

Exhibit B

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Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: GIANOS

Lead Agency: Monterey County

Contact Person: Maira Blanco

Mailing Address: 1441 Schilling Place, 2nd Floor

Phone: 831-755-5052

City: Salinas

Zip: 93901

County: Monterey

Project Location: County: Monterey

City/Nearest Community: Carmel

Cross Streets: 26339 Isabella Avenue

Zip Code: 93923

Longitude/Latitude (degrees, minutes and seconds): 36 ° 32 ' 29.34" N / 121 ° 55 ' 49.08" W Total Acres: .15

Assessor's Parcel No.: 009-463-010

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: HWY 1

Waterways: _____

Airports: _____

Railways: _____

Schools: Carmel River Elementary

Document Type:

CEQA:

☐ NOP☐ Draft EIR

NEPA:

☐ NOI

Other:

☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☒ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 2 Acres 1☐ Office: Sq.ft. _____ Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Power: Type _____

MW

☐ Educational: _____☐ Waste Treatment: Type _____

MGD

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

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

Carmel Area Land Use Plan/MDR/2-D(18)

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

Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of an existing single family dwelling and construction of a 2,992-square foot, three-level single family dwelling with attached garage and basement and 2) Coastal Development Permit for development within 750-feet of a known archaeological site.

Reviewing Agencies Checklist

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

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

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

Starting Date 7/5/2018 Ending Date 8/6/18

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>GIANNOS PHILIP T & CAROL J TRS</u>
Address: _____	Address: <u>200 COTTON ST</u>
City/State/Zip: _____	City/State/Zip: <u>MENLO PARK CA 94025</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: [Signature] Date: 7/2/18

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

County of Monterey

State of California

MITIGATED NEGATIVE DECLARATION

FILED

JUL 03 2018

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	Gianos
File Number:	PLN170246
Owners:	Gianos Philip T & Carol J Trs
Project Location:	26339 Isabella Avenue, Carmel
Primary APN:	009-463-010-000
Project Planner:	Maira Blanco
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of an existing single family dwelling and construction of a 2,992-square foot, three-level single family dwelling with attached garage and 2) Coastal Development Permit for development within 750-feet of a known archaeological site. The property is located at 26339 Isabella Avenue, Carmel (Assessor's Parcel Number 009-463-010-000), Carmel Area Land Use Plan, Coastal Zone.

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

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

Decision Making Body:	Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	July 5, 2018
Review Period Ends:	August 6, 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 MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval and a Coastal Development Permit (Gianos, File No. - PLN170246) at 26339 Isabella Avenue, Carmel (APN 009-463-010-000) (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency – Planning, 1441 Schilling Place, Salinas, California. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: <http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma/planning/resources-documents/environmental-documents/pending>.

The Planning Commission will consider this proposal at a meeting on August 8, 2018 at 9:30am in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from July 5, 2018 to August 6, 2018. Comments can also be made during the public hearing.

Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of an existing single family dwelling and construction of a 2,992 square foot, three-level single family dwelling with attached garage and 2) Coastal Development Permit for development within 750-feet of a known archaeological resource.

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

CEQAcomments@co.monterey.ca.us

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: Jacqueline Onciano, Chief of Planning
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Re: Gianos; File Number PLN170246

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

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

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. California Coastal Commission
4. California-American Water Company
5. Cypress Fire Protection District
6. Monterey County Water Resources Agency
7. Monterey County RMA-Public Works
8. Monterey County RMA-Environmental Services
9. Monterey County Environmental Health Bureau
10. Carol and Philip Gianos, Owners
11. Terrance Latasa, Agent
12. Anthony Lombardo, Attorney for Applicant
13. Robert Carver C/O Studio Carver
14. Roy Gunter III C/O Gunter Law Office
15. The Open Monterey Project
16. LandWatch Monterey County
17. Property Owners & Occupants within 300 feet (Notice of Intent Only)

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

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

File No.: PLN170246

Project Location: 26339 Isabella Ave, Carmel, CA 93923

Name of Property Owner: Philip T. and Carol J. Gianos

Name of Applicant: Terrance Latasa

Assessor's Parcel Number(s): 009-463-010-000

Acreage of Property: 0.15

General Plan Designation: Carmel Area Land Use Plan

Zoning District: MDR/2-D (18) (CZ)/Medium Density Residential, 2 units per acre with a Design Control overlay and 18-foot height restriction

Lead Agency: County of Monterey, Resource Management Agency – Planning

Prepared By: Maira Blanco, Assistant Planner

Date Prepared: May 18, 2018; Date Completed: July 2, 2018

Contact Person: Maira Blanco, Assistant Planner

Phone Number: 831-755-5052

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Project Description:

The project application consists of the demolition of an existing 1,810-square foot, one-story, single family dwelling and construction of a 2,992-square-foot, three-level, single family dwelling with a 1,369-square foot basement and a 200-square foot attached one-car garage. The proposed project is on a 6,748-square-foot (0.15 acre) parcel located at 26339 Isabella Avenue in Carmel (Assessor's Parcel Number 009-463-010) (**FIG 1**).

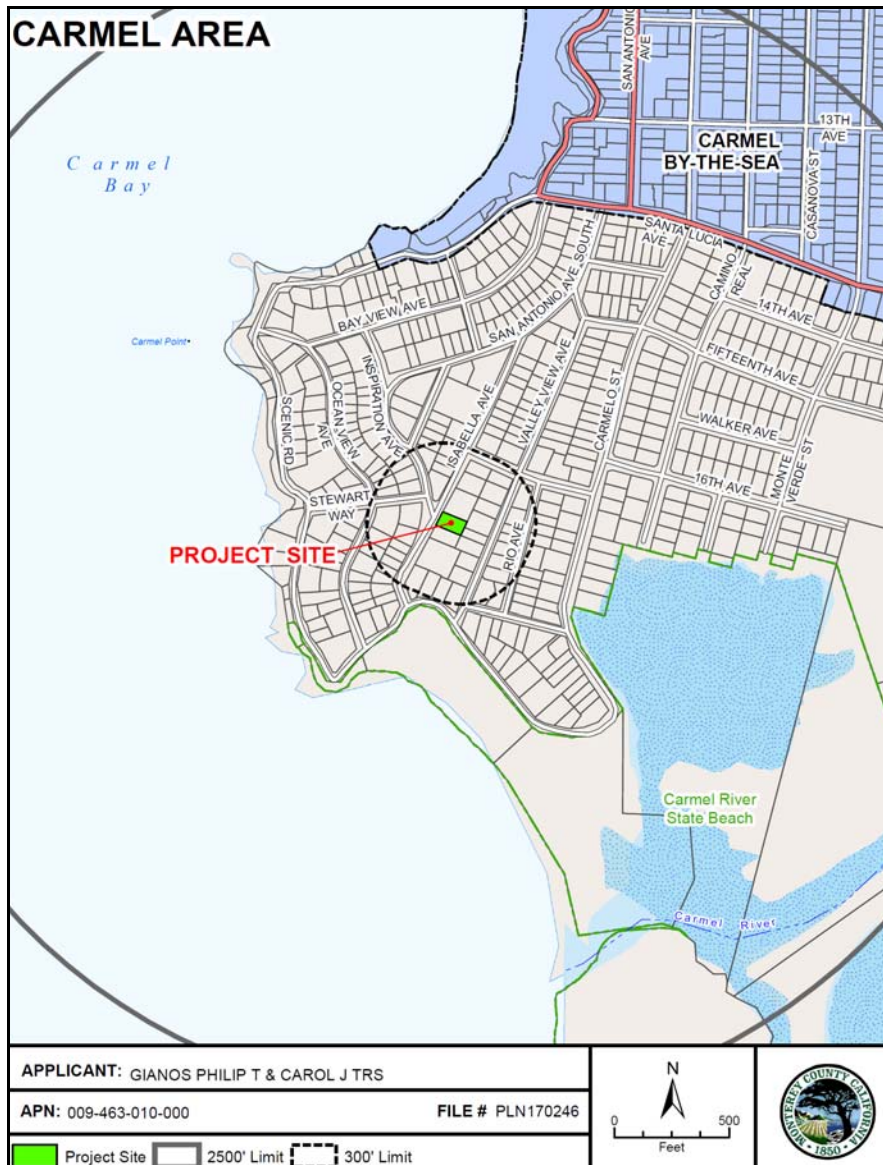


Figure 1 – Vicinity Map: 26339 Isabella Ave in Carmel

The subject parcel is zoned MDR/2-D (18) or Medium Density Residential, 2 units per acre with a Design Control overlay and 18-foot height restriction and is governed by regulations and

policies in the 1982 General Plan, the Carmel Area Land Use Plan, the Carmel Coastal Implementation Plan (Part 4), and the Monterey County Coastal Zoning Ordinance, Title 20. Implementation of the project requires approval of a Combined Development Permit (CDP) consisting of a Coastal Administrative Permit and Design Approval for the demolition of an existing single family dwelling and the construction of a new three-level single family dwelling with attached garage and Coastal Development Permit for development within 750-feet of a known archaeological site.

The Architectural Plan submittal included a Cover Sheet (showing Construction Best Management Practices), a Site Plan, Floor Plan, and Elevations. The Landscape Design and Installation plan set included the Planting Plan, Irrigation and Lighting Plan, and lighting details and notes. The Site Plan (**FIG 2**) shows existing site conditions and the demolition plan for the existing single family dwelling. The developed lot fronts Isabella Avenue and the proposed residential development will continue to meet the site development standards for MDR/2-D (18).

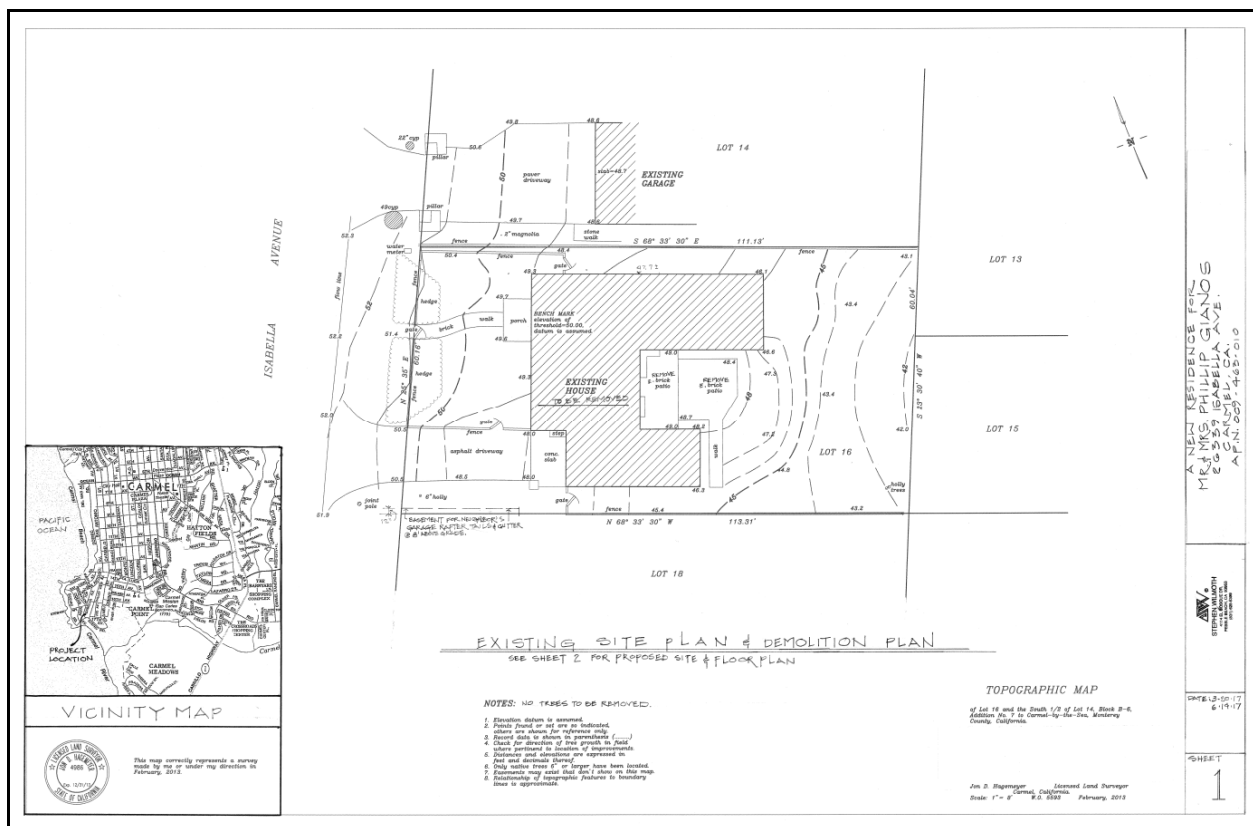


Figure 2 – Site Plan: Existing Site Plan and Demolition Plan

Figure 3 provides a detailed Floor Plan for the proposed floors. Allowable site coverage in the Medium Density Residential zoning designation is 35% or 2,362-square feet for the subject parcel; project plans show the proposed three-level structure to be 2,023.5-square feet, or 31.2%. The proposed FAR is shown to be 44% which meets the allowable 45% FAR in MDR/2; the

subterranean basement (1,369-square feet) is not counted towards the floor area ratio (FAR). Therefore, the proposed project meets coverage and FAR allowances for its zoning designation.

The applicant has furnished a Malpaso Water Company Water Entitlement which conveys/assigns/grants 0.14 acre-feet per year dedicated to the real property described (subject property, 26339 Isabella Avenue) to account for the proposed fixture unit count (increasing from 18.4 fixtures to 32 fixtures).

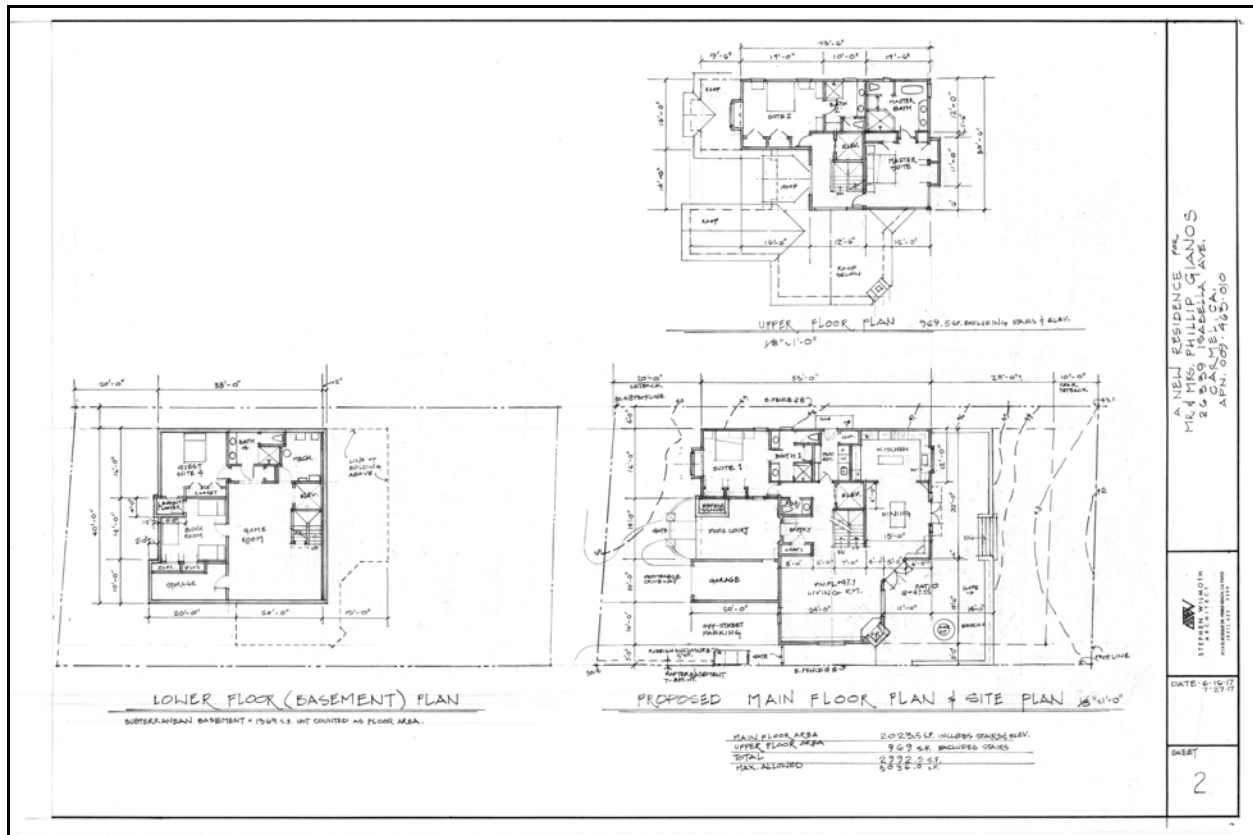


Figure 3 – Floor Plan: Proposed floor plans for the new three-level single family dwelling

The proposed elevations (**FIG 4**) meet the restricted height allowance of eighteen (18) feet. On October 6, 1987, the County passed and adopted Ordinance Number 3275 applying certain restrictions to development in the unincorporated area of Monterey County in Carmel Point. This ordinance established that all new development have a maximum height limit of eighteen (18) feet and that the allowable floor area shall not exceed forty-five percent (45%). The subterranean basement, or lower level, is estimated to be nine (9) feet, six (6) inches; the first floor, or main floor, is shown as nine (9) feet, and the upper floor is also proposed to be nine (9) feet. Therefore, the proposed finished height is 65.7 (from the average natural grade shown as 47.7) or 18 feet. An elevator is proposed to service all floors and is located on the north side of the structure, a few feet from the main entry.

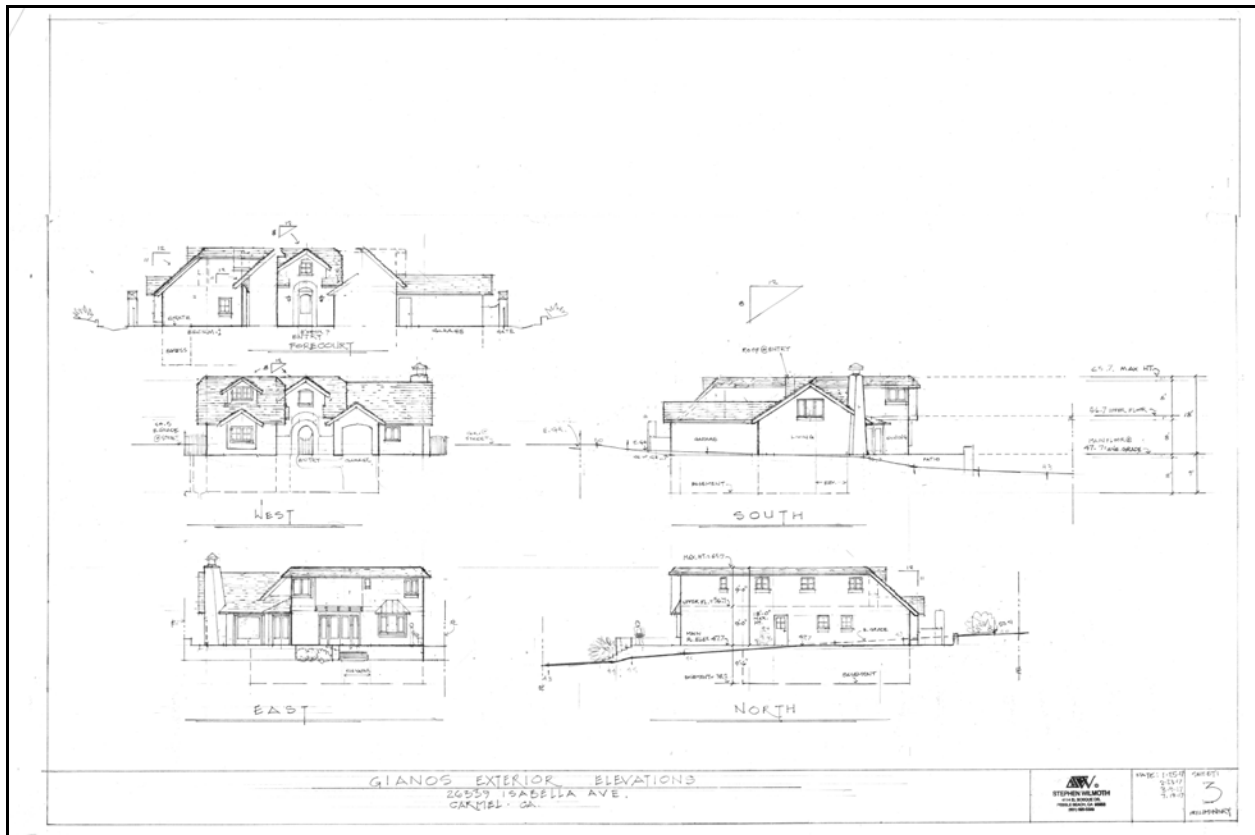


Figure 4 –Elevations: Proposed Elevations

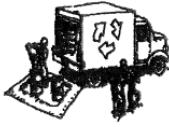
The applicant did not provide a Construction Management Plan, nor was it required by the Resource Management Agency departments (i.e. Public Works) as a condition of approval; however best management practices addressing stormwater runoff are shown in **Figure 5** below.

In the Medium Density Residential, 2 units per acres zoning designation, a detached single-family dwelling requires 2.2 off-street parking spaces for a 3 or more-bedroom unit. In all residential developments, at least 1 covered parking space for each dwelling unit is required; covered parking counts toward the total amount of required parking. The project proposes to attach a garage to the main structure and provide additional uncovered parking outside of the front setback.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Burn and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gypsum board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and trucking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a hosed area away from storm drains and cover a drip pan big enough to collect fluids.
- Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a hosed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number; 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber mats) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, all fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying and curing seal coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess alternative gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sewerage & Asphalt/Concrete Removal

- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filter, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Direct run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineers to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or heated off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinners/solvents as hazardous waste.

Paint removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 7 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

*Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

Figure 5 –Construction Best Management Practices: Stormwater

Figure 6 includes the proposed planting and exterior lighting plan (L1-L3). General development standards in the Carmel CIP and LUP include retaining existing trees and other native vegetation to the maximum extent possible, both during the construction process and after the development is completed. Moreover, all new landscaping must be compatible with the scenic character of the area and should retain existing shoreline and ocean views. No tree removal is proposed for the development of this project. L-3 (Planting Notes) directs the contractor to erect tree protection barriers around existing trees to be saved on site, creating a tree protection zone. Plants in the backyard, plants in front yard, and plants in pots will be irrigated by a drip valve.

The Carmel CIP also speaks to exterior lighting, specifically that exterior lighting shall be unobtrusive and harmonious with the local area. Lighting fixtures shown on Sheet L-3 clearly meet this standard because they are down-lit and off-site glare is fully controlled.

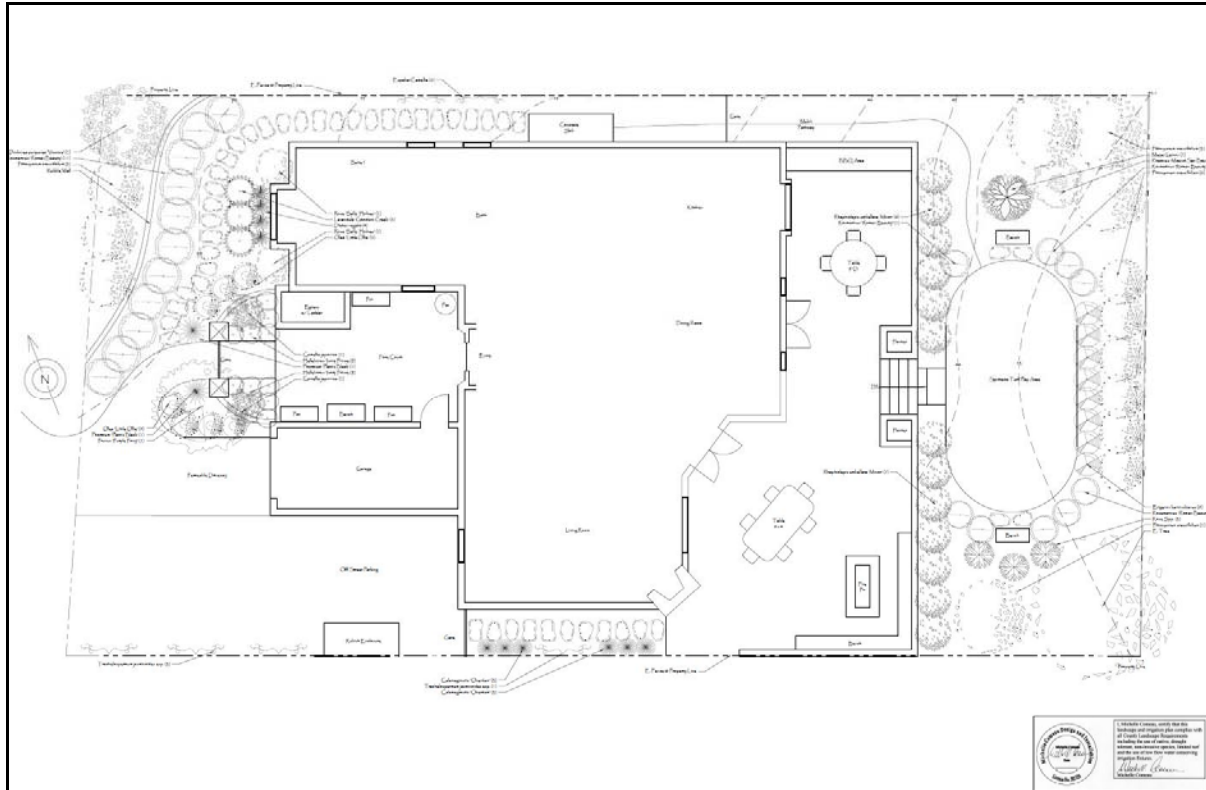
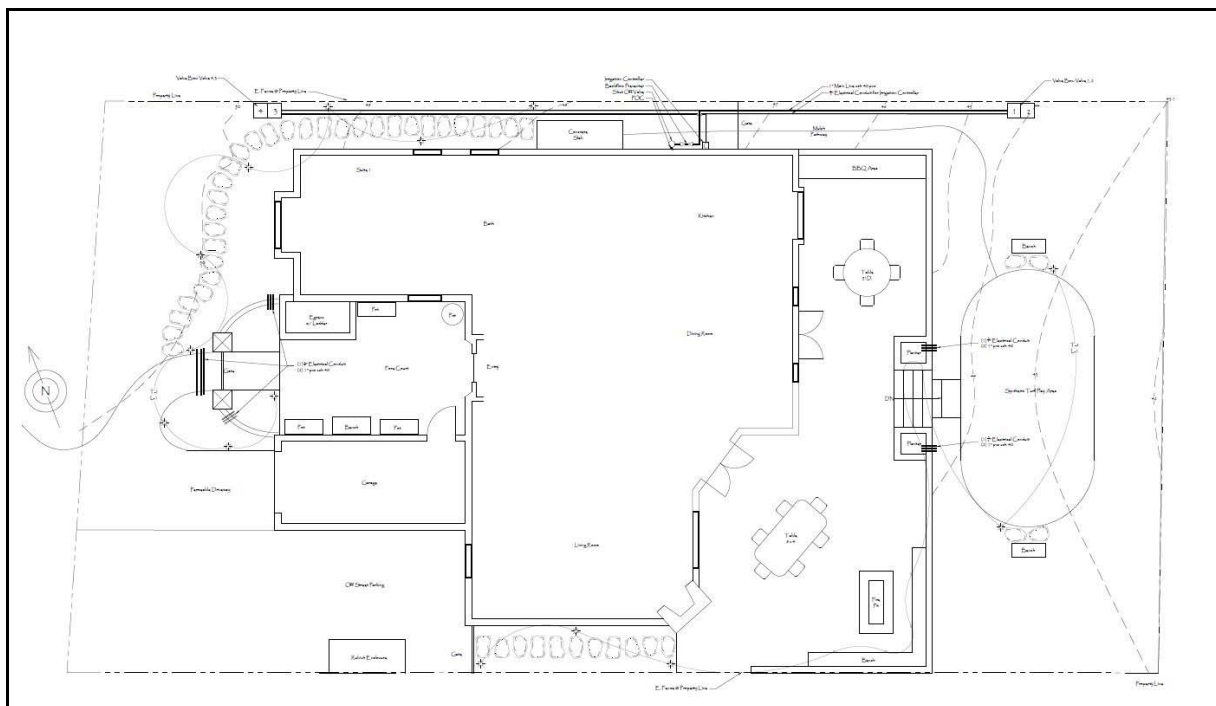


Figure 6 – L-1: Proposed Landscape Plan



L-2: Irrigation and Lighting Plan


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E.TWJL_Calculations
E.T = A_Typical (No References interpretation) (5.6.12)
P_F = P_Factor
P_A = A_Typical (No log file)
G_02 = C_Conversion (P_Factor (Calories per energy level))
SLA = P_Factor of the (Landscape Area identified as Special) (Land Area (m^2))
No (negative) P_Factor (5.6.13)

E.T.WJL = (E.T * P_F * P_A * SLA) / E.TWJL

P_Factor = Area / (Dip / Length) = 1.595 m^2/km
P_Factor = 1.595
SLA = 0

(5.6.4.2) (27.7.6.2) = (0.5) = 7.627, 1.63 (calories/gram)

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1. **PLANTING NOTES:**
 1. Plant quantities are for contractor convenience only. Contractor is responsible for actual plant quantities and shall be verified from the planting plan. To meet the planting requirements, contractor may need to engage or contract with growers to obtain plant availability.
 2. Contractor to notify landscape designer in the event of plant unavailability immediately.
 3. Conditions permitting, retention of water in planting pits for more than 1 hour shall be required by the contractor.
 4. All plant material shall match specification for species and comply with ANSIS/ANSI standards. All plant material shall be inspected by landscape designer.
 5. Plant materials may be adjusted in the field as directed by landscape designer at no extra cost to owner.
 6. Contractor shall erect tree protection barriers around existing trees to be saved on site, creating a tree protection zone. Contractor shall be responsible for damage to existing trees.
 7. Contractor shall provide an allowance of \$5,000 for additional material.
 8. Top dress all planters with a 1" of 1/2" washed and or bank draining fine all dirt, sticks, dusts, or debris. Provide a 1" deep subsoil and back to landscape Designer prior to ordering.
 9. Erosion control blankets may be applied to all slope areas according to manufacturer specifications.
 10. All trees to be staked with two ligature stakes 10" x 2" a better bond and check ties, or with guy wires as necessary.
 11. All plants to be planted with 1/5 top soil, 1/5 organic planting mix, 1/5 harvest supreme organic compost.
 12. All plants to be planted with organic fertilizer inoculated with appropriate mycorrhizae.
 13. No plant substitutions unless approved by designer.
 14. All irrigation lines to be SCH 40 PVC main lines.
 15. All valve wires to be threaded with 1/2" electrical conduit, SCH 40.
 16. All direct burial low voltage wires to be threaded with 1/2" electrical conduit, SCH 40 PVC.
 17. All Stepping stones to be set on individual paks of concrete, 2" thick, 12" wide by 12" deep.

REGIGATION LEGEND		
CONTROLLER		
Batteries: 24, 48, 96, 192, 384, 768, 1536, 3072, 6144, 12288, 24576, 49152, 98304, 196608, 393216, 786432, 1572864, 3145728, 6291456, 12582912, 25165824, 50331648, 100663296, 201326592, 402653184, 805306368, 1610612736, 3221225472, 6442450944, 12884901888, 25769803776, 51539607552, 103079215104, 206158430208, 412316860416, 824633720832, 1649267441664, 3298534883328, 6597069766656, 13194139533312, 26388279066624, 52776558133248, 105553116266496, 211106232532992, 422212465065984, 844424930131968, 1688849860263936, 3377699720527872, 6755399441055744, 13510798882111488, 27021597764222976, 54043195528445952, 108086391056891904, 216172782113783808, 432345564227567616, 864691128455135232, 1729382256910270464, 3458764513820540928, 6917529027641081856, 13835058055282163712, 27670116110564327424, 55340232221128654848, 110680464442257309696, 221360928884514619392, 442721857769029238784, 885443715538058477568, 1770887431076116955136, 3541774862152233910272, 7083549724304467820544, 14167099448608935641088, 28334198897217871282176, 56668397794435742564352, 113336795588871485128704, 226673591177742970257408, 453347182355485940514816, 906694364710971881029632, 1813388729421943762059264, 3626777458843887524118528, 7253554917687775048237056, 14507109835375550096474112, 29014219670751100192948224, 58028439341502200385896448, 116056878683004400771792896, 232113757366008801543585792, 464227514732017603087171584, 928455029464035206174343168, 1856910058928070412348686336, 3713820117856140824697372672, 7427640235712281649394745344, 14855280471424563298789490688, 29710560942849126597578981376, 59421121885698253195157962752, 118842243771396506390315925504, 237684487542793012780631851008, 475368975085586025561263702016, 950737950171172051122527404032, 1901475900342344102245054808064, 3802951800684688204490109616128, 7605903601369376408980219232256, 15211807202738752817960438464512, 30423614405477505635920876929024, 60847228810955011271841753858048, 121694457621910022543683507716096, 243388915243820045087367015432192, 486777830487640090174734030864384, 973555660975280180349468061728768, 1947111321950560360698936123457536, 3894222643901120721397872246915072, 7788445287802241442795744493830144, 15576890575604482885591488987660288, 31153781151208965771182977975320576, 62307562302417931542365955950641152, 124615124604835863084731911901282304, 249230249209671726169463823802564608, 498460498419343452338927647605129216, 996920996838686904677855295210258432, 1993841993677373809355710590420516864, 3987683987354747618711421180841033728, 7975367974709495237422842361682067456, 15950735949418990474845684723364134912, 31901471898837980949691369446728269824, 63802943797675961899382738893456539648, 127605887595351923798765477786913079296, 255211775190703847597530955573826158592, 510423550381407695195061911147652317184, 1020847100762815390390123822295304634368, 2041694201525630780780247644590609268736, 4083388403051261561560495289181218537472, 8166776806102523123120990578362437074944, 16333553612205046246241981156724874149888, 32667107224410092492483962313449748299776, 65334214448820184984967924626899496599552, 130668428897640369969935849253798993199104, 261336857795280739939871698507597986398208, 522673715590561479879743397015195972796416, 1045347431181122959759486794030391945592832, 2090694862362245919518973588060783891185664, 4181389724724491839037947176121567782371328, 8362779449448983678075894352243135564742656, 16725558898897967356151788704486271129484512, 33451117797795934712303577408972542258969024, 66902235595591869424607154817945084517938048, 133804471191183738849214309635890169035876096, 267608942382367477698428619271780338071752192, 535217884764734955396857238543560676143504384, 1070435769529469910793714477087121352287008768, 2140871539058939821587428954174242704574017536, 4281743078117879643174857908348485409148035072, 8563486156235759286349715816696970818296070144, 17126972312471518572699431633393941636592140288, 3425394462494303		

Lighting Legend

SYMBOL	QTY	MANF.	MODEL	DESCRIPTION	ACCESS	NOTES
□	1	PX	Transformer	1000V Size Transformer Schedule		
□	7	PX	Transformer	15-1 LED 10 Watt-Parabolic Lights		
		PX	Transformer	PO-RD-1 LED 10 Watt-Wall Lights		


TRANSFORMER SCHEDULE

SYMBOL	MODEL	WATTAGE	CAPACITANCE	QTY	WATTAGE	WATTAGE
	USED PRIMARY ARE ALL LIMITED 5W/11 CH CODE.					
T1	PX-Transformer	1000v	10w	1	Time Vary	5W/1
T2	PX-Transformer	1500v	10w	7	Backyard	5W/8
T3	PX-Transformer	1500v	10w	2	Backyard	5W/2

TRANSFORMER DETAIL

TRANS	LINE	QTY	PLUMB
T1	Line 1	8	PX-15
T2	Line 1	7	PX-PO-RD
T3	Line 1	5	

NOTE: Transformer shall have phono and 120v motor control options



WILKINS
A Tenneco Company

Model 875XL
Reduced Pressure Valve Assembly

SPECIFICATION SUBMITTAL SHEET

APPLICATION

Designed for installation on potable water lines to protect against back-siphonage and backflow of water into the water supply. The Model 875XL is a reduced pressure valve assembly which is particularly recommended for use in the following applications:

REQUIREMENTS

Size: 1/2" NPT to 2" NPT
 Material: Cast Brass
 Maximum working water temperature: 180°F (82°C)
 Maximum working water pressure: 150 PSI (10.3 barg)
 Maximum working air pressure: 150 PSI (10.3 barg)

OPTIONS

1. 1/2" NPT to 1" NPT
 2. 1" NPT to 1 1/2" NPT
 3. 1 1/2" NPT to 2" NPT
 4. 2" NPT to 2 1/2" NPT
 5. 2 1/2" NPT to 3" NPT
 6. 3" NPT to 4" NPT
 7. 4" NPT to 6" NPT
 8. 6" NPT to 8" NPT
 9. 8" NPT to 10" NPT
 10. 10" NPT to 12" NPT
 11. 12" NPT to 15" NPT
 12. 15" NPT to 20" NPT
 13. 20" NPT to 24" NPT
 14. 24" NPT to 30" NPT
 15. 30" NPT to 36" NPT
 16. 36" NPT to 42" NPT
 17. 42" NPT to 48" NPT
 18. 48" NPT to 54" NPT
 19. 54" NPT to 60" NPT
 20. 60" NPT to 72" NPT
 21. 72" NPT to 84" NPT
 22. 84" NPT to 96" NPT
 23. 96" NPT to 108" NPT
 24. 108" NPT to 120" NPT
 25. 120" NPT to 144" NPT
 26. 144" NPT to 168" NPT
 27. 168" NPT to 192" NPT
 28. 192" NPT to 216" NPT
 29. 216" NPT to 240" NPT
 30. 240" NPT to 264" NPT
 31. 264" NPT to 288" NPT
 32. 288" NPT to 312" NPT
 33. 312" NPT to 336" NPT
 34. 336" NPT to 360" NPT
 35. 360" NPT to 384" NPT
 36. 384" NPT to 408" NPT
 37. 408" NPT to 432" NPT
 38. 432" NPT to 456" NPT
 39. 456" NPT to 480" NPT
 40. 480" NPT to 504" NPT
 41. 504" NPT to 528" NPT
 42. 528" NPT to 552" NPT
 43. 552" NPT to 576" NPT
 44. 576" NPT to 600" NPT
 45. 600" NPT to 624" NPT
 46. 624" NPT to 648" NPT
 47. 648" NPT to 672" NPT
 48. 672" NPT to 696" NPT
 49. 696" NPT to 720" NPT
 50. 720" NPT to 744" NPT
 51. 744" NPT to 768" NPT
 52. 768" NPT to 792" NPT
 53. 792" NPT to 816" NPT
 54. 816" NPT to 840" NPT
 55. 840" NPT to 864" NPT
 56. 864" NPT to 888" NPT
 57. 888" NPT to 912" NPT
 58. 912" NPT to 936" NPT
 59. 936" NPT to 960" NPT
 60. 960" NPT to 984" NPT
 61. 984" NPT to 1008" NPT
 62. 1008" NPT to 1032" NPT
 63. 1032" NPT to 1056" NPT
 64. 1056" NPT to 1080" NPT
 65. 1080" NPT to 1104" NPT
 66. 1104" NPT to 1128" NPT
 67. 1128" NPT to 1152" NPT
 68. 1152" NPT to 1176" NPT
 69. 1176" NPT to 1200" NPT
 70. 1200" NPT to 1224" NPT
 71. 1224" NPT to 1248" NPT
 72. 1248" NPT to 1272" NPT
 73. 1272" NPT to 1296" NPT
 74. 1296" NPT to 1320" NPT
 75. 1320" NPT to 1344" NPT
 76. 1344" NPT to 1368" NPT
 77. 1368" NPT to 1392" NPT
 78. 1392" NPT to 1416" NPT
 79. 1416" NPT to 1440" NPT
 80. 1440" NPT to 1464" NPT
 81. 1464" NPT to 1488" NPT
 82. 1488" NPT to 1512" NPT
 83. 1512" NPT to 1536" NPT
 84. 1536" NPT to 1560" NPT
 85. 1560" NPT to 1584" NPT
 86. 1584" NPT to 1608" NPT
 87. 1608" NPT to 1632" NPT
 88. 1632" NPT to 1656" NPT
 89. 1656" NPT to 1680" NPT
 90. 1680" NPT to 1704" NPT
 91. 1704" NPT to 1728" NPT
 92. 1728" NPT to 1752" NPT
 93. 1752" NPT to 1776" NPT
 94. 1776" NPT to 1800" NPT
 95. 1800" NPT to 1824" NPT
 96. 1824" NPT to 1848" NPT
 97. 1848" NPT to 1872" NPT
 98. 1872" NPT to 1896" NPT
 99. 1896" NPT to 1920" NPT
 100. 1920" NPT to 1944" NPT
 101. 1944" NPT to 1968" NPT
 102. 1968" NPT to 1992" NPT
 103. 1992" NPT to 2016" NPT
 104. 2016" NPT to 2040" NPT
 105. 2040" NPT to 2064" NPT
 106. 2064" NPT to 2088" NPT
 107. 2088" NPT to 2112" NPT
 108. 2112" NPT to 2136" NPT
 109. 2136" NPT to 2160" NPT
 110. 2160" NPT to 2184" NPT
 111. 2184" NPT to 2208" NPT
 112. 2208" NPT to 2232" NPT
 113. 2232" NPT to 2256" NPT
 114. 2256" NPT to 2280" NPT
 115. 2280" NPT to 2304" NPT
 116. 2304" NPT to 2328" NPT
 117. 2328" NPT to 2352" NPT
 118. 2352" NPT to 2376" NPT
 119. 2376" NPT to 2400" NPT
 120. 2400" NPT to 2424" NPT
 121. 2424" NPT to 2448" NPT
 122. 2448" NPT to 2472" NPT
 123. 2472" NPT to 2496" NPT
 124. 2496" NPT to 2520" NPT
 125. 2520" NPT to 2544" NPT
 126. 2544" NPT to 2568" NPT
 127. 2568" NPT to 2592" NPT
 128. 2592" NPT to 2616" NPT
 129. 2616" NPT to 2640" NPT
 130. 2640" NPT to 2664" NPT
 131. 2664" NPT to 2688" NPT
 132. 2688" NPT to 2712" NPT
 133. 2712" NPT to 2736" NPT
 134. 2736" NPT to 2760" NPT
 135. 2760" NPT to 2784" NPT
 136. 2784" NPT to 2808" NPT
 137. 2808" NPT to 2832" NPT
 138. 2832" NPT to 2856" NPT
 139. 2856" NPT to 2880" NPT
 140. 2880" NPT to 2904" NPT
 141. 2904" NPT to 2928" NPT
 142. 2928" NPT to 2952" NPT
 143. 2952" NPT to 2976" NPT
 144. 2976" NPT to 3000" NPT
 145. 3000" NPT to 3024" NPT
 146. 3024" NPT to 3048" NPT
 147. 3048" NPT to 3072" NPT
 148. 3072" NPT to 3096" NPT
 149. 3096" NPT to 3120" NPT
 150. 3120" NPT to 3144" NPT
 151. 3144" NPT to 3168" NPT
 152. 3168" NPT to 3192" NPT
 153. 3192" NPT to 3216" NPT
 154. 3216" NPT to 324



MICHELLE COMEAU
LANDSCAPE DESIGN & INSTALLATION

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LICENSE NO. 582326

Gianos Plant List

<u>Qty</u>	<u>Size</u>	<u>Botanical Name</u>	<u>Common Name</u>
6	5g	Calamagrostis 'Overdam'	Overdam Feather Reed Grass
2	5g	Camellia japonica	Common Camellia
2	15g	Camellia sasanqua 'Espalier'	Espalier Camellia
1	15g	Citrus x meyeri	Meyer Lemon
4	5g	Dietes vegeta	Fortnight Lily
1	15"	Dodonea viscosa 'Purpurea'	Purple-Leafed Hop-Bush
8	1g	Engelmannia karwinskianus	Santa Barbara Daisy
10	1g	Helleborus 'Ivory Prince'	Lenten Rose
3	5g	Lavandula 'Goodwin Creek'	Goodwin Creek Lavender
7	5g	Olea 'Little Ollie'	Dwarf Olive
2	5g	Phormium 'Platt's Black'	Platt's Black New Zealand Flax
13	15g	Pittosporum Crassifolium	Karo
1	24"	Prunus 'Purple Pony'	Purple Pony Cherry Plum
1	5g	Rhamnus 'Mound San Bruno'	Coffeeferry
13	5g	Raphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorne
2	5g	Rosa 'Sally Holmes'	Sally Holmes Climbing Rose
3	5g	Rosa Spp.	Rose
20	1g	Rosmarinus 'Roman Beauty'	Roman Beauty Rosemary
4	5g	Trachelospermum jasminoides Esp.	Star Jasmine

L-3: Plant List

The parcel is located within 750-feet of a known archaeological resource and is part of a recorded archaeological site: CA-MNT-17 (**FIG 7**). Pursuant to Section 20.146.090 of the Carmel Coastal Implementation Plan, a Coastal Development Permit is required for development proposed within 750-feet of a known archaeological resource. According to site records, the project area lies within the currently recognized ethnographic territory of the Costanoan (more commonly known as Ohlone) linguistic group. The boundary of prehistoric site CA-MNT-17 includes the project parcel. CA-MNT-17 was first recorded in 1953 by Sylvia Broadbent (Source 17). This site is thought to extend back to what local archaeologists term the "archaic period" (8,000 BC to 4,000 BC) (Source 12). CA-MNT-16, just northwest of the subject parcel and CA-MNT-1286, approximately 500 feet northeast of the parcel are other recorded archaeological sites. Breschini (Source 17) considers these three sites to be associated. Although each site may have different components, all are significant in that all have produced evidence of prehistoric habitation. Since adoption of CEQA in the 1970s, various studies have been conducted and boundaries of sites in the neighborhood have been expanded.

Lead agencies must now evaluate under CEQA a project's potential impact to a "tribal cultural resource." Pursuant to Public Resources Code Section 21080.3.1 *et seq.*, the County shall request a consultation of the project's potential impact on tribal cultural resources prior to the release of a negative declaration, mitigated negative declaration or environmental impact report for a project. Assembly Bill 52 (Native Americans: California Environmental Quality Act) applies only to projects that have a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. There are two tribes in the County's jurisdiction that the County confers with, the Salinan Tribe and the Ohlone/Costanoan-Esselen Nation (OCEN). On April 19, 2017, a formal notification to the OCEN tribe was sent notifying them of the County's intent to prepare a CEQA document and giving them the opportunity to request a consultation. Subsequently, the request was made on May 2, 2017 and the consultation took place on September 12, 2017. OCEN's priority is that their ancestors' remains be protected, undisturbed, and the site be preserved. If excavation is unavoidable, OCEN requests all cultural and sacred items be left with their ancestors on site or where they are discovered. See Section V. - Cultural Resources for specific mitigation measures proposed by OCEN.

The primary CEQA issue involves cultural resources. Based on the archaeological reports, this resource could potentially be affected by the proposed project. However, evidence supports the conclusion that impacts will be less-than-significant with mitigation incorporated. Detailed analysis for this issue can be found in Section VI. – Environmental Checklist.

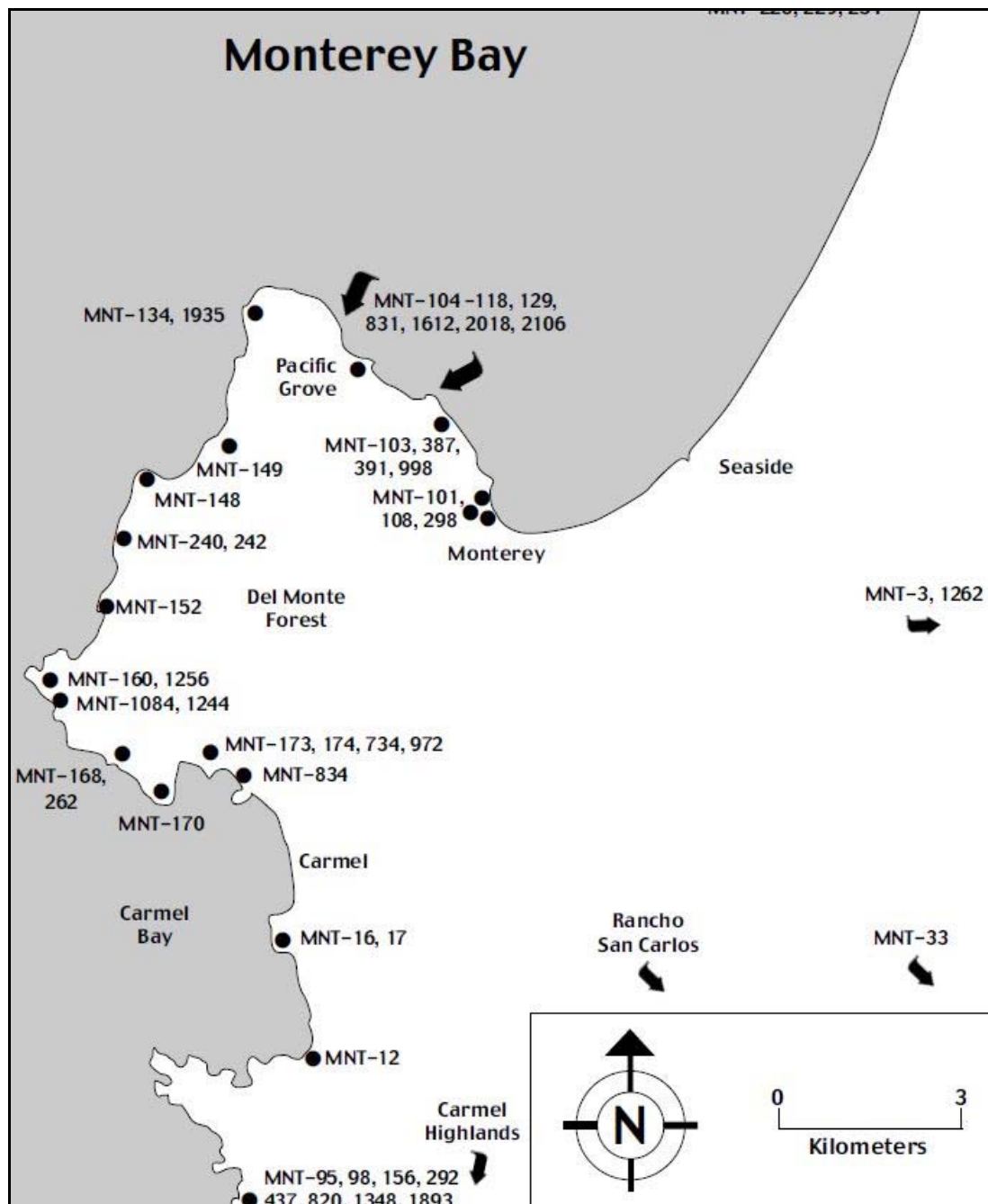


Figure 7 – Monterey Bay Archaeological Sites (Source 11)

The Combined Development Permit will also include a Design Approval because the subject project is in a Design Control District. A “D” (Design Control) overlay requires design review of structures to assure the protection of the public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. The existing single-family, wood-frame dwelling follows a Ranch style and was constructed in 1953. Because the existing structure is more than fifty (50) years old, an archived Historical Report for the subject parcel was reviewed to assure that the property/structure is not associated with: 1)

Events that have made a significant contribution to the broad patterns of national, state or local history or 2) With a significant individual in the US.

The proposed design will incorporate different roof lines (i.e. hip, arch) with gable accents and eaves of moderate overhang. A dormer will face the street (Isabella) and will be composed of natural wood shingles. A taupe color is proposed for the body (stucco) of the residence. Staking and flagging was installed in time for staff's site visit on September 21, 2017 (**FIG 8, 9, 10**).



Figure 8 – Site Visit Photos: Staking and Flagging (west)



Figure 9 – Site Visit Photos: Staking and Flagging (west)



Figure 10 – Site Visit Photos: Staking and Flagging (east)

The proposed development does not constitute ridgeline development and is not proposed in the public viewshed, as defined in the CIP (visible from major public viewing areas such as 17 Mile Drive, Scenic Road, Highway 1 Corridor and turn-outs, roads/viewpoints, Carmel River State Beach, Carmel City Beach). The subject property is over 300 feet north of Scenic Road and is not included in the Public Access Map (**FIG 11**, Figure 3 in the LUP) or the General Viewshed Map (**FIG 12**).

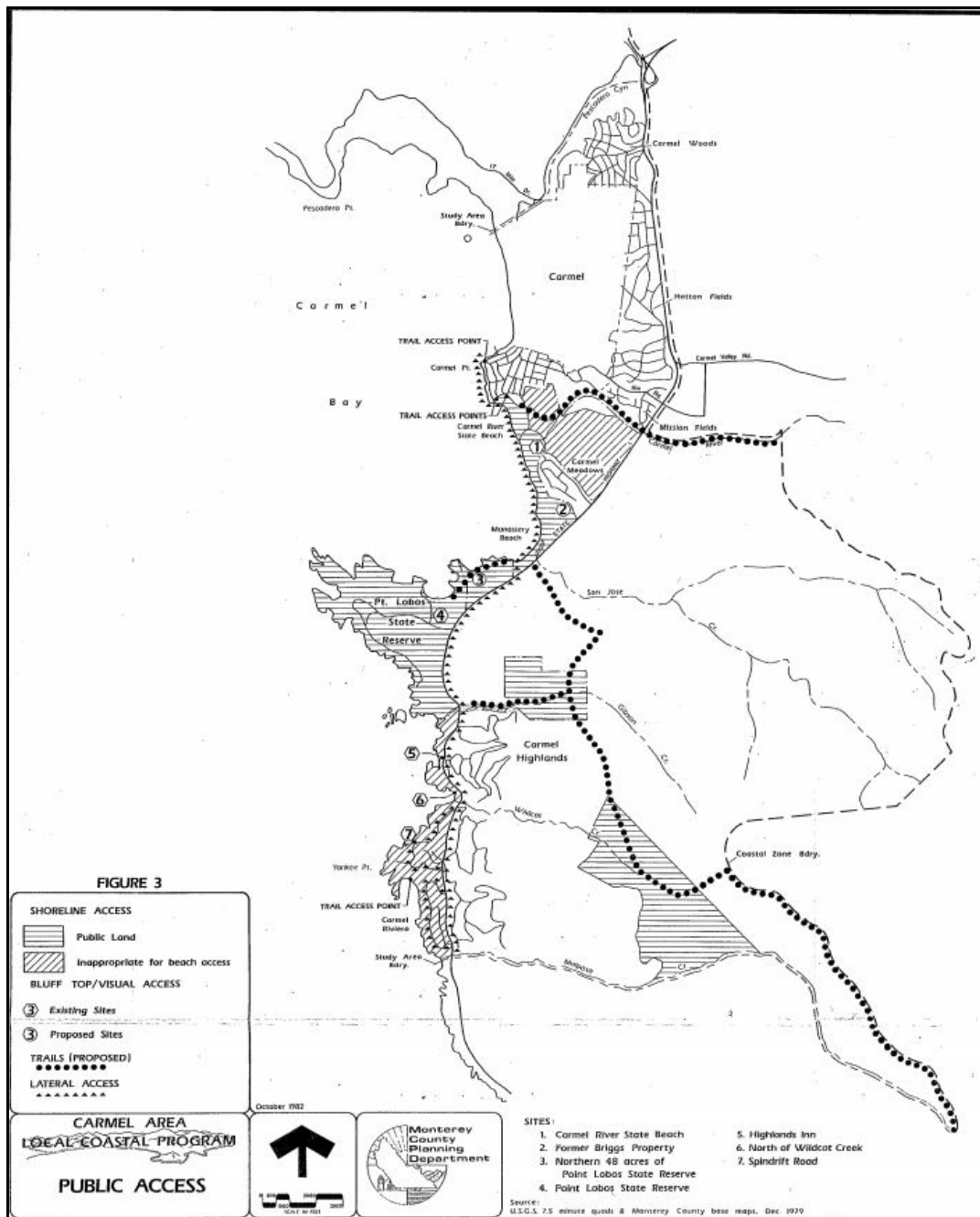


Figure 11 – Figure 3: Carmel Area Local Coastal Program, Public Access

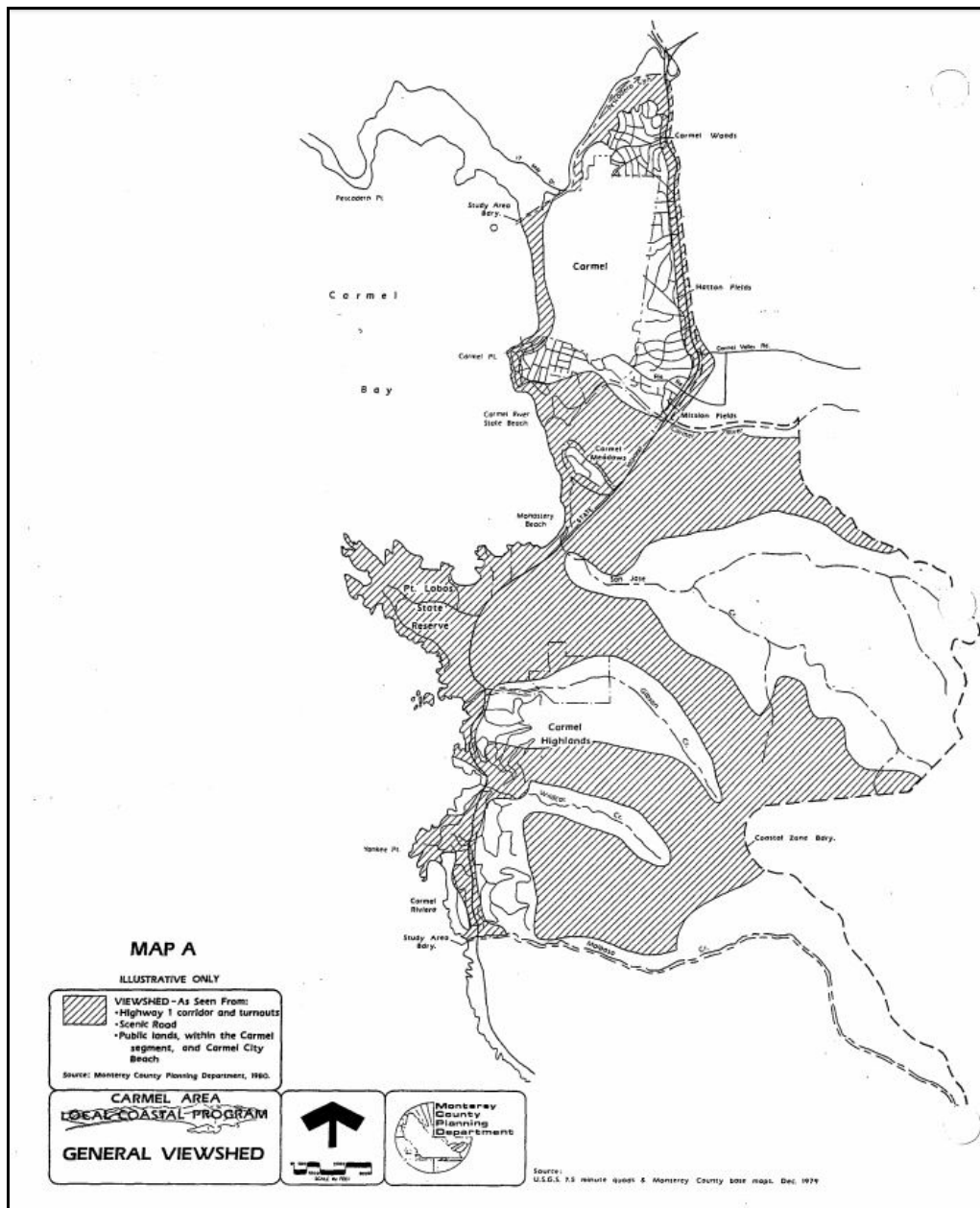


Figure 12 – Map A: Carmel Area Local Coastal Program, General Viewshed

Other Project Impacts

The subject property is located within 660 feet of an active/potentially active fault. The Cypress Point Fault is described as a 5-mile-long fault traversing Carmel Point (Source 32). According to the California Division of Mines and Geology, the Cypress Point Fault is designated as “undivided Quaternary” in terms of the activity status, due to the fact that the youngest geologic formations that have been cut by this fault are younger than 1,600,000 years old (Source 20). The Quaternary geologic period is divided into two time frames; the Pleistocene (extending from 1,600,000 years before the present to 11,000 years before the present, and the Holocene (the last 11,000 years) (Source 20). The Geotechnical Report identified the Cypress Point Fault (CPF) as trending through the far northeast corner of the site. Pursuant to Section 20.146.080 (Hazardous

Area Development Standards) in the CIP, all structures shall be sited a minimum of 50 feet from an identified active fault or potentially active fault. According to research presented in the Geotechnical Report (Source 20), fifty-foot fault-building setbacks have traditionally been used for Holocene faults (as opposed to Pleistocene active faults). Therefore, the argument is that the fault setback is arbitrary and has never been adequately justified on any scientific or technical basis. In order to establish a building-fault setback, the engineering geologist, Craig S. Harwood, conducted an exercise to determine the potential fault surface displacement. A summary of the findings (p.10), as follows:

Given the very low level of hazard posed by the Cypress Point Fault the relatively small estimated fault displacements and the calculated setback values, we have concluded that a 15-foot wide building foundation-fault setback is reasonable mitigation for fault surface rupture along northeastern side of the projected fault surface trace shown on the Site Geologic Map. The fact that the recommended setback is greater than the calculated setback accounts for some uncertainty [sic] in the projection of the fault between data points.

It is the engineering geologist's professional opinion that no geologic conditions or geologic hazards would preclude construction of the proposed residence as it is currently proposed and given its current adherence to the fault setback. In a follow-on letter, the same author maintained that the established 15-foot foundation setback from the CPF applies to foundations for habitable structures and does not prohibit other improvements from being placed within that setback zone. Haro, Kasunich and Associates, Inc. has developed geotechnical recommendations for foundations, retaining walls, slabs-on-grade, subgrade preparation beneath flatwork, and site drainage.

The subject site is not located within Prime or Unique Farmlands, forest land, an area that poses a threat caused by flooding, or on a mineral resource recovery site. The project is not located within a public viewshed nor has any identified environmentally sensitive habitat areas located on the property. The result of the project will not require large amounts of water, induce or reduce the population or availability of housing, or cause reduction of the existing level of services for fire, police, public schools, or parks. Therefore, the project will have no impact on Agriculture/Forest Resources, Biological Resources, Hydrology/Water Quality, Mineral Resources, Population/Housing, Public Services, Recreation, Transportation or Utilities/Service Systems.

B. Surrounding Land Uses and Environmental Setting: The subject property is located on a residential subdivision created by Map of Addition No. 7, Carmel-by-the-sea, and recorded on May 4, 1910 in Volume 2 of Maps, "Cities and Towns" page 24. The project site is within an established residential neighborhood located on the southeastern portion of the Carmel Point area, north of the intersection of Scenic Road and Isabella Avenue. The parcel is approximately 1.2 miles west of Highway 1 and 1,500 feet south of the incorporated city of Carmel-by-the-sea (**FIG 13**).



Figure 13 – Contextual Map: Carmel Point, subject parcel outlined in orange

The subject property is zoned Medium Density Residential, two maximum units per acre with a Design Control overlay and an 18-foot height restriction [MDR/2-D(18)]. This height restriction follows an Ordinance (Ordinance No. 3275) adopted for the area by the Board of Supervisors in 1987 in order to provide for more visually compatible structures (**FIG 14**). The existing house was constructed in 1953 for Alfred E. Gibson and was L-shaped in plan. In 1961, the garage was enlarged by an addition that more than doubled its length and contained a small enclosed room at the rear (Source 33, LIB130217).

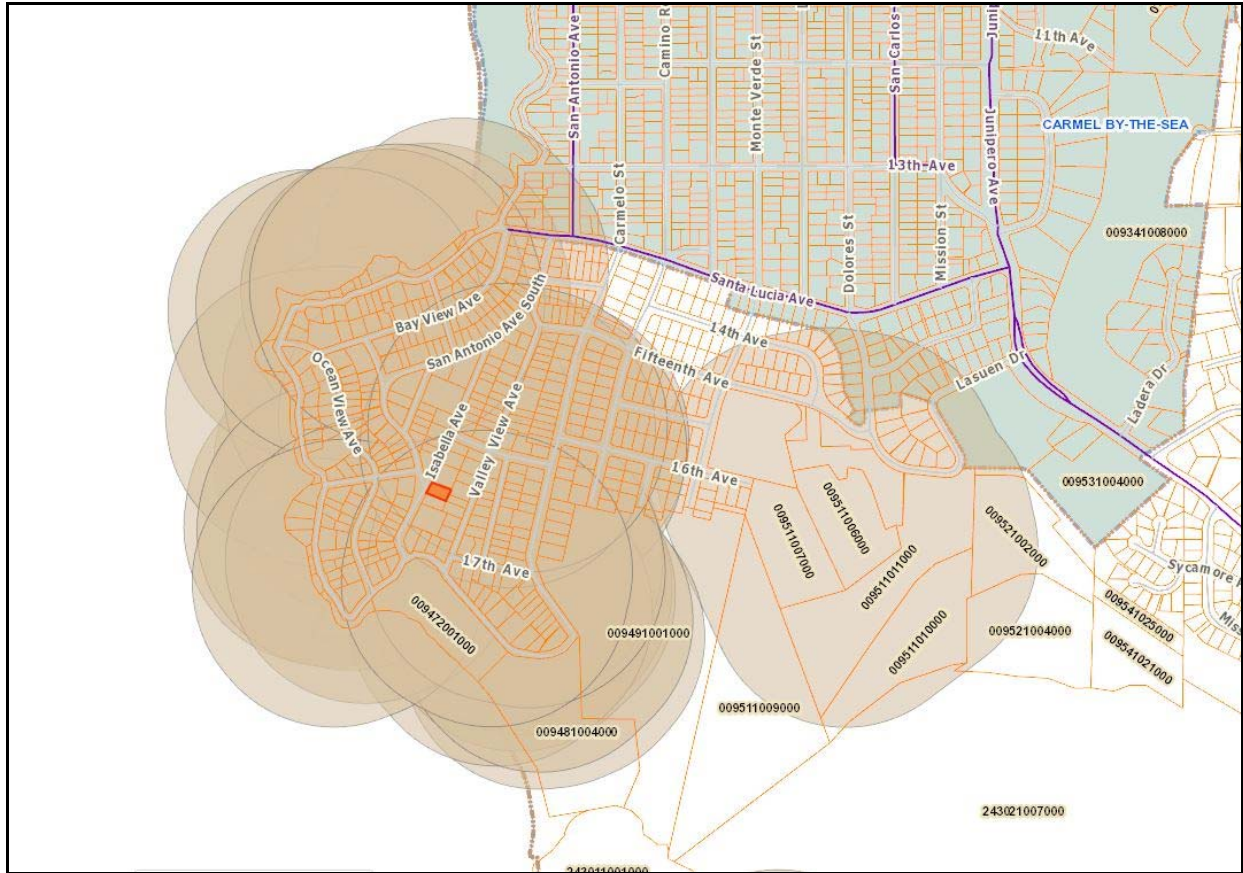


Figure 15 – Carmel Point: Archaeological 750-foot buffer, subject parcel outlined in orange

The subject site is located within the coast range geomorphic province of central California (Source 20). According to Monterey County’s GIS information on active/potentially active faults, the subject site, as well as many parcels on the Point, lies within the path of the nearby Cypress Point Fault line (**FIG 16**). According to the Geotechnical Investigation (Source 21), significant seismic shaking will occur at the site during the lifetime of the project.

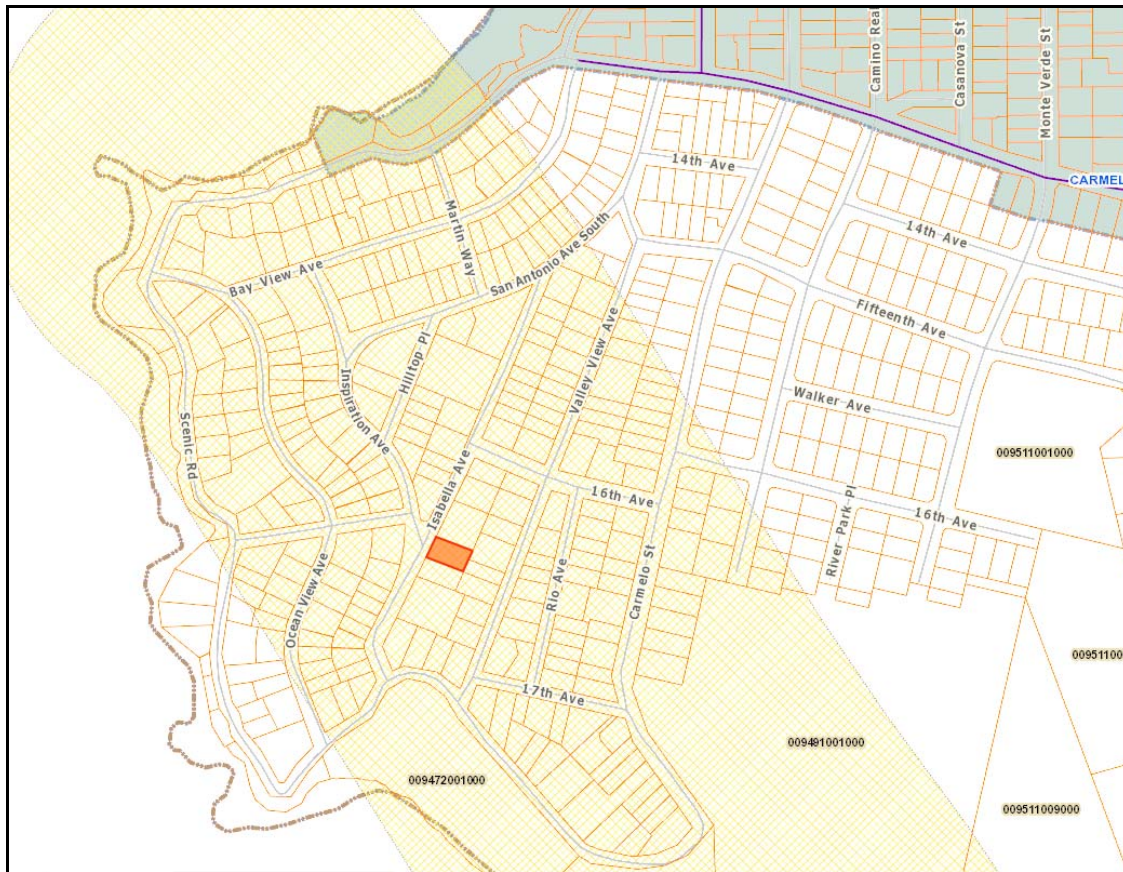


Figure 16 – Carmel Point: Archaeological 750-foot buffer, subject parcel outlined in orange

The Monterey County GIS indicates the site is located within a zone that is designated as having a low potential for liquefaction. This evaluation takes into account the general geologic subsurface conditions, groundwater patterns and the seismic setting of the area (Source 20). The subject site is located within a zone designated as having a low potential for seismically-induced land sliding.

The site has minimal topographic relief and there are no slopes located near the site. The nearest coastal bluffs are located at least 425-feet to the south-southwest (Source 20). The lot slopes gently down from the street with approximately 8 feet of fall across the site (Source 21).

At this time, RMA-Planning does not require an additional entitlement for development within 660 feet of an active/potentially active fault. Pursuant to Section 20.146.080 (Hazardous Area Development Standards) in the Coastal Implementation Plan, where geotechnical evaluation determines that the hazard is unlikely to lead to property damage or injury, construction is permissible if certified by a registered geologist/soils engineer that the proposed development will not result in an unacceptable risk or injury or structural damage and the County Building Official and Environmental section concurs. The Certification shall be recorded with a copy of the deed at the County Recorder's Office. Therefore, RMA-Planning defers to the technical expert on the matter; the project will be subject to standards in the CA Building Code.

The Carmel Point neighborhood is a coastal community in close proximity to the Carmel River State Beach/Pacific Ocean. As such, it provides unique habitat for the many plant and animal species that thrive near the ocean. The California Natural Diversity Database is an inventory of the status and locations of rare plants and animals in California. **Figure 17** is representative of the most current species of concern available on Monterey County's GIS. These are: Monterey Pine, marsh microseris, Santa Lucia bush-mallow, Jolon clarkia, Kellogg's horkelia, sandmat manzanita, fragrant fritillary, and Eastwood's goldenbush. Pursuant to Section 20.146.040 (Environmentally Sensitive Habitats Development Standards) in the CIP, sensitive plant communities of the Carmel coastal area include: rare/endangered, threatened and sensitive plants, northern coastal prairie, Chamise-Monterey Manzanita dwarf coastal prairie, Gown Cypress woodland, Redwood forests, and Monterey Cypress and pine forests. The subject parcel is just beyond the buffer for the black legless lizard but does fall within the Monterey Pine habitat layer. As stated above, the proposed development will not require tree removal. On developed parcels, RMA-Planning staff has the discretion to waive the Biological Survey requirement for existing residential areas of Carmel Point. Therefore, a Biological Survey was not required for the subject parcel.

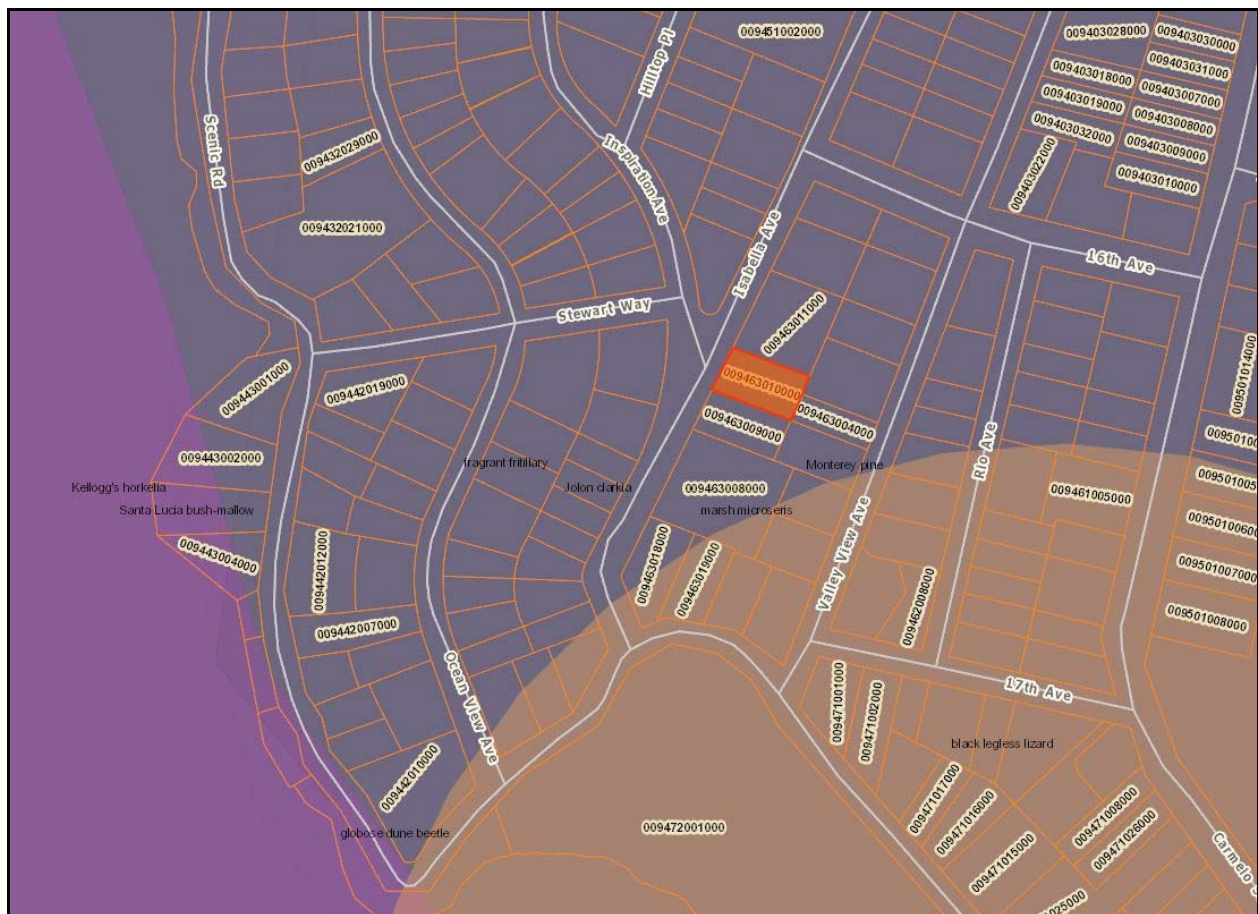


Figure 17 – Carmel Point: California Natural Diversity Database, Monterey County GIS, subject parcel in orange

C. Other public agencies whose approval is required: Prior to obtaining the necessary discretionary permit approvals, the project will require ministerial approval from the following agencies: Environmental Health Bureau, RMA-Public Works, RMA-Environmental Services, Monterey County Water Resources Agency, and Cypress Fire Protection District. In addition, any conditions of approval required by the reviewing agencies will require compliance prior to issuance of permits. The subject parcel is also within the appeal jurisdiction of the California Coastal Commission (CCC). No other public agency permits would be required under this request.

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 checked="" type="checkbox"/>

1982 Monterey County General Plan

The project site is subject to the *1982 Monterey County General Plan* (General Plan) which provides regulatory framework, through goals and policies, for physical development. The proposed project is consistent with the medium density land use designation of this residential site, continuing the existing land use at a density of two units per acre. The proposed project is a demo-rebuild on a developed parcel. Therefore, the project proposal is consistent with the General Plan. **CONSISTENT.**

Carmel Area Land Use Plan

The project site is subject to the *Carmel Area Land Use Plan* of the General Plan that provides development standards and policies for unincorporated Carmel. The subject parcel (0.15-acres) includes the demo-rebuild of a single-family dwelling unit and construction of an attached garage which have been considered within the policies for existing residential development. Pursuant to Table 4.6-Residential Development Density, two units per acre is the allowed density for this parcel. Chapter 2.7 (Hazards), includes a key policy which requires that development permitted by the County in areas of high geologic, flood, and fire hazard be carefully regulated through the best available planning practices in order to minimize risks to life and property and damage to the natural environment. Chapter 2.8 (Archaeology), includes a key policy with respect to Archaeology, whereby those areas considered to be archaeologically sensitive, be maintained and protected for their scientific and cultural heritage values; all site planning and design features necessary to minimize or avoid impacts to archaeological resources are to be incorporated. According to the review and analysis of multiple reports prepared at applicant's expense Monterey County has identified that the Carmel Point area, as a site, contains historic archaeological resources; archaeological reports prepared at the applicant's expense have been used to analyze parcels discretely. The subject parcel yielded two negative findings for archaeological resources. Therefore, the project proposal for a three-level single-family dwelling (including a basement) is consistent with the Carmel Area Land Use Plan. **CONSISTENT.**

Air Quality Management Plan

The 2012-2015 and the 2008 Air Quality Management Plan (AQMP) for the Monterey Bay Region address attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB) that includes unincorporated Carmel areas. California Air Resources Board (CARB) uses ambient data from each air monitoring site in the

NCCAB to calculate Expected Peak Day Concentration over a consecutive three-year period. The closest air monitoring site in Carmel Valley has given no indication during project review that implementation of the single-family residence would cause significant impacts to air quality or greenhouse gas emissions (GHGs). **CONSISTENT.**

Water Quality Control Plan

The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board (RWQCB) which regulates sources of water quality related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. Operation of the implemented project would not generate pollutant runoff in amounts that would cause degradation of water quality. Therefore, the proposed project is consistent with the requirements of the RWQCB regulations. **CONSISTENT.**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

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

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

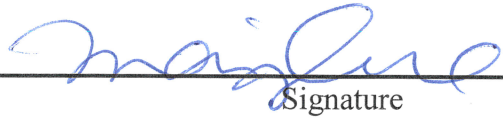
FINDING: For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE: Based upon the planner's project analysis, many of the above topics on the checklist do not apply. Less than significant impacts or potentially significant impacts are identified for **aesthetics, air quality, cultural resources, geology/soils, land use/planning, greenhouse gas emissions, noise, and tribal cultural resources**. The project will have no quantifiable adverse environmental effect on the categories not checked above as follows:

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.



Maira Blanco

7/2/2018

Date

Assistant Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

- c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 3, 4, 5, 8)	<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, 3, 4, 5, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 2, 3, 4, 5, 8)	<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, 4, 5, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Per the Carmel Area Land Use Plan (Chapter 2, Section 2.2: Visual Resources), the scenic qualities of the Carmel area are unique and the protection of the area's visual resources is vital to the future growth for the area.

1(b). Conclusion: No Impact

The subject parcel is more than one mile west (inland) of Highway 1 and therefore, would not substantially damage scenic resources from this state scenic highway.

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

Policy 5.3.2.4 in the Carmel Area LUP, requires that existing visual access from scenic viewing corridors (e.g., Highway 1, Scenic Road, Spindrift Road, Yankee Point Drive) and from major public viewpoints, and future opportunities for visual access from the frontal ridges east of Highway 1 be permanently protected as an important component of shoreline access and public recreational use (Source 3). A site visit was conducted on September 21, 2017 and it was determined that the demo-rebuild will not cause a significant impact to the visual resources of the Carmel area. Although the project proposes to add another story (two visible stores, instead of single story), the height will adhere to the 18-foot height restriction. The subject property, located on the eastern side of Isabella Avenue, is not visible from Scenic Road; subject parcel is over 300 feet north of Scenic Road (see **FIG18**). Furthermore, no trees are proposed for removal and existing vegetation on the parcel's west (front) side will also remain. The proposed design was reviewed by the Carmel Area Land Use Advisory Committee on October 16, 2017 and given two ayes and one no. A LUAC member was opposed to below-ground excavation of site (for basement) and suggested wooden window frames be used to enhance design and keep rustic appearance for this location. The proposed colors and materials (wooden shingles, tan stucco) are subordinate to the neighborhood and will blend in with surrounding homes. Therefore, the

project as proposed and conditioned, will have a less than significant impact on the aesthetics of the Carmel area.



Figure 18 – Site Visit: Staff conducted a site visit on September 21, 2017 (view south, 300 inland from Scenic Road).

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

2. AGRICULTURAL AND FOREST RESOURCES

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Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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))?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

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, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 2, 6, 7)	<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, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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 (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 zone standard.

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

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

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

The NCCAB is in nonattainment status of state standards for Ozone (O₃) and respirable particulates (PM₁₀) (Source 6). Therefore, projects resulting in a substantial increase in particulates PM₁₀ emissions would cause a significant impact to air quality. In addition, ambient ozone levels depend largely on the number of precursors, nitrogen oxide (NO_x) and reactive organic gases (ROG), emitted into the atmosphere. Implementation of the project would result in temporary impacts resulting from construction and grading activities caused by dust generation and fuel combustion of construction vehicles (major sources of primary PM₁₀) and NO_x and ROG emittance.

Grading activities associated with the project include approximately 460 cubic yards of cut; the project proposal includes a basement, so most of the cut is expected to be exported off site. 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 (Source 22), 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 nonattainment for NCCAB and construction-related activities. Air pollutants would increase temporarily and return to normal after project completion. Therefore, impacts due to exposure of sensitive receptors to pollutant concentrations would be less than significant.

4. BIOLOGICAL RESOURCES	Less Than Significant			
	Potentially Significant Impact	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected).

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: 3, 4, 9, 12, 13, 14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 3, 4, 9, 12, 13, 14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<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: 3, 4, 9, 12, 13, 14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Archaeological site CA-MNT-17, which extends well beyond the current project area, has been characterized as an expansive and moderately dense accumulation of marine shell, mammal

bone, flaked and ground stone tools. The site is presumed to be an Ohlone settlement dating to at least 4,000 years ago (Source 17). As stated above, CA-MNT-17 was first recorded by Sylvia Broadbent in 1953. Cultural resources which have been formally recorded with the Regional Information Center of the California Historic Resources Information System are referenced by trinomial designations. The trinomials take the form “CA-MNT-17,” where the first two letters designate the state and the next three the county. The numbers are sequential and represent the order in which the site was recorded within each county (Source 12). In Central California, archaeologists are alerted to prehistoric sites by the presence of midden soils darkened from accumulation of organic remains; presence of various shell remnants may indicate a site (Source 17). On December 11, 2011, a Phase 1 Archaeological Assessment (Source 13) was prepared for the subject parcel. A single 4-inch auger bore produced clean brown sand to a depth of 115 cm (45”) and no cultural materials were noted. The project associated with this assessment included a 162-square foot rear addition, a 50-square foot garage addition, replacing asphalt drive with stone pavers, and a 6-foot wood fence. The findings indicated that the site was negative for archaeological resources but described mitigation measures to be considered if deep excavations should be undertaken (i.e. basement). The report notes that because prehistoric archaeological materials on the adjacent parcel were found at a considerable depth during basement and cistern excavations, there remains a possibility that deeply buried cultural materials might be found. According to Morley (Source 17), archaeological sites are most often discrete entities. In other words, close proximity to known sites does not mean that cultural resources will be encountered on the project; however, this cannot be ruled out either. The current project proposal involves the demolition of an existing single family dwelling and construction of a new single family dwelling with a sizeable basement. A supplemental archaeological report was required to address the current project proposal. In addition to background research, the supplemental archaeological assessment consisted of observing Engineering Geologist Craig Harwood hand excavate two 3” auger bores, one in the front and one in the rear of the existing residence. No cultural materials were noted with either bore to a depth of about 9.5 feet (Source 14). Most of the soil from the auger bores was screened through 1/8” mesh and no shell or other cultural materials were noted at any time. The background research conducted by the archaeologist established that nine previously recorded prehistoric or historic sites are located about 1 kilometer from the parcel and that the subject parcel is included in the boundary of CA-MNT-17. Based on the positive findings on an adjacent parcel and specifically because artifacts were recovered at a considerable depth, the mitigation measures proposed in the Phase 1 Archaeological Assessment remain.

CEQA (Section 15064.5, Source 9) defines the term “historic resource” as the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources
2. A resource included in a local register of historical resources, meeting the requirements of the Public Resources Code, shall be presumed to be historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provide the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically

significant if the resource meets the criteria for listing on the CA Register of Historical Resources including the following:

- a. Is associated with events that have made a significant contribution to the broad patterns of California history and cultural heritage.
 - b. Is associated with the lives of persons important in our past;
 - c. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - d. Has yielded or may be likely to yield, information important in prehistory or history.
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources of the Public Resources Code, or identified in an historical resources survey of the PRC, does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC sections 5020.1 or 50241.1.

At the time of this proposal, Monterey County had not made a determination on whether Carmel Point, as a whole, is an historic resource. Instead, the County's practice has been to analyze the potential effects of proposals on a case-by-case basis. Basement proposals, specifically, have been processed in several ways: Categorical Exemption, environmental document together with a Mitigated Negative Declaration/Negative Declaration. In the CIP, Section 20.146.090, development on parcels with an archaeological site as identified through an archaeological report prepared for the site shall be subject to certain conditions of approval (Source 4). The subject site has yielded two (2) negative reports; however, mitigation measures are still being recommended because the adjacent parcel produced various artifacts. Carmel's key policy on Archaeological Resources (Chapter 2.8) is such that when development is proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids or substantially minimizes impacts to such cultural sites (Source 3). The General Policies continue "to this end, emphasis should be placed on preserving the entire site rather than on excavation of the resource, particularly where the site has potential religious significance" (Source 3).

The record shows clear evidence of the archaeological significance CA-MNT-17 holds. Breschini and Haversat, arguably the most knowledgeable, contemporary archaeologists on the Point, have made a case for the site's significance and its inclusion in the National Register (Source 12); they have been prolific writers, presenting and publishing their research on the Point in various formats. At the very least, the site has clearly yielded information important in prehistory or history, not to mention the oldest date so far obtained in Monterey County has come from CA-MNT-17 (Source 12). Breschini is quoted as saying "Preservation is what we're really trying to do now...the record we've made is probably going to be the primary documentation of this area" (Source 23).

There has been a question about what constitutes a "unique archaeological resource," especially when artifacts recovered from a site may seem "insignificant" or otherwise non-substantive. CEQA provides some guidance (Section 21083.2. g, Source 9): "unique archaeological resource means an archaeological artifact, object, or site about which it can be clearly demonstrated that,

without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

It is important to note that a small piece (approximately 1.2 cm) of mussel shell from a depth of 160 cm below the cut returned a date of 9420 BP, the oldest date so far obtained in Monterey County (Source 12).

The project-specific Supplemental report reiterated that no surface evidence of potentially significant archaeological resources existed on the project parcel and that the proposed project should not be delayed for archaeological reasons (Source 14). Specific mitigation language has been developed to address the monitoring of the project during site disturbance and the actions to be taken in the case cultural artifacts are uncovered. The basement proposal will likely result in 10-12 feet of excavation.

In addition to the standard cautionary language required (by State law) in the unlikely event human remains are inadvertently encountered, the archaeologist also recommends recovered cultural materials be curated in the public domain at a suitable research facility. Staff will not be incorporating this latter language in the mitigation measure, however, because OCEN has requested a different course of action (See Section VI, 17 (Tribal Cultural Resources)).

Due to the age of the single-family dwelling (built in 1953), an Historic Report was required as part of the application to address any impact to a potentially historical resource. Staff relied on an archived Historic Report to waive a new report for the current project. The Historic Report, conducted by Kent Seavey, dated February 22, 2012 (Monterey County Library File No. LIB130217) concludes that the single family dwelling does not rise to the level of architectural distinction necessary to qualify for listing in the California Register or the Monterey County Register of Historic Resources at any level of significance because no architect of note has been identified with the property and the design of the residence cannot be considered to be historically significant.

5 (c). Conclusion: No Impact.

The project was not identified as containing a unique paleontological resource or site or unique geologic feature. Therefore, impacts to this resource are not anticipated.

5 (a, b, and d): Less Than Significant Impact with Mitigation Incorporated

Nine previously recorded archaeological sites are located within one kilometer (approximately 3,280 feet) of the subject property. Background information for the subject parcel and a previous Archaeological Assessment determined that no evidence of cultural resources exist on the parcel. However, evidence of an archaeological deposit was found during field reconnaissance on an adjacent parcel. Therefore, the archaeologist recommends the following

mitigation measures to reduce the potential impact to a cultural resource to a less than significant level.

Mitigation Measure No. 1: Cultural Resources

In order to reduce potential impacts to archaeological resources that may be discovered during site disturbance, a qualified archaeological monitor shall be present during soil disturbing activities. These activities include, but are not limited to: grading or basement/foundation excavation. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the monitor and/or principal archaeologist. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated, with the concurrence of the lead agency, and implemented. In order to facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring.

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

Mitigation Measure Monitoring Action No. 1b: Prior to the issuance of grading or building permits, the owner/applicant shall submit to the RMA-Planning Department a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include: specific construction activities that the monitor shall be present for, any construction activities where the archaeological monitor will not be present for, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. The contract shall be submitted to the RMA-Planning Department for review and approval. Should the RMA-Planning Department find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Mitigation Measure No. 2: Cultural Resources, Negative Report

Due to the project site's proximity to a recorded prehistoric site and because the project includes excavation for a subterranean basement, there is a potential for human remains to be accidentally discovered. If remains are uncovered, all work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

Mitigation Measure Monitoring Action No. 2a. Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 2. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

Mitigation Measure Monitoring Action No. 2b. If human remains are accidentally discovered during construction activities, there shall be no further excavation or disturbance within 50 meters (150 feet) of the find and the following shall occur:

- The owner, applicant or contractor shall contact the Monterey County Coroner to determine that no investigation of the cause of death is required;
- If the coroner determines the remains to be Native American:
 - The coroner shall contact the Native American Heritage Commission and the RMA – Planning Department within 24 hours.
 - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.
 - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993.

6. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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: 8, 20, 21) Refer to Division of Mines and Geology Special Publication 42. (Source: 8, 20, 21, 24, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Strong seismic ground shaking? (Source: 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (Source: 8, 20, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Landslides? (Source: 8, 20, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (Source: 20, 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: 8, 20, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY AND SOILS	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
d) Be located on expansive soil, creating substantial risks to life or property? (Source: 8, 20, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 8, 20, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Section 2.7.1 Geologic Hazards of the Carmel Area Land Use Plan states that the Carmel coast is located in an area of high seismic activity and Policy 2.7.3.1 requires all development to be sited and designed to minimize risk from geologic hazards. The Carmel Area Land Use Plan Hazards Map (Map D), the Carmel Area Land Use Plan Seismic Hazards Map, and the Monterey County Geographic Information Systems (GIS) indicate that the subject property is located within 1/8th of a mile from the Cypress Point Fault but the Seismic Hazard Zone is undetermined. In order to ascertain the susceptibility of the proposed project to geologic hazards, specifically a reduced setback from an active/potentially active fault, Geologic and Geotechnical Reports were prepared (Sources 20, 21). Additionally, a Seismic Survey for the subject parcel was also prepared to look for geophysical evidence of faulting, seismic refraction and shear wave profiling (Source 20).

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

The Monterey County GIS was used to determine if the subject parcel has a landslide risk (moderate), an erosion hazard (low), and/or a liquefaction risk (low). Although groundwater was encountered at a nearby site at a depth of 29.25 feet, according to the geologist, it is more reflective of a localized condition rather than evidence of a regional groundwater table. The site has minimal topographic relief and there are no slopes located anywhere near the site which would generate debris flow hazards for the site (Source 20). The existing single family dwelling is already connected to the public sewer system.

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

Some active faults in the region include (in order of increasing distance from the site): the Monterey Bay-Tularcitos fault system (6.3 mi.), the San Gregorio-Palo-Colorado fault system (7.9 mi), the Rinconada fault zone (16.2 mi), the San Andreas fault (29 mi.), the Calaveras fault southern extension (35.8 mi.) and the Hayward fault-southeast extension (49 mi.). The Palo Colorado-San Gregorio and the 600-mile long San Andreas, have generated more than 50 significant earthquakes between 1841 and 1975 (Source 3). The San Andreas Fault system and related fault systems in the region generally strike northwest and are characterized by a combination of strike-slip and reverse displacement (Source 20). The Cypress Point Fault was first recognized by Bowen who mapped it from Pescadero Point to Cypress Point and showed the northwest side down relative to the southwest. The Geotechnical Report (See Source 21)

indicates that the Cypress Point Fault crosses the subject property at the northeast corner. According to the Geologist, the fault does not meet the criteria for zoning within a state-mandated Earthquake Fault Zone (Source 20). The Carmel CIP (Source 4, Section 20.146.080) defines high hazard areas to include zones 1/8 mile on each side of active or potentially active faults. The recommendation is to have the building foundation line setback at least 15 feet from the nearest fault trace as shown in the Geologic Evaluation Report. The Geologist asserts that there are no geologic conditions or geologic hazards that would preclude construction of the proposed residence as it is currently proposed, and given its current adherence to the fault setback. Therefore, the potential for seismic-related ground failure is low.

The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults; the Cypress Point Fault is not listed under the Alquist-Priolo Earthquake Fault Zoning Act that prohibits human-inhabited structures being built across active faults (Source 24, 25). The Geological report recommends that the building plans be reviewed by the project geologist and the project engineers to assess any potential impacts relating to the identified geologic and geotechnical hazards and that all structures for human occupancy be designed according to the current edition of the California Building Code; the planned residence should be designed to resist damage associated with very strong to severe ground shaking in accordance with the recommended seismic design criteria in the Geotechnical Report. Prior to the final of building permits, the owner/applicant will be required to submit certification by the geotechnical consultant to the RMA-Environmental Services Department showing the project's compliance with both the geological and geotechnical reports. Therefore, through compliance with the County's required conditions, the project will have a less than significant impact on exposing people or structures to adverse effects caused by the rupture of faults, strong seismic ground shaking or result in substantial soil erosion. The RMA-Planning Department has conferred with RMA-Environmental Services and the RMA-Building Department regarding the potentially hazardous seismic condition(s) and they have deferred to the Geologic and Geotechnical Reports prepared for the parcel.

The Carmel Area Land Use Plan does make a provision to deed restrict development proposed in locations determined to have significant hazards (Source 3, Section 2.7.3); however, given the relevant background information provided in the Geologic Evaluation, RMA-Planning will not utilize this exaction.

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, 6, 7)	<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, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Per the discussion of VI.3 (Air Quality) of this Initial Study, the 2008 Air Quality Management Plan for the Monterey Bay Region and the 2012-2015 Air Quality Management Plan (AQMP) are referenced for discussion of greenhouse gases (GHGs). The 2012-2015 Air Quality Management Plan 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 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. Greenhouse gases are emitted by natural processes and human activities such as electricity production, motor vehicle use, and agricultural uses. It has been found that elevation of GHGs has led to a trend of unnatural warming of the earth's climate, otherwise known as the "greenhouse effect". In order to reduce the statewide level of GHG emissions, the State Legislature adopted California Assembly Bill 32 (AB 32) California Global Warming Solutions Act of 2006. AB 32 established a comprehensive statewide program of regulatory and market mechanisms to achieve reductions in GHG emissions, thereby reducing the State's vulnerability to global climate change (GCC).

7(b). Conclusion: No Impact.

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

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

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

8. HAZARDS AND HAZARDOUS MATERIALS					
		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 8, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, 27)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 8, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

No hazards or hazard materials sites were identified during review of the project. However, the project includes the complete demolition of a single-family dwelling built in the 1950s presenting a potential asbestos issue.

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

The subject property is not listed on the Cortese List for hazardous materials sites (**FIG 18**, Source 27). The subject parcel is not located within an airport land use plan or within two miles of a public or public use airport, nor is the subject property within the vicinity of a private airstrip. The nearest airport is the Monterey Regional Airport which is over 7 miles away (Source 26). The construction of the proposed project will not impair the implementation of the Monterey County's emergency plan nor will it physically interfere with any of the Monterey County's Emergency Evacuation Routes. The subject property is located within an urbanized area and is not classified as a State Responsibility Area (SRA) for fire protection. Therefore, the

proposed project will not expose people or structures to a significant loss, injury, or death involving wildland fires.

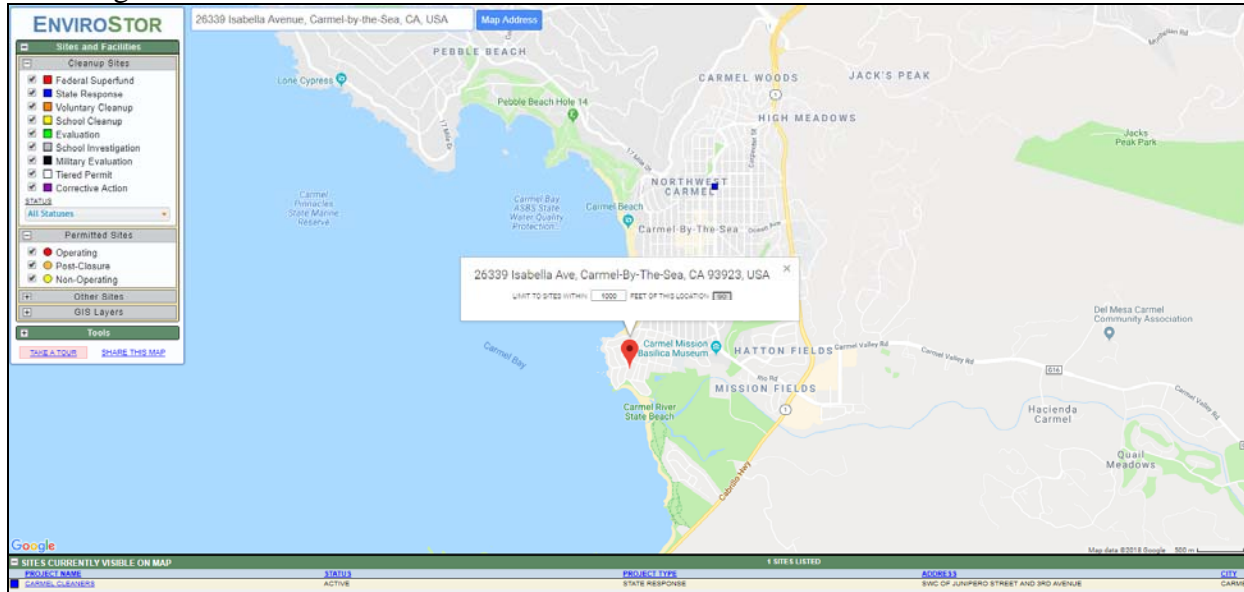


Figure 18 – Cortese List: Sites and Facilities within 1,000 feet of subject parcel, Department of Toxic Substances Control, (Source 27)

8(b), and (c). Conclusion: Less Than Significant

The Monterey Bay Unified Air Pollution Control District (MBUAPCD) has an Asbestos Program in place to protect the public from uncontrolled emissions of asbestos by enforcement of the Federal Asbestos Standard and Air District Rule 424. Rule 424 has a general exemption for most renovations and demolition projects in the North Central Coast air basin. The program operates on a cradle to grave basis through the regulation of all aspects related to the handling of asbestos materials from discovery and removal, through transportation and disposal (Source 28). RMA-Planning confirmed with RMA-Building Services that before a demolition permit is granted, the applicant/contractor must get written sign-off from the Monterey Bay Unified Air Pollution Control District. Therefore, conditions involving the release of hazardous materials into the environment are mitigated and the potential associated impacts are less than significant.

Figure 20 shows the nearest school (Carmel River Elementary School) to be more than 1,320 (1/4 mile) from the subject parcel; however, a potential truck route could include driving past the school. Again, with adherence to the MBUAPCD's Asbestos Program and the District's sign-off, potential impacts are less than significant.

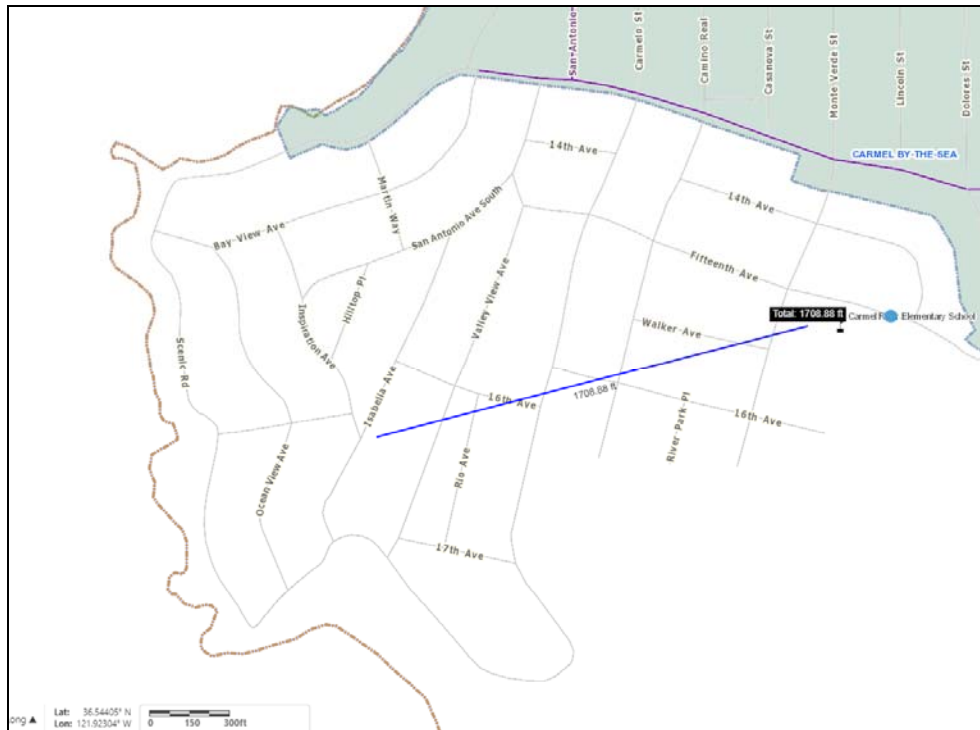


Figure 20 – Distance from subject parcel to nearest school: 1,700 feet, MoCo GIS

9. HYDROLOGY AND WATER QUALITY

Would the project:

- Violate any water quality standards or waste discharge requirements? (Source: 1, 2, 8)
- Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 2, 8)
- 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 erosion or siltation on- or off-site? (Source: 1, 2, 8)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 1, 2, 8)	<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, 2, 8)	<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, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Otherwise substantially degrade water quality? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j)	Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Residential water would be provided through a connection to a water system operated by California American Water Company; water credits have been obtained through the Malpas Water Company. The existing property already has a connection to the public sewer service (Carmel Area Wastewater District (CAWD)).

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

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

Discussion/Conclusion/Mitigation:

As discussed in Section V. (Cultural Resources), Monterey County has not made a determination on whether Carmel Point, as a whole, is an historic resource. RMA-Planning's practice has been to analyze the potential effects of proposals on the Point on a case-by-case basis. Basement proposals, specifically, have not been prohibited although in light of the whole record, there is evidence to suggest that CA-MNT-17, a recorded archaeological site, is significant.

Carmel's key policy on Archaeological Resources (Chapter 2.8) is such that when development is proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids or substantially minimizes impacts to such cultural sites (Source 3). CEQA puts the onus on the lead agency to determine whether a project may have a significant effect on archaeological resources (Source 9, Section 21083.2 Archaeological Resources: Determination of effect of project; EIR or Negative Declaration; Mitigation Measures). A site that has yielded, or may be likely to yield, information important in prehistory or history is just one of the ways CEQA defines historical resources (Source 9, Section 15064.5 Determining the Significance of impacts to Archaeological and Historical Resources). CEQA makes a distinction between non-unique and unique/significant archaeological resources. Section 21083.2 (g), describes a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Archaeological resources are non-renewable and easily damaged. Because of the nature of the projects in Carmel Point, small and scattered, there has not been an overall synthesis of the data from the various projects (Source 12). Archaeologists only have the opportunity to investigate the sites when construction permits are sought resulting in a “piecemeal method.” In accordance with the CIP (Section 20.146.090), RMA-Planning requires Archaeological Reports for any development within:

- a. A “High Archaeological Sensitivity Zone” as mapped on current County resource maps;
- b. In areas of moderate sensitivity, projects of 2.5 acres or larger will require a preliminary report;
- c. “Low or Moderate Archaeological Sensitivity Zone” as mapped on current County resource maps, which requires environmental assessment according to Monterey County CEQA guidelines;
- d. 750-feet of a known archaeological resource and;
- e. An area of suspected archaeological resources, as determined through the planner’s on-site investigation or through other available information
- f. All new subdivisions

In the case of Carmel Point, most development proposed (e.g. requiring land disturbance) would require an Archaeological Report if one is not already in the County database. The Archeological Survey Report may be waived by the Director [Chief] of Planning under the following circumstances:

- a. A previous report was prepared for the site by a qualified archaeologist, as included on the County’s list of archaeological consultants or as a member of the Society of Professional Archaeologists; and
- b. The report clearly and adequately included the currently-proposed development site within the scope of the survey; or,
- c. The proposed development does not involve land clearing or land disturbance.

All development proposed on parcels with known archaeological resources, as identified through the survey report prepared for the project is subject to environmental assessment under the CEQA Guidelines. Although it is possible for a parcel to yield negative archaeological findings, as is the case with the subject parcel, the likelihood of damage and/impact to the whole archaeological site is also likely. In 2012, Breschini and Haversat (Source 12) prepared an overview of the archaeological investigations of 114 parcels, providing the larger story of Carmel Point and its archaeological and cultural significance: “This site has been found to contain significant information which can be used to answer important research questions. As such, it meets the criteria for significance under both state and federal laws” (Source 12, p. 1).

Since the implementation of CEQA and especially, since Assembly Bill 52 (Native Americans: CEQA), onsite monitors have been used to mitigate impacts to cultural and tribal cultural resources to a less than significant level.

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

10(b). Conclusion: Less Than Significant.

Section 20.146.090 of the CIP, D.4 and D.5, has been used to mitigate impacts to cultural and tribal cultural resources to a less than significant level in the absence of the County's firm determination on whether Carmel Point constitutes an historic resource. It reads:

D.4-Where construction on or construction impacts to an identified archaeological or paleontological site cannot be avoided, as verified in the archaeological report prepared for the project, a mitigation plan shall be required by, submitted to and approved by the County. The plan shall be prepared at the applicants' expense. Included in the plan shall be the recommended preservation measures on accordance with the guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission. The Consulting Archaeologist shall file the report with the State Office of Historic Preservation.

D.5-Where a mitigation plan has been prepared for a proposed development, a condition of project approval shall be that:

- a. the preservation measures shall be undertaken and completed prior to the issuance of building or grading permits; or,
- b. where appropriate, according to the recommendations contained in the mitigation plan, the preservation measures shall be undertaken concurrent with grading or other soil-disturbing activities and shall be undertaken in accordance with the mitigation plan, as a condition of the grading or building permit; and
- c. the results of the preservation activities shall be compiled into a final report prepared by the archaeologist and submitted to the County prior to the issuance of building or grading permits. Two copies of the report shall be submitted.

There have been opposing views on the disposition of resources. This is to be expected given the inherently different interests and objectives of the project Archaeologist and the Tribal Monitor. Through AB 52, the Legislature finds and declares that the former state law provided a limited measure of protection for sites, features, places, objects, and landscapes with cultural value to California Native American tribes and that CEQA did not readily or directly include California Native American tribes' knowledge and concerns which has resulted in significant environmental impacts to tribal cultural resources and sacred places, including cumulative impacts, to the detriment of California Native American tribes and California's environment (Source 10). Therefore, RMA-Planning has consulted the appropriate tribe and incorporated their requests where appropriate. A discussion on Tribal Cultural impacts can be found in Section VI.17 (Tribal Cultural Resources).

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, 4, 34)	<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, 4, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The subject site is not part of a permitted aggregate reserve (**FIG 21**).

11(a) and (b). Conclusion: No Impact.

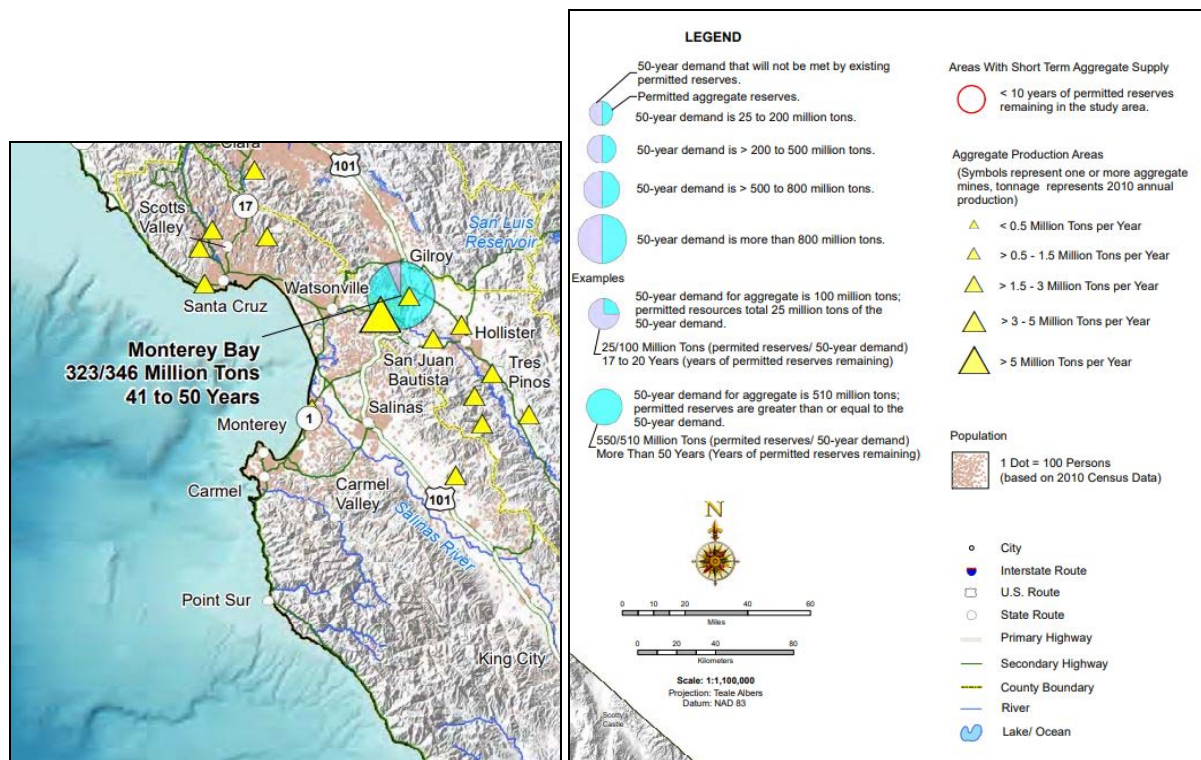


Figure 21 – Aggregate Sustainability in California: Fifty-year aggregate demand compared to permitted aggregate reserves. This map and accompanying text provides general information about the current availability of California's permitted aggregate resources. The map compares projected aggregate demand for the next 50 years with currently permitted aggregate resources in 31 regions of the state. The map also highlights regions where there are less than 10 years of permitted aggregate supply remaining. (State of California, Department of Conservation, Source 34).

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, 3, 4, 5, 8, 35)	<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, 2, 3, 4, 5, 8, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3, 4, 5, 8, 35)	<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, 3, 4, 5, 8, 35)	<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, 3, 4, 5, 8, 35)	<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, 3, 4, 5, 8, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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 (Source 35). An increase in noise levels above those existing without the project would occur temporarily during project construction.

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

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

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

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

13. POPULATION AND HOUSING		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

14. PUBLIC SERVICES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a)	Fire protection? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

14. PUBLIC SERVICES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
d)	Parks? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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	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, 4, 5)	<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, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 2, 3, 4, 5)	<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, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1, 2, 3, 4, 5)	<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, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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(a), (b), (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 or increase hazards of incompatible uses. 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. Increase in traffic during construction of the project would cause temporary increase in traffic, however, it would not be to

a point where it would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.

17. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 30)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 30)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The subject parcel is located in the aboriginal territory of the 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 OCEN.

17(a.i). Conclusion: Less Than Significant.

An expert on the matter posits that CA-MNT-17 meets the criteria for significance under both state and federal laws. Monterey County, however, has not taken a position on CA-MNT-17's historic significance or specifically prohibited significant ground disturbance, including basements, on the Point.

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

Albion Environmental defines cultural resources as any tangible evidence of past human activity, regardless of significance, found in association within a geographic location; cultural resources also include tangible properties possessing intangible cultural values. In 1602, Sebastian Vizcaino anchored his ship in Monterey Harbor and eventually encountered the Monterey County natives (Source 16). It is said that life in the ocean and in the unspoiled bay of Monterey were plentiful beyond modern conception (Source 15). Unlike various European, Oriental, African, and Semitic cultures who revere the names and deeds of their ancestors and who kept detailed genealogies, the Ohlone sense of genealogy was rather vague, going back only a few generations (Source 15). Perhaps this was due to the Ohlone's relationship with death. Breschini writes that it was the custom when one of their members died, that all the deceased belongings were destroyed and his/her name never spoken again (Source 16). He continues "After death, all of the persons belongings and possessions, even his hut and animals, were either destroyed or buried with him. The Indians said they did this so that they could forget their dead" (Source 16, p.36). Generally, it is believed that three methods for disposing of the dead were used in Monterey County: An Indian with no friends or relatives was simply left in the forest. One with a few friends or relatives was buried, and an important Indian, or one with many friends and relatives was cremated (Source 16). This underscores the importance of the disposition of recovered cultural artifacts and enhances OCEN's request for no disturbance (Source 30).

AB-52 presents an interesting balance Monterey County must maintain between OCEN's requests/wishes to respectfully rebury recovered artifacts and the archaeologist's desire/duty to contribute to the body of knowledge. It has been Monterey County's policy to have the project archaeologist conduct testing and analysis on recovered artifacts and report on the findings in a Final Technical Report. In some instances, once artifacts have been fully assessed, the archaeologist retains them with the owner's permission for his/her personal collection. For example, as the President to the Monterey Historical Society, Dr. Breschini could curate the artifacts in the public domain- language readily applied in recommended mitigation measures. This has created conflict with OCEN. OCEN's first priority is that their ancestors' remains be protected, undisturbed, and the site be preserved. If excavation is unavoidable, OCEN requests all cultural and sacred items be left with their ancestors onsite or where they are discovered. On September 12, 2017, RMA-Planning's consultation with OCEN took place. OCEN again requested that no testing be conducted and that all cultural and sacred items be left onsite. Should human remains be found, OCEN requests reburial of disturbed remains and all artifacts found with the remains. To prevent further disturbance of reburied remains and artifacts, RMA-Planning would require the homeowner to place a conservation easement over this portion of the parcel. The applicant has agreed to let OCEN keep all artifacts recovered from the project site, should any be recovered during excavation.

Presently, OCEN represents over 600 enrolled tribal members of Esselen, Carmeleno, Monterey Band, Rumsen, Chalon, Soledad Mission, San Carlos Mission and/or Costanoan Mission Indian descent from at least 19 villages from a contiguous region surrounding Monterey Bay (Source 31). As a state-recognized tribe as defined in Section 21073, on or before July 1, 2016, AB-52 recognizes California Native American prehistoric, historic, archaeological, cultural, and sacred places are essential elements in tribal cultural traditions and heritages, and identities and requires the lead agency to consider tribal cultural values in addition to the scientific and archaeological

values when determining impacts and mitigation (Source 10). Importantly, AB-52 enables California Native American tribes to manage and accept conveyances of, and act as caretakers of, tribal cultural resources. Therefore, RMA-Planning has consulted the appropriate tribe (OCEN) in a timely and meaningful manner and incorporated their requests where appropriate.

Mitigation Measure Monitoring Action No. 3: Protection of Tribal Cultural Resources and Sacred Places

In order to ensure that Tribal Cultural Resources incur less than significant impacts, an OCEN-approved Monitor shall be onsite during project-related grading and excavation of the described basement to identify findings with tribal cultural significance.

Mitigation Measure Action 3a:

Prior to issuance of a construction permit for grading and/building, Applicant/Owner shall submit evidence to the satisfaction of the Chief of RMA-Planning that an OCEN-approved onsite Cultural Resources Monitor has been retained to monitor the appropriate construction activities. This Monitor shall be retained for the duration of any project-related grading or excavation of basement up to a depth of twelve feet.

Mitigation Measure Action 3b:

Prior to issuance of construction permit for grading and/or building, include a note on all grading, demolition and construction plans. The note shall state: "Stop work within 50 meters (165 feet) of uncovered resource(s) and immediately contact Monterey County RMA-Planning." Prior to resuming any further project-related ground disturbance, Owner/Applicant shall coordinate with the project planner and the Monitor to determine a strategy for either return to the OCEN tribe or reburial. Any artifacts found that are not associated with a skeletal finding shall be returned to the aboriginal tribe or reburied according to OCEN's request. Uncovered artifacts associated with a skeletal finding shall be reburied in consultation with the OCEN tribe along with the remains with which it was found and a conservation easement shall be required to be recorded over the affected portion of the parcel.

18. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1, 2, 3, 4, 5)	<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, 2, 3, 4, 5)	<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, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

18. UTILITIES AND SERVICE SYSTEMS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 2, 3, 4, 5)	<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, 2, 3, 4, 5)	<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, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Residential water is to be provided by California American Water (Cal-Am) company, which supplies water from the Carmel Valley Alluvial Groundwater Basin (Carmel River System) which is ranked as high priority by the California Department of Water Resources. Monterey Peninsula Water Management District (MPWMD) allocates and manages available water supplies to the region, including those of Cal-Am. MPWMD Resolution No. 2017-15 modifies District Rule 160 to reflect projected quantity of production available to Cal-Am for diversion from the Carmel River and Seaside Groundwater Basins for Water year 2018. The modification reflects diversion of no more than 8,310 acre-feet from the Carmel River system sources, specifically (Source 29). The applicant has provided RMA-Planning with proof of purchase of additional water credits from the Malpaso Water Company. Malpaso water comes with historic water rights and is exempt from the state's cease and desist order that requires Cal-Am Water to reduce pumping from the Carmel River.

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

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, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 30, 36)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source: 36) ("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, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 30, 36)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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)	<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, Biology, Mineral Resources, Hydrology/Water Quality, Population/Housing, Transportation/Traffic, Public Services, Recreation, or Utilities and Service Systems as a result of project implementation.

Less than significant impacts have been identified for Aesthetics, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Land Use/Planning, Hazards/Hazardous Materials, and Noise. There are no identified environmental impacts to which will cause substantial adverse effects on human beings. Conditions of approval are included to assure compliance with Monterey County requirements to the extent that identified potential impacts are minimized to a less than significant level.

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

(c). Conclusion: No Impact

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

This Initial Study has identified mitigation measures to be incorporated to reduce impacts to Cultural Resources and Tribal Cultural Resources to a less than significant level; however, other projects being proposed within the vicinity of this property are being similarly proposed (e.g. within 660 feet of an active/potentially active fault and development including basements within 750-feet of a known archaeological resource) (Source 36). The County's practice has been to review project proposals discretely and has not evaluated the cumulative effects of maximizing the development potential of parcels on Carmel Point. The County has also not determined that CA-MNT-17 is an historical resource or taken action to preserve the remaining resource(s). Although this Initial Study has identified ways to mitigate potential impacts resulting from the subject project, it has not analyzed the cumulative impacts resulting from other development proposals, especially basement proposals, on the Point. "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. In light of the whole record, Monterey County RMA-Planning has received sufficient information and evidence over the past 30+ years to definitively determine the merit of the research and findings and more importantly, the steps needed to determine the significance of CA-MNT-17 and the land use/planning associated with it. Until this is done, however, Monterey County will continue to mitigate potential impacts to these resources by requiring onsite monitors during ground disturbance.

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 PLN170246 and the attached Initial Study / Proposed Mitigated Negative Declaration.

IX. REFERENCES

1. Project Application/Plans
2. 1982 Monterey County General Plan
3. Carmel Area Land Use Plan
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8. Monterey County Geographic Information System (GIS)
9. CEQA Statue and Guidelines 2017
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