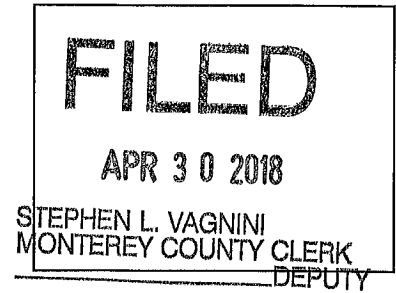


Exhibit D

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County of Monterey
State of California
NEGATIVE DECLARATION



Project Title:	Quail Lodge, Inc.
File Number:	PLN170098
Owner:	Quail Lodge, Inc.
Project Location:	26750 Rancho San Carlos Road, Carmel
Primary APN:	157-121-027-000
Project Planner:	Anna V. Quenga, Senior Planner
Permit Type:	Use Permit
Project Description:	Use Permit to allow assemblages of people for a 3-day special event consistent with the past use of the property for a car show and associated car auction with temporary tents, restroom facilities, and an on-site parking area.

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

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

Decision Making Body:	Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	May 1, 2018
Review Period Ends:	May 21, 2018

Further information, including a copy of the application and Initial Study are available at the Monterey County RMA Planning, 1441 Schilling Place, South 2nd Floor, Salinas, CA 93901 (831) 755-5025.

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



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

1441 Schilling Place, South 2nd Floor

(831)755-4800

Salinas, California 93901-4527

www.co.monterey.ca.us/rma

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

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for a Use Permit (Quail Lodge, File Number PLN170098) at 26750 Rancho San Carlos Road, Carmel Valley (APN 157-121-027-000) (see description below).

The Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency – Planning, 1441 Schilling Place, 2nd Floor, Salinas, California. The Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link:

<http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/resources-documents/environmental-documents/pending> .

The Planning Commission will consider this proposal at a meeting on May 30, 2018 at 9:00 a.m. in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from May 1, 2018 to May 21, 2018. Comments can also be made during the public hearing.

Project Description: Use Permit to allow assemblages of people for a 3-day special event consistent with the past use of the property for a car show and associated car auction with temporary tents, restroom facilities, and an on-site parking area. The property is located at 26750 Rancho San Carlos Road, Carmel (Assessor's Parcel Number 157-121-027-000), Carmel Valley Master Plan.

We welcome your comments during the 20-day public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@co.monterey.ca.us

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

entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

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

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

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

County of Monterey
Resource Management Agency – Planning
Attn: Anna Quenga, Senior Planner
1441 Shilling Place, 2nd Floor
Salinas, CA 93901

Re: Quail Lodge; File Number PLN170098

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

____ No Comments provided
____ Comments noted below
____ Comments provided in separate letter

COMMENTS: _____

DISTRIBUTION

1. County Clerk's Office
2. Association of Monterey Bay Area Governments
3. Monterey Bay Air Resources District
4. Monterey Regional Fire Protection District
5. Monterey County Water Resources Agency
6. Monterey County RMA-Public Works
7. Monterey County RMA-Environmental Services
8. Monterey County Environmental Health Bureau
9. Monterey County Sheriff's Office
10. Quail Lodge Inc, Property Owner
11. Cody Phillips C/O Anthony Lombardo & Associates, Agent
12. The Open Monterey Project
13. LandWatch Monterey County
14. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

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

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING

1441 Schilling Place, 2nd FLOOR, SALINAS, CA 93901

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



Project Title: Quail Lodge, Inc.

File No.: PLN170098

Project Location: 26750 Rancho San Carlos Road, Carmel Valley

Name of Property Owner: Quail Lodge, Inc.

Name of Applicant: Anthony Lombardo & Associates

Assessor's Parcel Number(s): 157-121-027-000

Acreage of Property: 49.4-Acres

General Plan Designation: Resource Conservation/10-Acre Minimum & Residential, Low Density/5-1-Acres per Unit

Zoning District: Resource Conservation, 10-Acre Minimum, Design Control, Site Plan Review, and Residential Allocation Zone (RC-10-D-S-RAZ) & Low Density Residential, 2.5-Acres per Unit, Design Control, Site Plan Review, and Residential Allocation Zone (LDR/2.5-D-S-RAZ)

Lead Agency: County of Monterey RMA-Planning

Prepared By: Anna V. Quenga, Senior Planner

Date Prepared: April 26, 2018

Contact Person: Anna V. Quenga, Senior Planner

Phone Number: (831) 755-5175

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The 49.4-acre subject property is located west of the intersection of Rancho San Carlos Road and Valley Greens Drive, west of Hole No. 6 of the Quail Lodge Golf Club (**Figure 1**), Carmel Valley in unincorporated Monterey County. The proposed project includes a Use Permit request to allow a 3-day special event consistent with past use of the property (see subsection B for further discussion) on a 10-acre portion on the southwest corner of the property known as the “Quail Lodge Farm Field”.

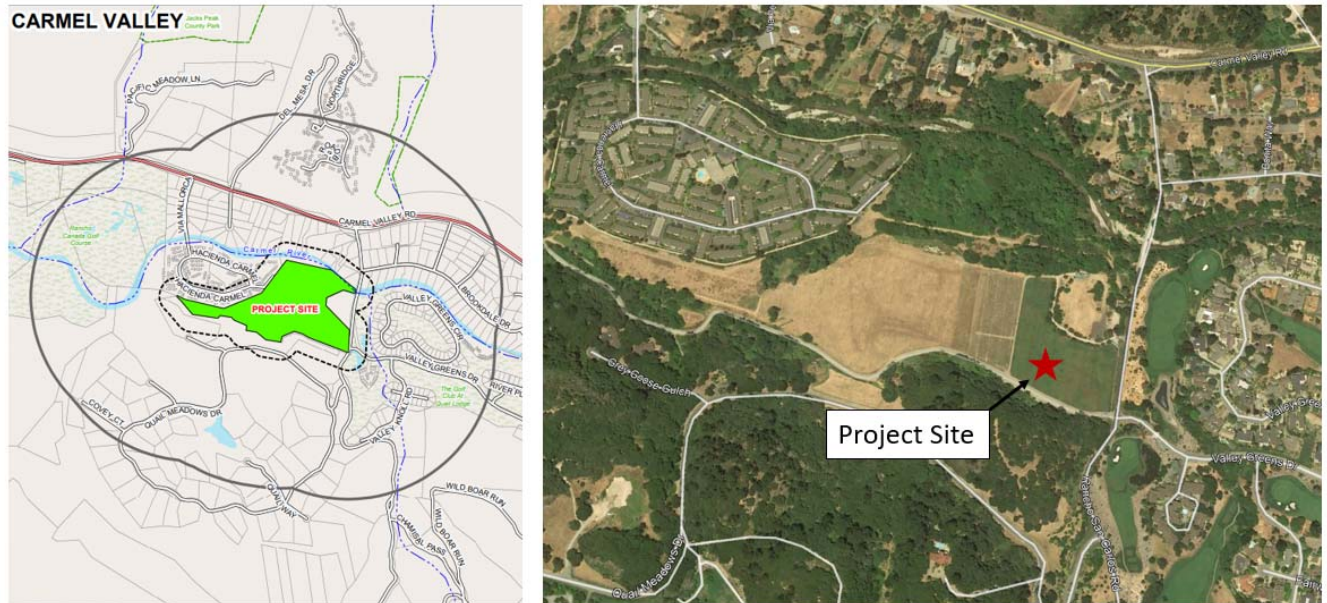


Figure 1. Project Location

The event consists of a car show and associated car auction and includes use of temporary tents for hosting vehicles and attendees, temporary toilet facilities and hand washing stations, and a designated directed on-site parking area consisting of 50 spaces. Water will be provided via both temporary dispensing stations and bottled water. Power will be provided by private generators.

The proposed project would require the installation of up to 6 separate, but attached, temporary tent structures arranged in a “U” shape with 3 main parts; an entry welcome tent, a vehicle auction storage tent, and an auction tent (see **Figure 2**). Set up for the event will take 9 days, projected to start on August 15th for 2018, and the take-down for the event will take 4 days. No grading is required and no trees or other vegetation will be removed. Permanent structures will not be erected for the proposed event.

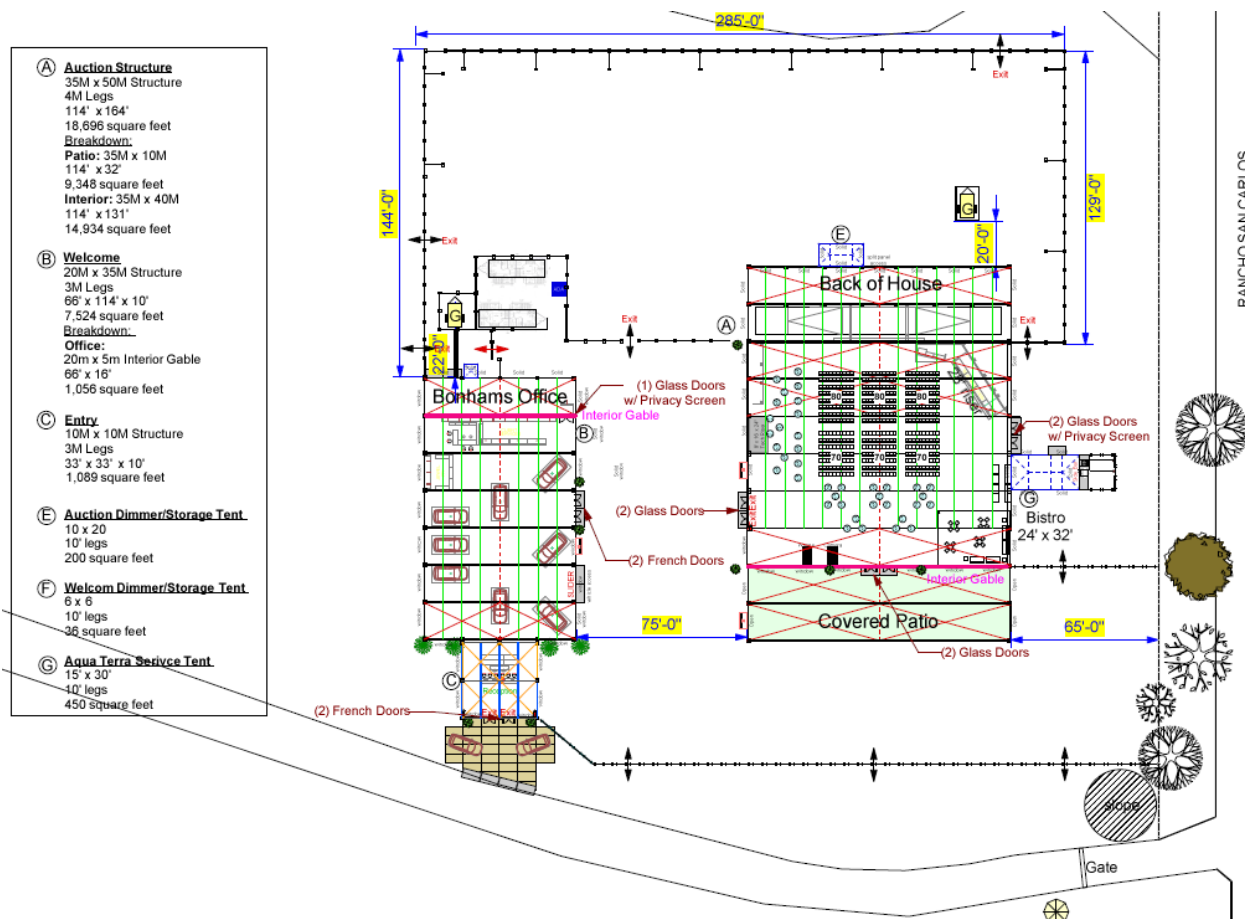


Figure 2. Tent Layout

The 3-day event typically runs from Wednesday to Friday with the auction occurring on the last day. Hours generally run from 9:00 AM to 6:00 PM. For example, the last year's event (2017) occurred Wednesday, August 16th (10:00 AM- 6:00 PM), Thursday, August 17th (9:00 AM- 6:00 PM), Friday, August 18th (Previews from 9:00 AM- 11:00 AM, Auction from 10:00 AM to 4:00 PM). Access to the event will be provided off of Rancho San Carlos Road. Although specific dates will change in the future, the event will continue to be in conjunction with "Car Week."

Average daily attendance is approximately:

- Wednesday Preview 125 - 350 persons throughout the day
- Thursday Preview 150 - 370 persons throughout the day
- Friday Preview 455 - 600 persons throughout the day

B. Surrounding Land Uses and Environmental Setting:

The 49.4-acre property contains 2 different zoning designations; Low Density Residential, 2.5-units per acre, Design Control District, Site Plan Review, and Residential Allocation Zone or "LDR/2.5-D-S-RAZ" to the north and Resource Conservation, 10-acre minimum, Design Control, Site Plan Review, and Residential Allocation Zone or "RC/10-D-S-RAZ" to the south (see **Figure 3**). The proposed project is located within the Resource Conservation portion of the site.

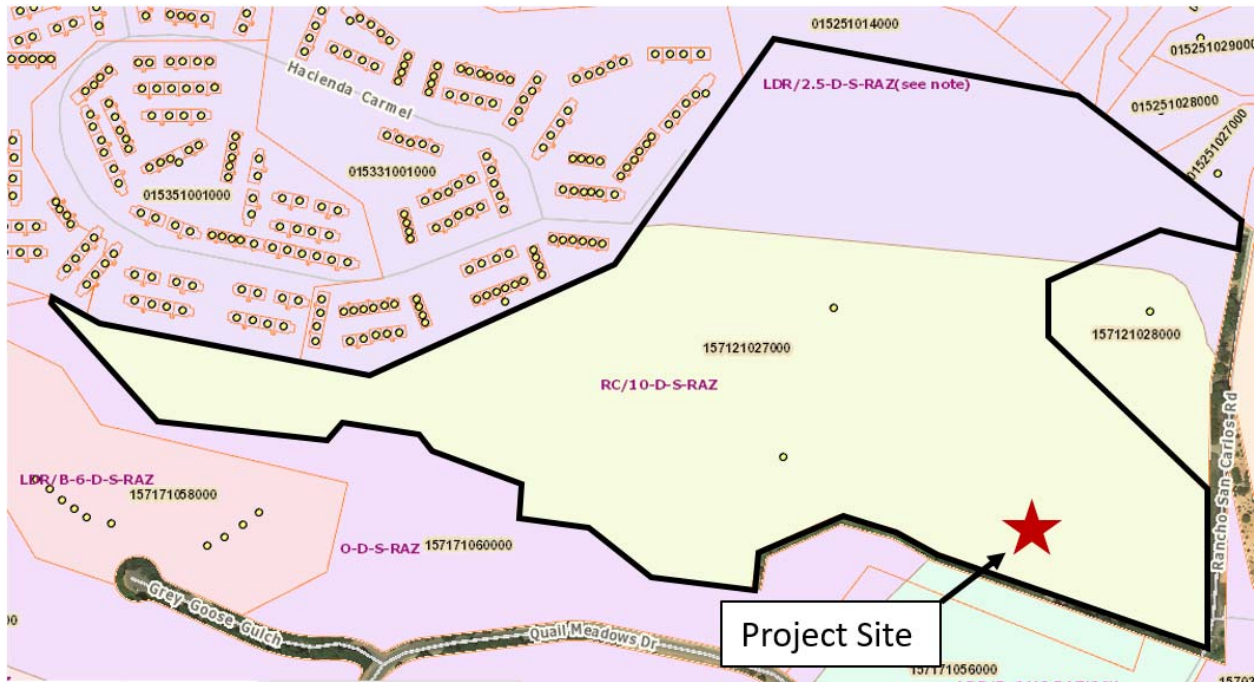


Figure 3. Zoning Information

The project site, Quail Lodge Farm Field, is a large grassy flat area void of any structures and trees (see **Figure 4**). The Carmel River is approximately 850-feet to the north, heavily vegetated slopes are located towards the south, residential uses to the west, and visitor serving/residential uses to the east. The subject parcel is served by the California-American Water Company for its potable water and sewer service are provided by Carmel Area Wastewater District. However, no water or sewer services are necessary for the proposed project as those needs are on a temporary basis.



Figure 4. Project site.

The Quail Motorsports Gathering originated in 1981 when a casual gathering for the Maserati Club met at Quail Lodge, coinciding with Pebble Beach's Concours d'Elegance and associated events at Laguna Seca. The gathering, as it exists today, has been held for 15 consecutive years, starting in 2003, and has roughly 5,000 attendees annually. The majority of the activities associated with Quail Motor Sports Gathering take place on the golf course and other Quail Lodge facilities and are consistent with the permitted operations¹. The subject property is owned by Quail Lodge, Inc.; however, permits for the resort and golf club do not extend onto the property. Although previous DMV Zoning Verification Forms have been complete and building permits (16CP01971 and 17CP01835) for the placement of temporary tents were issued by the County, it was determined that a Use Permit for special events would be required to continue the Bonhams Car Auction on the subject property.

The environmental baseline is typically considered to be the setting at the time of the preparation of the environmental study. In light of the history of events at the farm field and annual approvals granted by the County, the appropriate baseline in this case would be the historic uses prior to the County requiring a discretionary permit in late 2016. Therefore, the baseline conditions for the event held in 2015 will be used to determine if the project would have a substantial, or potentially substantial, adverse change in the environment. The proposed project does not contemplate additional elements to the event and would continue the same level of use from prior years.

C. Other public agencies whose approval is required:

The proposed project does not require approval from any outside agencies. The Use Permit has been reviewed by the Bureau of Environmental Health, RMA-Public Works, Monterey County Regional Fire District, RMA-Environmental Services, and the Water Resources Agency. Review of ministerial permits for the erection of the temporary tent structures will be required by these agencies as well as the Monterey County Building Division.

D. Potential Project Impacts Identified:

Implementation of the project would have no impact to agricultural and forest resources, air quality, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use and planning, mineral resources, population and housing, public services, recreation, tribal cultural resources, and utilities and service systems.

The project would have the potential to impact aesthetic and biological resources and effect hydrology and water quality, noise levels, and transportation and traffic. However, implementation of governing policies and regulations that allow for incorporation of conditions of approval and through project elements, the project would result a less than significant impact.

No impacts have been identified that would require implementation of mitigation measures.

¹ The original permit, No. 975, allowing the establishment of a golf course, club, and accessory facilities for Green Meadows Inc., was approved by the Monterey County Planning Commission on October 30, 1962 (Resolution No. 4851). Subsequent discretionary and ministerial permits have been approved between 1962 and 2018.

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

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

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

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

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

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

☐ Check here if this finding is not applicable

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

EVIDENCE: Section VI.2 – Agriculture and Forest Resources: The Monterey County Geographic Information System (GIS) indicates that the area for the proposed project contains “Other Lands” and is not agriculturally significant. Although a portion of the of the 49.4-acre parcel was historically cultivated and farmed (prior to current ownership), agricultural uses do not currently occur on the property nor is the property incumbered by a Williamson Act Contract. The property is not considered a forest or timber resource inventoried as a “Demonstration State Forest” by the State of California. (Source: 1, 5, 7 & 9) *No Impact.*

Section VI.3 – Air Quality: The proposed project includes an annual event consistent with what has been operating since 2003. The proposal does not include an increase in the number of days in operation or the average number of attendees. Therefore, implementation would not result in a conflict or obstruction of implementation of the Air Quality Management Plan prepared by the Monterey Bay Air Resources District. Installation of the temporary tents associated with the event do not require grading or vegetation removal. Large construction equipment typically uses with construction projects would not be required in this case. The nearest sensitive receptor, Carmel Middle School, is approximately 1.5 miles northeast from the project site. (Source: 1 & 6) *No Impact.*

Section VI.5 – Cultural Resources: Although the subject property is located within a high archaeological sensitivity zone, placement of temporary tents for the special event does not include ground disturbance. Therefore, project implementation would completely avoid impacts to potential cultural resources. (Source: 1 & 5) *No Impact.*

Section VI.6 – Geology and Soils: The Monterey County Geographic Information System indicates that the area for the proposed project has a seismic hazard zone of II and an active/potentially active fault is over 3,000 feet from the site. Pursuant to Policy S-1.5 of the 2010 General Plan and Section 21.66.040 – Standards for Hazardous Areas of the Monterey County Zoning Ordinance (Title 21), the project location is not considered a high seismic hazard area. The project does not require grading or vegetation removal and would not result in substantial soil erosion or the loss of topsoil. (Source: 1, 2 & 4) *No Impact.*

Section VI.7 – Greenhouse Gas Emission: The proposed project includes an annual special event consistent with what has been operating since 2003. The proposal does not include an increase in the number of days in operation or the average number of attendees. Therefore, there would be no change in the baseline greenhouse gas emissions. (Source: 1) *No Impact.*

Section VI.8 – Hazards and Hazardous Materials: The proposed project does not include the transport, use, or disposal of hazardous materials. Implementation of the project would not result in the accidental release of hazardous materials into the environment or emit hazardous emissions, materials, substances, within .25 miles of a school. The nearest school is Carmel Middle School which is approximately 1.5 miles northeast from the project site. (Source: 1, 5, 7 & 9) *No Impact.*

Section VI.10 – Land Use and Planning: The project location and proposed use would not result in a physical division of an established community and is consistent with policies and allowed uses contained in the 2010 General Plan, Carmel Valley Master Plan, and Zoning Ordinance (Title 21) applicable to the subject property. The project site is not subject to an adopted habitat conservation plan or natural community plan. (Source: 1, 2, 3, 4, 5 & 7) *No Impact.*

Section VI.11 – Mineral Resources: The subject property is not a locally important mineral resource recovery site and implementation of the proposed project would not result in the loss of availability of a known mineral resource. (Source: 1, 2, 3 & 5) *No Impact.*

Section VI.13 – Population and Housing: The proposed project includes an annual special event consistent with what has been operating since 2003. There would be no increase in population growth in the area and implementation would not displace structures or people due to the temporary nature of the project. (Source: 1) *No Impact.*

Section VI.14 – Public Services: Implementation of the proposed project would have no substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, where construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. (Source: 1) *No Impact.*

Section VI.15 – Recreation: The proposed project would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities causing substantial physical deterioration. The proposed project does not include or require construction or expansion of recreational facilities. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project. The project would not create significant recreational demands above those levels which already exist. (Source: 1) *No Impact.*

Section VI.17 – Tribal Cultural Resources: In accordance with Assembly Bill 52, the County of Monterey notified the indigenous tribe whom had aboriginal territory over the project area, the Ohlone/Costanoan-Esselen Nation (OCEN), that the project was subject to CEQA and would begin preparing an Initial Study. As requested by OCEN, a tribal consultation occurred on March 13, 2018. OCEN identified that the project area is rich with their ancestor's history and asked that respect to be afforded to their ancestors and that their definition of respect is no disturbance. The proposed project includes the placement of temporary tents that requires no soils disturbance or vegetation removal, which is specifically notated on the project plans. OCEN has advised that the project proposed, would have no impact on Tribal Cultural Resources. (Source: 1 & 5) *No Impact*.

Section VI.18 – Utilities: Implementation of the project includes temporary uses only and would not require a permanent connection to public utilities. Temporary restrooms and handwashing stations will be made available onsite, bottled water will be available for the attendees, and power will be supplied by portable generators. Solid waste produced by the event will be sent to the landfill operated by the Monterey Regional Waste Management District. However, the minimal amount of waste produced would not affect the permitted landfill capacity. (Source: 1) *No Impact*.

B. DETERMINATION

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

4/26/12

Date

Anna V. Quenga, Senior Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

VI. ENVIRONMENTAL CHECKLIST

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

Discussion/Conclusion/Mitigation:

The subject property is located in Carmel Valley, where great importance is placed on the protection of scenic resources. In addition, zoning of the property includes a Design overlay district to ensure development is consistent with neighborhood character.

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

The proposed project is for a special event that includes the placement of temporary tents that will remain on the site for approximately 9 days. Establishment of permanent structures or are not associated with the project. The project does not include grading or vegetation removal and there will be no change to the site topography. Consistent with the previous Bonham car events, there would be no permanent change to the site's scenic quality. Event hours take place during the day so significant nighttime lighting would not be required. There would be a change to the site during setup and breakdown of the tents as well as during the event activities. However, the change would be temporary in nature and would therefore result in a less than significant impact.

2. AGRICULTURAL AND FOREST RESOURCES

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 5, 7 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 5, 7 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 5, 7 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 5, 7 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 5, 7 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

3. AIR QUALITY

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

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

Discussion/Conclusion/Mitigation:

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

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, 5, 7 & 9)	<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, 5, 7 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 5, 7 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 5, 7 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 5, 7 & 9)	<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, 5, 7 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Monterey County Geographic Information System indicates that there is potential for California red-legged frog, Steelhead, and Monterey pine to be on or near the subject property. Therefore, in accordance with Section 21.66.020.C.1(a) of the Monterey County Zoning Ordinance (Title 21), the applicant submitted a biological report.

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

The location where the Bohnams event will be held is a farm field void of wetlands and trees. Therefore, the project would have no impacts on these resources. The project site is not subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local regional, or state habitat plan.

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

The biological report (Source 8, Regan) submitted for the project identifies that project location is within the California red-legged frog (CRLF) territory and the event site is approximately 300-yards from the Carmel river and 100-yards from water hazards (ponds) on the Quail Lodge Golf course. Both have been documented to harbor CRLF. In addition, California tiger salamander (CTS) have been documented in pools within the Santa Lucia Preserve, approximately 1.5 miles south of the event site. Figure 5 below, provided by the project biologist, illustrates proximity of the event site with the habitat areas identified above.



Figure 5. Project Location and Documented Habitat Areas

However, due to the migratory patterns of both CRLF and CTS and the existing conditions of the event site, the biologist concludes that it would be “extremely unlikely” that the temporary event would have impacts these special status species. Breeding migration for CRLF and CTS typically occurs in rainy season, between November and April, during night to allow protection from predators. During dry periods, CTS typically remain underground within burrows holes while CRLF move to willow woodland areas adjacent to permanent water sources.

The event location is a well-maintained mowed grassy area. Typical activities, outside of the event, consist of recreation such as an informal dog park. Therefore, activity in the area would be disruptive to CRLF and CTS during dry periods. The Bonhams event would occur in August, outside of the rainy period. Therefore, based on the project location and logistics of the event, there would be a less than significant impact on special status species and their habitats.

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 & 5)	<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 & 5)	<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 & 5)	<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 & 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

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, 2 & 4) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: 1, 2 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 2 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: 1, 2 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
b)	Result in substantial soil erosion or the loss of topsoil? (Source: 1, 2 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 2 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: 1, 2 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 2 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

7. GREENHOUSE GAS EMISSIONS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

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, 5, 7 & 9)	<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, 5, 7 & 9)	<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, 5, 7 & 9)	<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, 5, 7 & 9)	<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, 5, 7 & 9)	<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, 5, 7 & 9)	<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, 5, 7 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 5, 7 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

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 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial <u>erosion or siltation</u> on- or off-site? (Source: 1 & 4)	<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 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1, 4 & 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place structures within a 100-year flood hazard area which would impede or redirect flood flows? (Source: 1, 4 & 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 4 & 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 4, 5 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The proposed project includes the use of the subject property for an annual event, consistent with past events occurring since 2003 (see project description). The Monterey County Geographic Information System (GIS) indicates that portions of the property are located within the Carmel River floodway, 100-year flood zone, and other flood areas. In addition, the placement of temporary event tents would have the potential to temporarily change drainage patterns on the vacant farm field. Monterey County Water Resources Agency (WRA) has reviewed the proposed project for consistency with their flood regulations and RMA-Environmental Services (RMA-ES) has reviewed the project for consistency with stormwater regulations.

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

As demonstrated in the project description, potable water will be provided by temporary dispensing stations and bottled water. There would be no impact to quantity or quality of the groundwater. Although there are flood areas 49.4-acre subject property, the project does not include establishment of residential structures. Therefore, it would not result in an impact by placing housing within a 100-year flood hazard area. The subject property is over 3 miles inland from the Pacific Ocean and there are no other large bodies of water near the site. Therefore, there would be no impact caused by tsunami or seiche. There are steep slopes north of the project site which GIS identifies to have moderate and high erosion potential. However, the project is a temporary event, the slopes are heavily vegetated, there is no historical evidence of mudflows. Therefore, there is no foreseen impact.

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

As discussed above, the WRA has reviewed the project for consistency with their applicable flood regulations. The event site is located outside of the identified FEMA flood hazard areas and the event would have no direct impacts to flooding. However, to ensure subsequent property owners would be notified of potential flood hazards, WRA has required the applicant record a floodplain notice as a condition of approval.

Establishment of impervious surfaces, temporary event tents, would have the potential to temporarily alter the existing drainage patterns on the vacant property. This could potentially effect water quality and provide additional sources of polluted runoff through erosion and siltation. In addition, if drainage is not properly addressed, runoff would have the potential to pool and flood on the event site. RMA-ES has reviewed the proposed project and since the event does not include grading activities, it is not subject to the regulations contained in Monterey County Code (MCC) Chapters 16.08 – Grading and 16.12 Erosion Control. However, due to the temporary change in drainage patterns, it is subject to MCC Chapter 16.14. Therefore, RMA-ES has required the applicant to submit either a Stormwater Pollution Prevention Plan (SWPPP) and a Waste Discharger Identification Number or a letter of exemption from the Central Coast Regional Water Quality Control Board.

The project, as proposed and conditioned, would have a less than significant impact to flood hazards and drainage.

10. LAND USE AND PLANNING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 1, 2, 3, 4, 5 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 4, 5 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3, 4, 5 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

11. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 3 & 5)	<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 & 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

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, 2, 4 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 4 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 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, 2, 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, 2, 4 & 7)	<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, 2, 4 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The proposed project would potentially result in a temporary increase in ambient noise levels in the area. During the Carmel Valley Land Use Advisory Committee meeting, members of the public identified concerns with potential noise impacts caused by setup and breakdown activities (referred to “construction activities”) as well as noise produced during the event.

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

The project is for a special annual event that is temporary in nature. Permanent structures, grading, and ongoing uses (outside of the event) are not included as part of project implementation. Therefore, the project would not produce groundborne vibration or noise and/or permanently increase ambient noise levels within the vicinity, resulting in no impact.

The subject property is not within 2 miles of a public or private airport or within the vicinity of a private airstrip. Therefore, there people in the project areas would not be exposed to excessive aircraft levels and would result in no impact.

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

Because the project is temporary, establishment of the temporary tents require annual setup prior to and breakdown after the event takes place. Monterey County Code Chapter 10.60 – Noise Control prohibits loud and unreasonable noise any day of the week from the hours of 10:00 p.m. to 7:00 a.m. To ensure potential future owners are notified of the noise restriction, the project description shall be modified to clearly notate the noise regulations specified above. Therefore, the project as modified for clarification, would have a less than significant impact.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

14. PUBLIC SERVICES				
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

14. PUBLIC SERVICES		Less Than Significant With Mitigation Incorporated			
Would the project result in:		Potentially Significant Impact	Less Than Significant Impact	No Impact	
c)	Schools? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

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

Discussion/Conclusion/Mitigation:

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

16. TRANSPORTATION/TRAFFIC		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 2, 3, and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, and 4)	<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, and 4)	<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, and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in inadequate emergency access? (Source: 1, 2, 3, and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

As described in Section II of this Initial Study, the project is consistent with the annual Bonhams car event occurring on the subject property since 2003. Late in 2016, the applicant was notified by the Resource Management Agency (RMA) that despite previous ministerial approvals for the special event, a Use Permit would now be required in order to continue the event on the farm field site. Therefore, the traffic impact analysis is measured by comparing traffic that would be generated by the project approved by the Use Permit with the baseline traffic conditions in 2015. Traffic impacts analyzed for implementation of the Carmel Valley Master Plan and data gathered for the Carmel Valley Road Corridor Study draft (circulated for public review but not yet adopted) occurred when the baseline conditions existed. The project applicant is requesting to continue this use at the same level and intensity. Therefore, the traffic levels are assumed to

remain the same. In 2015, as well as prior years, the applicant was not required to submit information regarding anticipated or actual attendance. However, in 2016, submittal of a Special Event Information Questionnaire was required as part of the building permit application (file No. 16CP01979). The 2016 questionnaire demonstrate that the *anticipated* attendance at the event would be approximately 875 people; 125 the first day, 150 the second day, and 600 on the third day. The *anticipated* attendance for 2017 (questionnaire in file No. 17CP01835) was identical to 2016. As part of this Use Permit application, a letter was submitted demonstrating that although Bonhams did not keep yearly event attendance data, attendance has not fluctuated greatly over the last 3 event years (2015 through 2017). The applicant conducted an informal traffic count during the 2017 event to establish actual traffic numbers. This count was submitted with the Use Permit application and demonstrated that there was a total of 1,164 vehicles; 335 on August 16th, 374 on August 17th, and 455 on August 18th.

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

The proposed project does not include the use of aircraft or establishment of permanent structures that would affect existing air traffic patterns in the area. There is no proposed change or increase in the use than the established baseline and therefore there would be no significant increase in traffic levels. The proposed project does not include the construction or redesign of existing roads. Therefore, there would be no impact resulting in hazardous design features or introducing new incompatible uses in the area.

16(a), (b), and (e). Conclusion: Less Than Significant Impact.

Although there is no foreseen change to the traffic levels beyond the established baseline, it is recognized that local and regional roads experience a loss of service; specifically, State Route 1 and Carmel Valley Road. These roads are especially impacted when special events occur simultaneously and/or overlap in the area. RMA-Public Works Development Services (Public Works) has reviewed the proposed project and has determined that the historic and ongoing traffic generated by the proposed project would be acceptable. During the Carmel Valley Land Use Advisory Committee (LUAC) meeting, members of the public expressed concerns with how traffic generated by the event would impact access by/for emergency services. The project applicant stated that in 2017, they have implemented a shuttle service for event participants to reduce the number of cars traveling on Carmel Valley Road and plan to do the same for future events. The public and LUAC members appeared to be amenable to this component the project. To further ensure emergency access is not impacted, Public Works has required a condition of approval requiring the applicant to provide and implement a Traffic Control Plan, in accordance with Monterey County Code Chapter 14.04.080.H – Encroachments for Excavations, Construction and Special Events. Implementation of this condition would reduce potential emergency access impacts to a less than significant level.

17. TRIBAL CULTURAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project 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 that 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 & 5)	<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. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Source: 1 & 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

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)	<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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion/Conclusion/Mitigation:

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

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Discussion/Conclusion/Mitigation:

There are no identified impacts on agriculture and forest resources, air quality, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use and planning, mineral resources, population and housing, public services, recreation, tribal cultural resources, or utilities and service systems as a result of project implementation.

Less than significant impacts have been identified for aesthetics, biology, hydrology and water quality, noise, and transportation and traffic. Recommended conditions of approval, applied in accordance with County requirements, would reduce these impacts to a less than significant level. Therefore, the project as proposed and conditioned, would result in a less than significant level.

(a). Conclusion: Less Than Significant Impact. Implementation of the project would have no impact on agricultural and forest, cultural, or tribal cultural resources. Section VI.4 of this Initial Study discloses that there environmentally sensitive habitats and species in proximity of the site. However, project implementation would not occur in this area resulting in a less than significant impact to biological resources.

(b). Conclusion: Less Than Significant Impact. Implementation of the project would have no impacts on agriculture and forest resources, air quality, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use and planning, mineral

resources, population and housing, public services, recreation, tribal cultural resources, or utilities and service systems. Therefore, the project would not contribute to a cumulative impact to these resources. The project would have a less than significant impact to aesthetics, biology, hydrology and water quality, noise, and transportation and traffic. However, as described in Sections II. Description of Project and Environmental Setting and VI. Environmental Checklist of this Initial Study, project implementation would be consistent with the ministerially approved Bonham Car Auction events that have previously occurred on the property (2003-2015) and conditions of approval will be incorporated to ensure temporary impacts of future events would be reduced to a less than significant level. There would be potential for the project to result in a cumulative traffic impact based on current and probable special event. However, existing special events in proximity of the project site and during the same time of year have been reduced by the elimination of the annual car event that occurred on the Rancho Canada property. This results in a reduction of special event traffic along Carmel Valley Road and regional roadways. There are no foreseeable future projects for additional special events in the area (applications submitted to the County). However, if an application were to be made, it would be subject to the Carmel Valley Master Plan and potentially an environmental review. Therefore, it has been determined that cumulative impacts as a result of project implementation would be less than significant.

(c). Conclusion: Less Than Significant Impact. Implementation of the project would result in a less than significant impact, either direct or indirect, to humans. Potential impacts have been identified for aesthetics, hydrology and water quality, noise, and transportation and traffic. Conditions of approval will be incorporated to ensure those impacts would be reduced to a less than significant level.

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

VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE 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 California Department of Fish and Wildlife. 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 California Department of Fish and Wildlife 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 California Department of Fish and Wildlife. A No Effect Determination form may be obtained by contacting the Department by telephone at (916) 653-4875 or through the Department’s website at www.wildlife.ca.gov.

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

Evidence: Based on the record as a whole as embodied in the RMA-Planning files pertaining to PLN170098 and the attached Initial Study / Proposed Negative Declaration.

IX. REFERENCES

1. Project Application, Plans, and Materials
2. 2010 Monterey County General Plan
3. Carmel Valley Master Plan
4. Monterey County Code including Chapters 10.60, 14.04, 16.08, 16.12, 16.14, and Title 21 of the Monterey County Code (Zoning Ordinance)
5. Monterey County Geographic Information System (GIS)
6. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008 and the 2009-2012 Triennial Plan Revision
7. Site Visit conducted by the project planner on March 10, 2017.
8. “Biological Assessment”, dated April 26, 2017 (Monterey County Document No. LIB170170), prepared by Regan Biological & Horticultural Consulting, Carmel Valley, CA
9. Google Earth Imagery dated 2017 & 2018 36°31’59.18” N 121°52’16.55” W, Elevation at 80ft., Eye Alt. 3361ft.

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