Frank Ono in October 2017 and encompasses the aforementioned reports prepared by Nedeff and Hamb. Ono agrees with Nedeff that the competition in the oak woodland is reduced with the 43 previously removed trees and that further thinning of the forest is important for subsequent vigor of the oak woodland. (See Source 29)

The existing forest is mature, yet stunted, due to the significant presence of insects and pathogens such as Oak Root Fungus (*Armillaria mellea*), Water Mold (*Phyophthora*), and Western Oak Bark Beetle (*Pseudopityophthorus pubipennis*). Other factors that likely contribute to the suboptimal condition of the existing oak woodland on the subject parcel are two characteristic extremes of over-watering, especially in the summer months, prolonged saturation of soil or standing water around the base of the tree which are favorable conditions for mold and fungus; and trees on the south facing exposure of the building site experience drought related stress as increased sun and heat has led to competition between individual trees for water. (See Source 29)

The original plan proposed removal of an additional 33 oak trees as the minimum necessary for project implementation. The reports from Nedeff, Hamb, and Ono concur that few trees within the areas of development are in better than fair to poor condition. Notwithstanding, the Ohlone Costanoan Esselen Nation (OCEN) tribe was consulted pursuant to AB52 (See Section VI.17 Tribal Cultural Resources of this Initial Study). The OCEN consider oak trees sacred and expressed a concern over the number of oak trees being removed. The applicant made revisions to the site plan that resulted in 25 total trees being removed. Therefore, the number of trees that would require replacement is sixty-eight total. (See Source 1)

The protected tree ordinance requires replacement of each tree on a one-to-one ratio. The FMP recommends that replacement trees get replanted at the margins of the wooded area near the proposed structure, in 15-20 foot spacing within areas of the greatest opening in the canopy. Stumps that are sprouting are recommended in the FMP to succeed old declining oaks. The slow and variable process of natural seeding and regeneration of the oak woodland can be supported by a program that maximizes the potential for favorable growing conditions. This program includes appropriately placing planted trees, nurturing stem regeneration, and cultivating light availability. (See Source 29)

Pursuant to Section 21083.4 of the PRC, the project will include Mitigation Measures and Actions that are in accordance with this particular environmental legislation which includes dedication of a Conservation Easement over the oak woodlands on the subject parcel and a seven year maintenance agreement (See Mitigation Measure Actions 4.B.0, 4.B.4, and 4.B.5 below). The Conservation Easement, along with the required tree plantings, would fulfill the mitigation requirement for the project. These requirements are imposed as both restoration of the previously removed trees and as mitigation for the trees proposed for removal.

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

Consistency with Monterey County Code Title 21 Standards for Environmentally Sensitive Habitats (ESHA) §21.66.020 would meet the *General Plan* goal of preserving and conserving the County's native vegetation and wildlife. 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) and (d). Conclusion: Less Than Significant With Mitigation Incorporated.

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

Project implementation would have potential impacts to oak woodlands identified as an important biological resource in the Toro Area Plan (TAP) and Monterey County Code Title 16 – Environment Section 16.60 – Preservation of Oak and Other Protected Trees. Implementation of General Best Management Practices (BMPs) is consistent with the Title 16 Section 16.60.040.F to ensure mitigation of potential environmental impacts. In order to reduce those impacts to less than significant, mitigative actions have been identified as necessary for long term maintenance and regeneration of the existing woodland environment. The applicant/owner shall implement BMPs that include procurement of a Certified Arborist or Professional Forester (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: Certified Arborist or Professional Forester

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 certified arborist or professional forester for onsite monitoring of identification of landmark oak trees requiring protective measures, protective measure installation, tree and stump removal, and oak tree replacement. The contract shall include the following responsibilities:

1. Monitor implementation of Mitigation Measures 4.A – 4.E for protection of tree resources as described in this initial study and in the reports prepared by Nedeff (April 2017 and August 2017) and Hamb (April 2017).
2. Collaborate with the project Civil Engineer (see MMA 6.A.1) in preparation of any Grading and Drainage Plans and Erosion Control Plans;

3. Identify landmark oak trees and oak trees sensitive to project development;
4. Monitor installation of all protective measures of sensitive trees;
5. Identify oak trees and stumps to be removed;
6. Monitor oak tree and stump removal activities;
7. Monitor, salvage and propagate oak sprouts and seedlings;
8. Monitor all oak tree replacement planting;
9. Monitor adherence to Notes on Demolition and Construction Plans throughout implementation of the project;
10. Develop "Tree Protection Standards;"
11. Develop "Tree Pruning Guidelines;"
12. Develop a "Plan for Fire Defensible Space" that includes a "Concept Landscape Plan;" and
13. 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/certified arborist/professional forester 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;
2. As necessary, protect trees using boards, fencing, or other materials to delineate protection zones;
3. Avoid all pruning of oak trees during the period from February through May;
4. Conduct pruning so as not to injure the tree;
5. Avoid all root cutting in springtime;
6. Avoid irrigation of oaks in the summer;
7. Avoid irrigation within the drip line of oak trees;
8. Propagate from native, locally adapted, drought resistant specimens;
9. Cover all oak material greater than three inches in diameter with black plastic that is dug in securely around the pile if the material is remaining on site for more than a month;
10. Place a mulch layer in the following manner: after construction under selected oaks and never against the root crown (base) of the oaks, up to 4 inches deep except within 2 feet of the trunk where mulch may be placed up to 2 inches;
11. Harvest mulch from chipped material generated on site; and
12. Observe if trees near the development are visibly declining in vigor and contact the certified arborist/professional forester to make inspection and recommendations.

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/certified

arborist/professional forester 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 oak trees and any changes necessary to protect sensitive tree resources at the site;
2. *Reporting for a three-year duration* – These reports shall be submitted biannually for the first two years after implementation of mitigation measures. Annual monitoring shall be conducted during year three. Each report shall describe, in narrative and with photographs, the status of each replacement oak tree, analysis of mitigation measure effects, and any adjustments necessary for improving the likelihood of success of mitigation measures. Reports shall utilize the recommendations of the Three Year Replant Success Criteria as explained in the project FMP prepared by Frank Ono (File No. LIB170415). The final report in year three shall survey all replacement oaks for the project, and shall assess future needs for maintaining the health and rigor of the entire oak woodland.
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 oak woodland restoration and protection.

Mitigation Measure 4.B: Oak Woodland Planting and Restoration

Planting and restoration of the oak woodland on the subject property entails replacement of removed trees on a one-to-one ratio pursuant to Title 16 Section 16.60.040.D. Forty-four oaks were removed from the parcel prior to the 2012 possession of the property by the current owner; and twenty-five oaks are proposed for removal to accommodate the project development. The quantity of trees proposed for replacement is sixty-eight total. There is potential for migratory bird nesting activity in existing tree canopies on the subject property. Migratory bird species are protected by the U. S. Federal government and protection of migratory bird habitats entails avoidance of construction during times of nesting. The applicant/owner shall procure an expert biologist to implement a survey for potential presence of nesting migratory bird species (See below MMA 4.B.1).

Mitigation Measure Action 4.B.0: Prior to final occupancy and after initial planting of the 68 replacement trees, in a manner prescribed by the Forest Management Plan (File No. LIB170415), the applicant/owner shall record a Conservation Easement over the Oak woodlands on the subject parcel.

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 tree removal or proposed development, protocols shall be developed to ensure nesting activities are not disturbed.

Mitigation Measure Action 4.B.2: Prior to commencement of any ground disturbance or construction activity, the Owner/applicant/certified arborist/professional forester shall adhere to all Tree Protection Standards as explained in the project FMP prepared by Frank Ono (File No. LIB170415) and as monitored by the Certified Arborist or Professional Forester of MMA 4.A.1 above.

Mitigation Measure Action 4.B.3: Prior to final, Owner/applicant/certified arborist/professional forester shall adhere to all recommendations for Tree Planting and Restoration as explained in the project FMP prepared by Frank Ono (File No. LIB170415) and as monitored by the Certified Arborist or Professional Forester of MMA 4.A.1 above..

Mitigation Measure Action 4.B.4: On a continued basis, for a minimum of seven years from tree planting, Owner/applicant/certified arborist/professional forester shall adhere to all recommendations for Tree Pruning as explained in the project FMP prepared by Frank Ono (File No. LIB170415) and as monitored by the Certified Arborist or Professional Forester of MMA 4.A.1 above.

Mitigation Measure Action 4.B.5: On a continued basis, for a minimum of seven years from tree planting, Owner/applicant/certified arborist/professional forester shall adhere to all recommendations for oak woodland management as explained under Agreement by Landowner of the project FMP prepared by Frank Ono (File No. LIB170415) and as monitored by the Certified Arborist or Professional Forester of MMA 4.A.1 above.

Mitigation Measure 4.C: Landscape Plan for Fire Defensible Space

The oak woodland resources on the subject parcel shall be managed for not only forest stability and character, but also for fire protection. In order to prevent fire hazard in the very highly sensitive State Responsibility Area for fire protection, the Owner/applicant/ certified arborist/professional forester shall maintain fire defensible space around all structures on the property. The reduction of fuel load and fuel ladders are achieved by creating 30-foot and 100-foot buffer clearings outside structures. In order to ensure a fire defensible space, the Owner/applicant/certified arborist/professional forester shall submit to RMA-Planning for review and approval a “Concept Landscape Plan” developed by the expert certified arborist/professional forester.

Mitigation Measure Action 4.C.1: Prior to any issuance of construction permits for grading and/or building, Owner/applicant/certified arborist/professional forester shall submit to RMA-Planning for review and approval the Concept Landscape Plan developed by the expert certified arborist/professional forester. The Concept Landscape Plan shall include all recommendations for Fire Defensible Space as explained in the project FMP prepared by Frank Ono (File No. LIB170415) and as monitored by the Certified Arborist or Professional Forester of MMA 4.A.1 above.

Mitigation Measure Action 4.C.2: Prior to final, Owner/applicant/certified arborist/professional forester shall provide evidence of adherence to the approved Concept Landscape Plan from MMA 4.C.1 above, in the form of photographs, descriptive narrative, receipts and invoices.

Mitigation Measure Action 4.C.3: On a continued basis, Owner/applicant/certified arborist/professional forester shall maintain the Fire Defensible Space as described in the

project FMP prepared by Frank Ono (File No. LIB170415) and as monitored by the Certified Arborist or Professional Forester of MMA 4.A.1 above.

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, 30, 41)	<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, 30, 41)	<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, 39)	<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, 30, 41)	<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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 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, a Geotechnical Report (See Source 21) was submitted with the application. The report addresses local faults and seismic hazards within the subject property as well as recommendations for construction of footings and slabs.

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

The Geotechnical Report indicates that the subject property is within three-quarters of a mile to of several fault lines. However, none 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. Based on information derived from the Geotechnical Report, the subject parcel is not likely to experience lateral spreading, subsidence, liquefaction, lurching, or collapse; and there is no indication that soils would be incapable of adequately supporting septic and wastewater disposal uses. (See Source 21)

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

The geotechnical report identifies the following regional fault zones in the vicinity of the subject parcel: 1) San Andreas Rift System, (38 km northeast), 2) Zayante-Vergeles (32.8 km northeast), 3) San Andreas Rift System, Creeping Segment (26 km northeast) 4) San Gregorio-Palo Colorado (Sur) (20.75 km southwest), 5) Rinconada (10.5 km northeast), 6) Monterey Bay-Tularcitos (4.3 km southwest), 7) Berwick Canyon, inferred (3.28 km west); 8) Laureles, certain (2.44 km southwest); 9) Corral de Tierra (1.95 km northeast), and 10) Chupines, concealed (1.26 km northeast). San Andreas has the greatest potential for seismic activity that may result in damages. However, the site soils are considered not susceptible to liquefaction and to be resistant to seismic strength loss. Therefore, these characteristics of the soils reduce potential impacts on

people or structures due to strong seismic ground shaking or liquefaction to less than significant. (See Source 21)

Near surface soil conditions within the development footprint are characterized as loose and expansive with the potential for erosion. Therefore, implementation of the project could have adverse impacts on soils. The subject parcel is expected to incur 1,800 cubic yards of cut and 2,160 cubic yards of fill. The project is conditioned to provide an erosion control plan and an engineered drainage plan prior to the issuance of any grading or building permits. RMA-ES requires, prior to final inspection, certification that development will have been constructed in accordance with the recommendations of the project geotechnical report which has been placed as a condition.

7. GREENHOUSE GAS EMISSIONS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 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.

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 already been accommodated within the *AQMP*.

Therefore, these precursor emissions would have a less than significant impact on GHGs. Construction truck trips for the entire project are estimated a total of 1,950 at an estimated 20 miles per trip over 336 work days. An increase in GHG emissions would occur temporarily during project construction. However, emissions of GHGs would return to normal after completion of the project. 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"/>

8. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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. Monterey County Regional Fire Protection District (MCRFPD) has reviewed the project for design features adherent to PRC §4291 (See Source 37) including the maintenance of a 100-foot buffer of defensible space around all structures and the use of non-flammable construction materials. (See Source 19) There is no indication from MCRFPD that the plans for the proposed project would not comply with requirements of PRC §4291 (See Source 18). In addition, MM4.C for Biological Resources provides a mitigation of a Plan for Fire Defensible Space. Implementation of this mitigation would bring risk of loss due to wildland fires to less than significant impact.

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"/>
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"/>

9. HYDROLOGY AND WATER QUALITY

Would the project:	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 3, 15, 22, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The subject property is a vacant parcel on which proposed site improvements would result in a new potable water connection. Residential water would be provided through a connection to the Hidden Hills water system supplied by California American Water company. Wastewater would be treated on-site with a septic tank and leach field system. Title 15 Public Services of the Monterey County Code (MCC) regulates water quality and waste discharge. Implementation of the proposed project would result in 1,800 cubic yards of cut and 2,160 cubic yards of fill in addition to an approximate net of 54,000 square feet impervious surface, thus, potentially altering the existing drainage pattern.

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

Implementation of the new impervious surfaces on the site would result in a change in the site's hydrologic characteristics of appropriately 0.5%. This minor decrease is not considered to substantially interfere with the site's ability to allow groundwater recharge. Therefore, implementation of the project, as proposed and conditioned, would have no impact (See Source 31)

County of Monterey Bureau of Environmental Health has reviewed the incorporation of the on-site septic tank and leach field system design and has determined that it meets current MCC 15.20 Sewage Disposal regulations (See Source 5). Therefore, the project would not violate any waste discharge requirements. Implementation of the proposed project would not violate any water quality standards. Stormwater runoff would be handled with an onsite drainage system. There was no indication during project review that the project would contribute to providing substantial additional sources of polluted runoff or to degrading water quality. The subject parcel is not located within a 100-year flood hazard area. There is no susceptibility to the failure of a levee or dam (See Source 15); therefore, implementation of the project would not expose people or structures to loss, injury, or death due to the aforementioned impact. The subject parcel is not located in an area vulnerable to tsunami inundation (See Source 22) or an enclosed water body (See Source 24). Therefore, the project would not expose people or structures to impacts due to tsunami or seiche.

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

Impacts to drainage patterns and runoff due to construction of the proposed project are reduced by implementation of an erosion control plan, required and to be approved by RMA-ES as a condition of grading or building permit approvals. A storm water control plan is required by the Water Resources Agency (WRA) for handling impervious surface storm water runoff at multiple dispersal points away from and below any septic leach fields. RMA-ES has conditioned the

project to submit, prior to final inspection, certification by the Geotechnical Engineer that all development has been constructed in accordance with the recommendations contained in the Geotechnical Report (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.

10. LAND USE AND PLANNING					
		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Physically divide an established community? (Source: 1, 2, 3, 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"/>
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					
		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

14. PUBLIC SERVICES			Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:		Potentially Significant Impact			
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		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 2, 3, 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"/>
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 Laureles Grade road segment with a level of service rating “D” (See Source 37). As mentioned previously, there is one access to the parcel on an unpaved private dirt road from Rinconada Drive approaching off Laureles Grade. 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.

There is a proposed import of approximately 360 cubic yards of earth which will require an estimated ten truck trips per day for 21 miles per trip during two days total. Total increase in traffic throughout construction of the project would cause temporary degradation of the level of service standard. However, traffic levels 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.

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, applicant/owner shall include a note on all grading and construction plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and Immediately contact Monterey County RMA-Planning and the OCEN Tribal Council." Applicant/owner shall immediately contact Monterey County RMA - Planning. When contacted, the project planner shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. ~~an OCEN-approved Monitor shall be onsite during any project-related ground disturbance 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 include a note on all grading and construction plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and immediately contact Monterey County RMA-Planning and the OCEN Tribal Council." Applicant/owner shall immediately contact Monterey County RMA - Planning. When contacted, the project planner shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. ~~shall submit to RMA Planning a copy of a signed contract with an OCEN-approved onsite Cultural Resources Monitor. This Monitor shall be retained onsite for the duration of any project-related ground disturbance.~~

Mitigation Measure Action 17.D.2: ~~Prior to issuance of construction permit for grading and/or building, include a note on all grading and demolition plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and immediately contact Monterey County RMA Planning."~~ If resources are uncovered, the County Coroner shall be contacted immediately by the project planner and findings shall be conveyed to the appropriate authorities. ~~then 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, 43)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 2, 8, 11, 12, 13, 31, 43)	<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: As mentioned previously, residential water is to be provided by a connection to the Hidden Hills water system that is managed by California American Water (Cal-Am) company, which supplies water from the Laguna Seca Subarea of the Seaside Groundwater Basin, 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 0 acre-feet from the Laguna Seca Subarea, specifically. (See Source 43)

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

Due to implementation of an onsite wastewater treatment system (OWTS), there would be no impact to a wastewater treatment provider. The proposed project is not in conflict with federal, state, and local statutes and regulations related to solid waste; therefore, no impact would result regarding compliance with the aforementioned. Solid waste disposal needs of the single family residence would add marginally to landfill capacity. Therefore, implementation of the project would cause no impact to the area landfill. (See Source 44)

18(c), and (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 at multiple dispersal points away from and below any septic leach fields. Therefore, construction of new stormwater drainage facilities would have less than significant impacts. (See Source 32)

Implementation of the proposed project will require water from groundwater supplies. The project will use an estimated 0.25 AF/yr of groundwater from the Hidden Hills Water System operated by California American Water (CAW). The project has received notification that it can be served by this CAW system. The CAW Hidden Hills Water System 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, 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 the CAW Hidden Hills Water 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. 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. Although sufficient water supplies are 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. (See Sources 12, 13, & 31)

CASGEM Groundwater Basin Prioritization

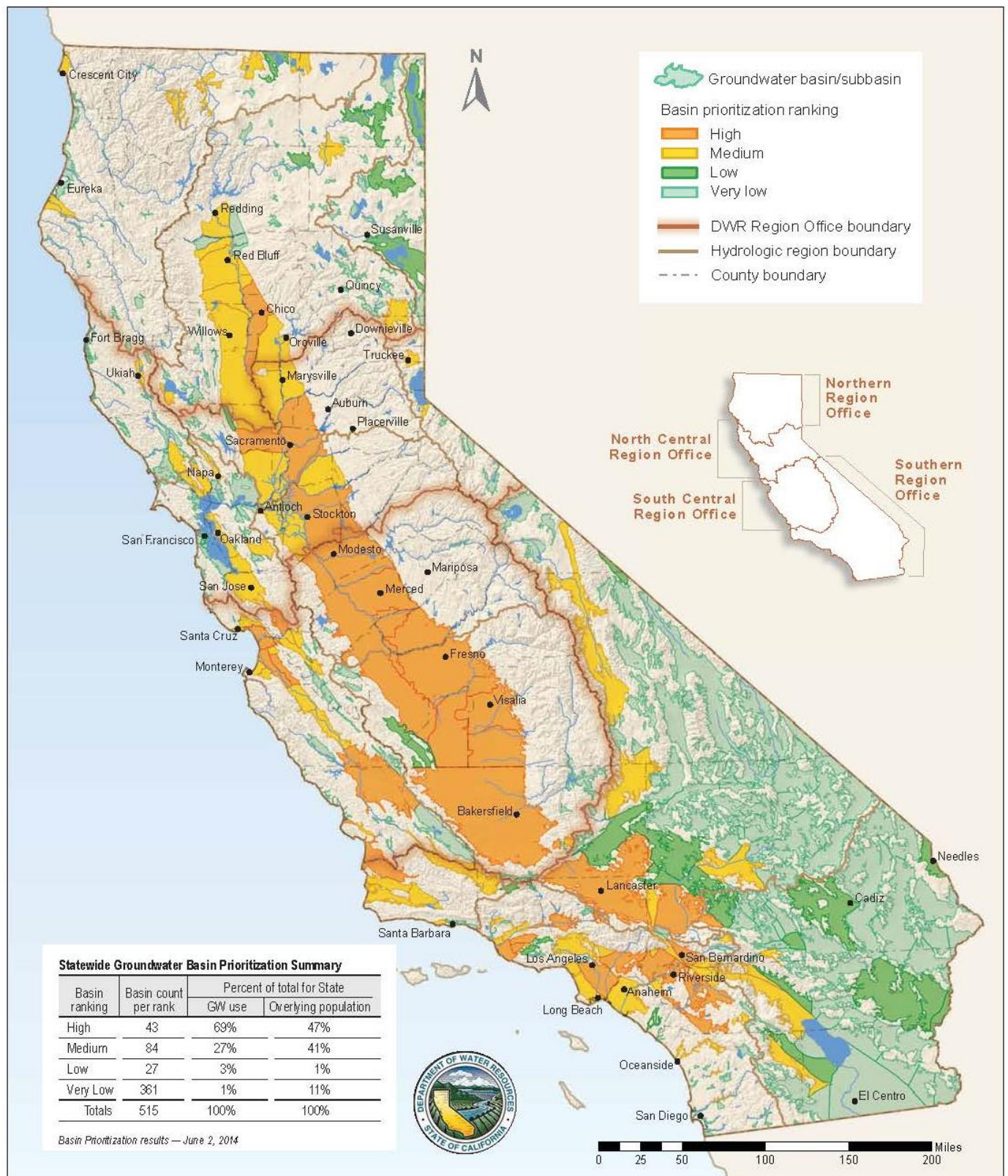


Figure 6 - Map: California groundwater basin prioritization. The proposed project does draws water from a high prioritized water basin as analyzed by the State DWR. (Source 8)

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, 6, 7, 11, 15, 16, 17, 20, 23, 26, 27, 28, 30, 32, 34, 36, 38, 39, 41)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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, 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, Geology and Soils, and Tribal Cultural Resources.

(a). Conclusion: No Impact.

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

Hamb, and Ono (See Sources 24 and VI.4 – Biological Resources) and recommendation in the Grice geotechnical report (See Source 19 and VI.6 – Geology and Soils).

(b). Conclusion: Less Than Significant Impact.

There are limitations to intensifying residential use in this area because the surrounding parcels have development restrictions in zones of Rural Density Residential, Resource Conservation, and Low Density Residential in addition to either B-6 or B-8 overlay that provides subdivision limitations. Both of these zoning mechanisms are intended to maintain the rural character of the neighborhood. The removal of sixty-eight protected oak trees has potential for cumulative effects. However, the regulatory framework governing protected tree removal requires tree replacement on a one-to-one basis consistent with the recommendations of the project Professional Forester. Therefore, individual and incremental impacts are limited and would cause less than significant cumulative impacts from implementation of this project.

(c). Conclusion: No Impact.

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

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

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

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN160849 and the attached Initial Study / Proposed Mitigated Negative Declaration.

IX. REFERENCES

1. Project File No. PLN160849 Application/Plans
2. *2010 Monterey County General Plan*
3. Toro Area Plan
4. Title 10 (Health and Safety) of the Monterey County Code.
5. Title 15 (Public Services) of the Monterey County Code.
6. Title 16 (Environment) of the Monterey County Code.
7. Title 21 (Zoning) of the Monterey County Code.
8. California Department of Water Resources. (2017). *SGMA Portal*. Accessed 19 January 2018. Available from: <http://sgma.water.ca.gov/portal/>
9. Monterey Bay Air Resources District. (2017). *2012-2015 Air Quality Management Plan*. Available from: http://mbard.org/wp-content/uploads/2017/03/2012-2015-AQMP_FINAL.pdf
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