

Exhibit E

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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: YUKI THOMAS M TR ET AL (EL RANCHO TORO FARMWORKER HOUSING)

Lead Agency: Monterey County RMA - Planning

Contact Person: Jacquelyn M. Nickerson

Mailing Address: 1441 Schilling Place, 2nd Floor

Phone: 831-755-5240

City: SALINAS

Zip: 93901

County: MONTEREY

Project Location: County: MONTEREY

City/Nearest Community: Salinas

Cross Streets: 252 Hitchcock Road

Zip Code: 93901

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____

Assessor's Parcel No.: 207-031-002

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____

Waterways: Salinas River

Airports: _____

Railways: _____ Schools: Our Savior Lutheran E

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 8 Acres 39.47
☐ 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:

Greater Salinas Area Plan/Farmland zoning

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

Use Permit and General Development Plan for the construction of seven (7) 2,000 square foot 2-bed/2-bath agricultural employee housing units (14,000 square feet total) and a 2,000 square foot activity and laundry unit on a property with an existing labor camp, residences and an agricultural support facility within the Farmland [F] Zoning District. The project includes grading of 5,400 cubic yards of fill. The property is located at 252 Hitchcock Road, Salinas (Assessor's Parcel Number 207-031-002-000), Greater Salinas Area Plan.

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

Reviewing Agencies Checklist

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

<input checked="" 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 checked="" type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" 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 checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date December 6, 2019 Ending Date January 6, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>PAUL DAVIS</u>
Address: _____	Address: <u>286 EL DORADO ST</u>
City/State/Zip: _____	City/State/Zip: <u>MONTEREY, CA 93940</u>
Contact: _____	Phone: <u>831-373-2784</u>
Phone: _____	

Signature of Lead Agency Representative: _____

Date: 12/5/19

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

County of Monterey
State of California

MITIGATED NEGATIVE DECLARATION

FILED

DEC 05 2019

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	Yuki Thomas M Tr Et Al (El Rancho Toro Farmworker Housing)
File Number:	PLN190026
Owner:	Yuki Thomas M Tr Et Al
Project Location:	252 Hitchcock Road, Salinas
Primary APN:	207-031-002-000
Project Planner:	Jacquelyn M. Nickerson
Permit Type:	Use Permit
Project Description:	Use Permit and General Development Plan for the construction of seven (7) 2,000 square foot 2-bed/2-bath agricultural employee housing units (14,000 square feet total) and a 2,000 square foot activity and laundry unit on a property with an existing labor camp, residences and an agricultural support facility within the Farmland [F] Zoning District. The project includes grading of 5,400 cubic yards of fill.

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:	December 6, 2019
Review Period Ends:	January 6, 2020

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 – PLANNING

1441 SCHILLING PL SOUTH 2ND FLOOR, SALINAS, CA 93901

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



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

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft MITIGATED Negative Declaration, pursuant to the requirements of CEQA, for a Use Permit. [Yuki Thomas M Tr Et Al (El Rancho Toro Farmworker Housing), File Number PLN190026] at 252 Hitchcock Road, Salinas (Assessor's Parcel Number 207-031-002-000), Greater Salinas Area. (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, 168 West Alisal, 2nd Floor, Salinas, California. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: <http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma/-planning/resources-documents/environmental-documents/pending> .

The Planning Commission will consider this proposal at a meeting on January 8, 2020 at 9:00 a.m. 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 December 6, 2019 to January 6, 2020. Comments can also be made during the public hearing.

Project Description: Use Permit and General Development Plan for the construction of seven (7) 2,000 square foot 2-bed/2-bath agricultural employee housing units (14,000 square feet total) and a 2,000 square foot activity and laundry unit on a property with an existing labor camp, residences and an agricultural support facility within the Farmland [F] Zoning District. The project includes grading of 5,400 cubic yards of fill.

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: Brandon Swanson, Interim RMA Chief of Planning
1441 Schilling Place South 2nd Floor
Salinas, CA 93901

Re: Yuki Thomas M Tr Et Al (El Rancho Toro Farmworker Housing)/File Number PLN190026

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. CalTrans District 5 (San Luis Obispo office)
4. California Coastal Commission, Katie Butler
5. Association of Monterey Bay Area Governments
6. Monterey Bay Air Resources District
7. California Department of Fish & Wildlife, Monterey Field Office Environmental Review, Marine Region
8. California Department of Fish & Wildlife, Region 4, Renee Robison
9. California Native American Heritage Commission, Sacramento Office
10. Louise Miranda-Ramirez, Ohlone/Costanoan-Esselen Nation
11. Tom Little Bear Nason, C/O Esselen Nation of Monterey County
12. North County Fire Protection District
13. Monterey County RMA-Public Works
14. Monterey County RMA-Environmental Services
15. Monterey County Environmental Health Bureau
16. Monterey County Sheriff's Office, Donna Galletti
17. Yuki Thomas M Tr Et Al, Owner
18. Paul Davis, Agent
19. The Open Monterey Project
20. LandWatch Monterey County
21. Linda Rossi, Fresh Harvest Inc (**Notice of Intent only**)
22. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

23. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
24. Emilio Hipolito (ehipolito@nccrc.org)
25. Molly Erickson (Erickson@stamplaw.us)
26. Margaret Robbins (MM_Robbins@comcast.net)
27. Michael Weaver (michaelrweaver@mac.com)
28. Monterey/Santa Cruz Building & Construction (Office@mscbctc.com)
29. Tim Miller (Tim.Miller@amwater.com)
30. Linda Rossi, Fresh Harvest Inc (lindaRossi@comcast.net and lsr@sfcos.com)

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING

1441 SCHILLING PL SOUTH 2ND FLOOR, SALINAS, CA 93901

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



BACKGROUND INFORMATION

Project Title: Yuki Thomas M Tr Et Al (El Rancho Toro Farmworker Housing)

File No.: PLN190026

Project Location: 252 Hitchcock Road, Salinas

Name of Property Owner: Yuki Thomas M Tr Et Al

Name of Applicant: El Rancho Toro Farmworker Housing

Assessor's Parcel Number(s): 207-031-002-000

Acreage of Property: 39.47 acres

General Plan Designation: Farmlands 40-160 acres minimum

Zoning District: F/40 or Farmlands

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

Prepared By: Jacquelyn M. Nickerson, Assistant Planner

Date Prepared: October 30, 2019

Contact Person: Jacquelyn M. Nickerson, Assistant Planner

Phone Number: 831-755-5240

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The purpose of the proposed project is to provide housing for H-2A Visa agricultural workers, i.e., seasonal employees who are U.S. residents or reside permanently out the U.S, primarily during the Salinas Valley harvest season from April through November. The housing would be also offered to domestic employees who cannot reasonably return to their homes on a daily basis. The project application (herein after referred to as “Project”), consists of the construction of seven (7) 2,000 square foot agricultural employee housing units (14,000 square feet total) and a 2,000 square foot activity and laundry unit on a property with an existing labor camp, residences and agricultural support facilities within the Farmland [F] Zoning District (**Figure 1**). Each agricultural employee housing unit would contain two bedrooms and two bathrooms, at a height of 16-1’ (**Figure 2**).

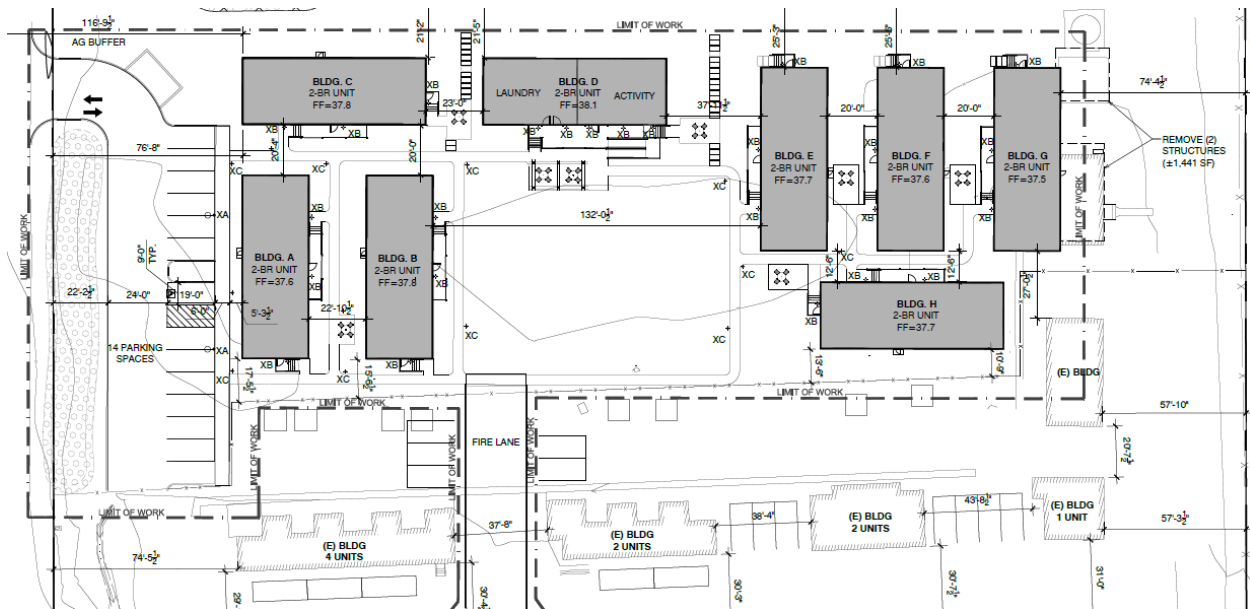


Figure 1 – Proposed Site Plan (proposed buildings shaded in grey)

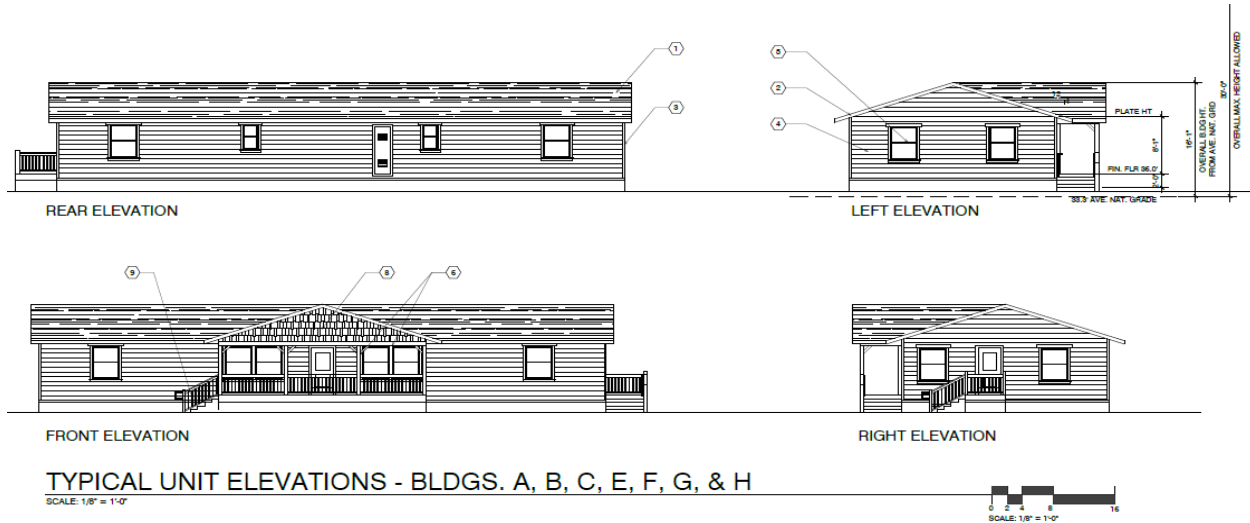


Figure 2 – Elevations

Each unit has the capacity for eight (8) employees per bedroom with a maximum of 16 employees per housing unit, resulting in a total of 112 employees that the Project would accommodate. Additionally, each unit is designed to provide the essential needs such as cooking facilities, restroom amenities and storage areas (**Figure 3**). These areas have been designed to comply with the Monterey County Consumer Health Protection Services regulations. The Project would also have a 2,000 square foot laundry, activity and storage building, and an open space area for social interaction and recreational purposes (**Figure 4 and 5**).

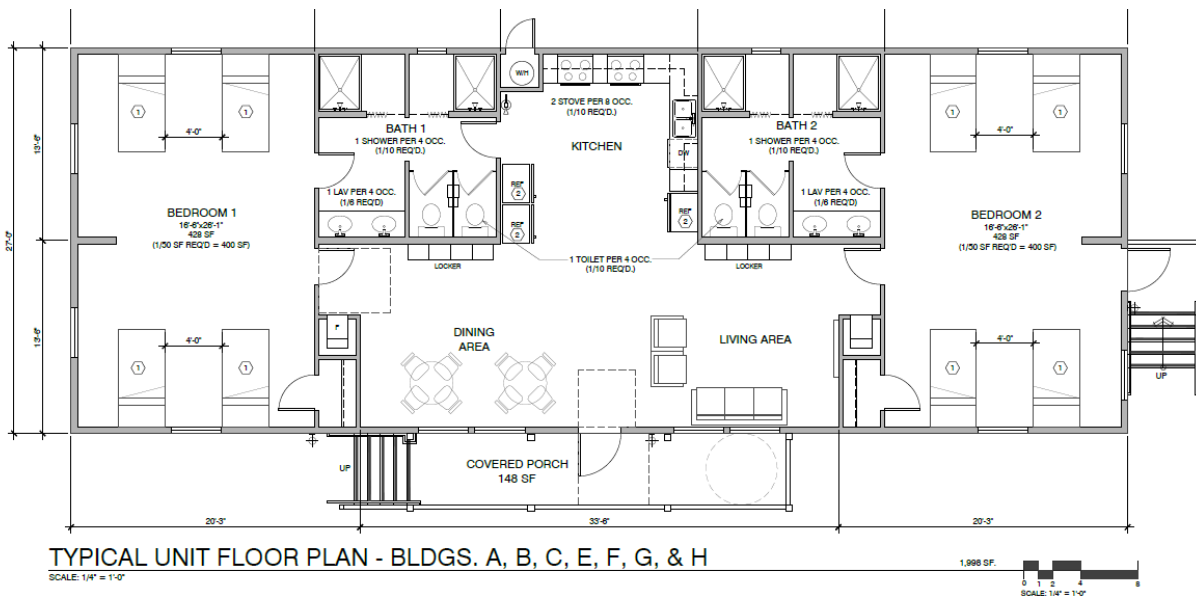


Figure 3 – Housing Unit Floor Plan

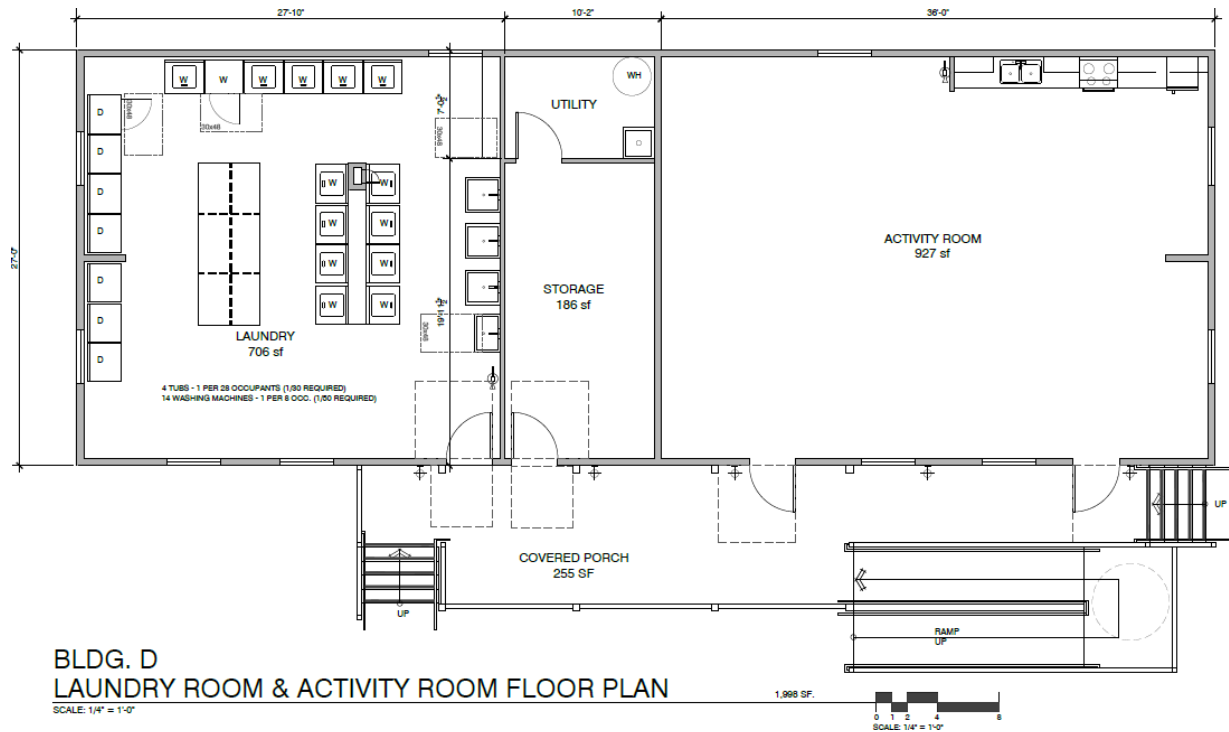


Figure 4 – Laundry, Activity and Storage Room Floor Plan

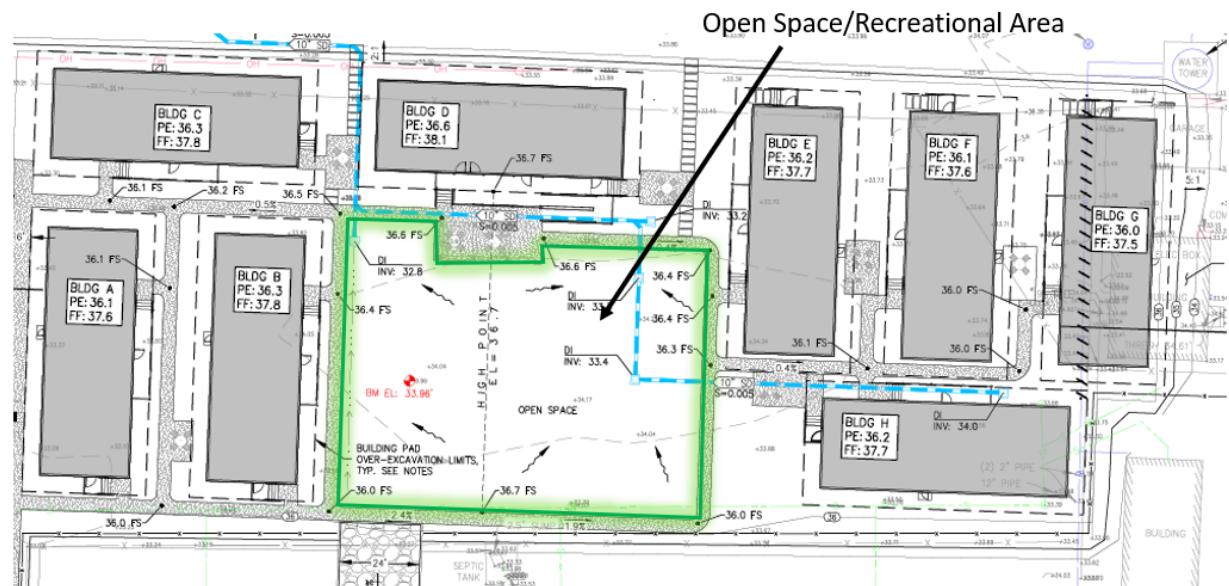


Figure 5 – Open Space and Recretational Area

The property is owned by Thomas Yuki Trust et al but the housing project will be managed by Fresh Harvest, Inc., who would be the employer and management company responsible for the H-2A guest workers living on the premises. The H-2A Visa agricultural workers typically do not

come to the U.S. with automobiles, as Fresh Harvest, Inc. would facilitate bus transportation between this site and ranches within the Monterey County were the employees would work.

Site improvements to this portion of the subject property are required to comply with the applicable fire regulations, Monterey County Code Chapter 16.16 – Regulations for Floodplains in Monterey County and the 2010 Monterey County General Plan Chapter 4.0 – Safety Element.

The Project would be required to install fire sprinkler systems in accordance with the applicable fire standards for Group R-3 occupancies. Additionally, road access is required for every building when any portion of the exterior wall of the first story is located more than 150 feet from the fire department access. The Project proposes to construct a fire lane from Hitchcock Road to the Project site to comply with this standard (**Figure 6**).

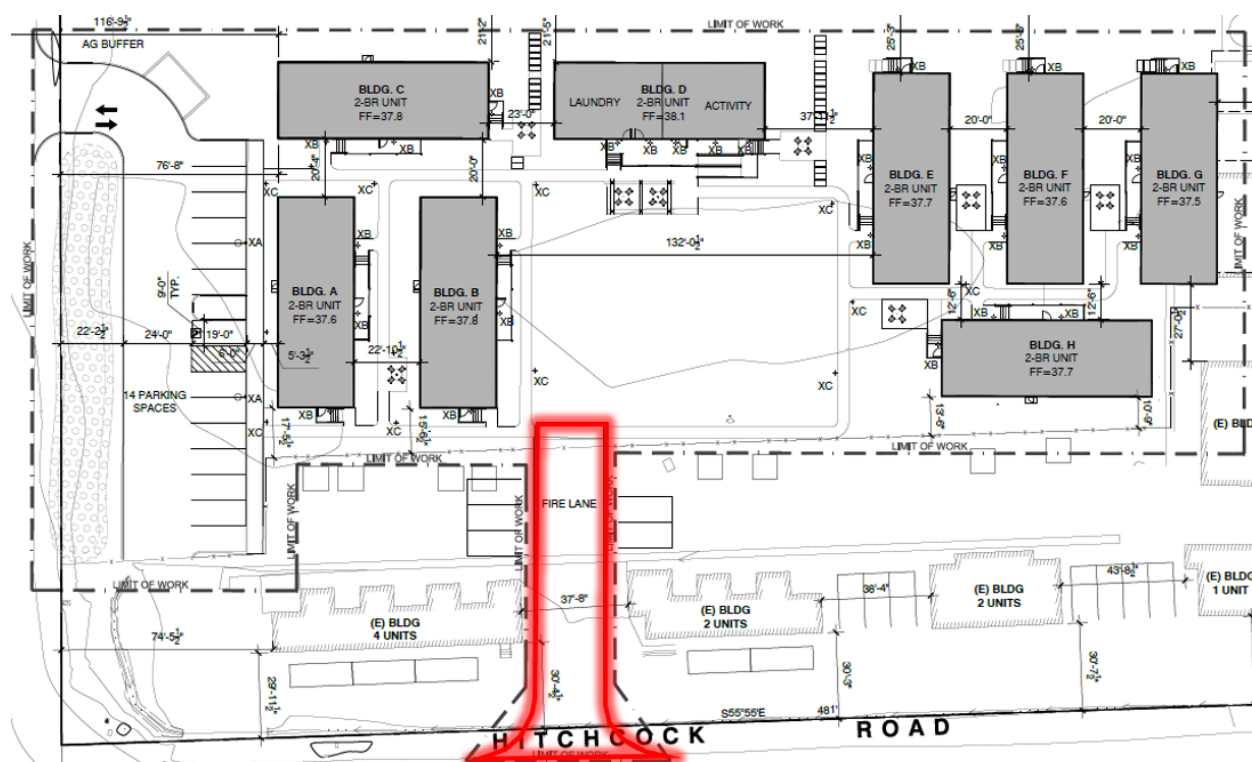


Figure 6 – Fire Lane

The subject property is located within the Salinas Valley Groundwater Basin, Zone AH, 100-year floodplain of the Salinas River and the Base Flow Elevation of the development area is 35 feet, as shown on the FEMA Flood Insurance Rate Map (**Figure 7**, Source 16). The Project proposes two on-site bioretention ponds which are sized to retain, at a minimum, the 85th percentile 24-hour storm, and a drainage swale to route stormwater runoff to the appropriate drainage channel. The ponds are also designed to limit the post-project peak flows to the pre-development peak flows for the 2, 5, 10, 25, and 100-year 24-hour storm event. Additionally, the

preliminary grading plan provided for the Project identifies an existing benchmark at 33.96 feet. To remove the portion of the parcel out of the Special Flood Hazard Area, the Project proposes to fill the development area within the floodway fringe to an elevation of 36 feet, requiring importing approximately 5,400 cubic yards of fill.

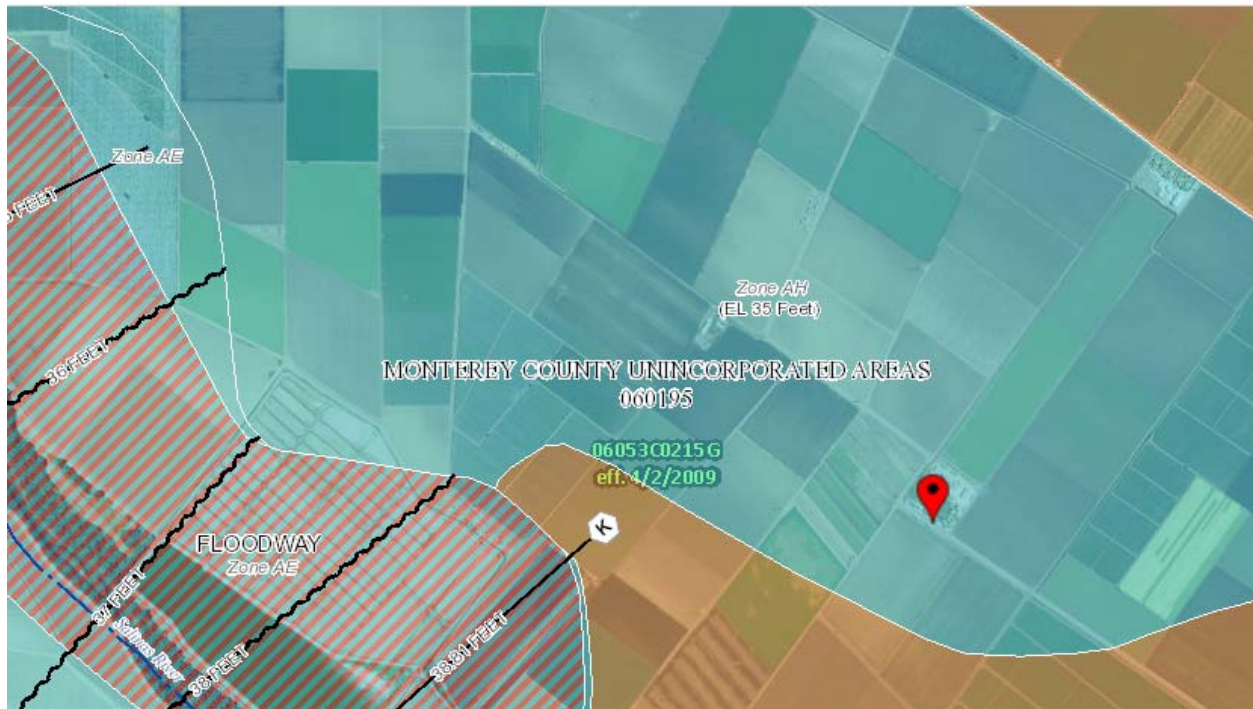


Figure 7 – FEMA Flood Insurance Map Rate

A preliminary Construction Management Plan (CMP) was submitted as a part of the Project application (Source 1) illustrating logistical planning of site improvements. As outlined in the CMP, the Project is expected to take approximately six (6) months from start to finish, with grading activities occurring over the first 3-months. The construction phase of the Project is anticipated to have a maximum of 100 contractors on site with a maximum of 15-20 daily vehicle trips for employees, delivery trucks and heavy haul trips. **Figure 8** illustrates the proposed haul route and locations for stockpiles and construction workers/equipment parking. Construction activities would occur between the hours of 7:00 am – 7:00 pm, Monday through Saturday. Once improvements to the site have been completed and the facility is in use, Fresh Harvest, Inc. would facilitate bus transportation for the H-2A workers from the Project site to their work destinations. The buses would be dispatched from an offsite equipment storage yard in the early morning and early afternoon before the typical peak hours of 7:00 am to 9:00 am and 4:00 pm to 6:00 pm. Buses and vans would also be used for employee transportation to shopping locations, religious services and other entertainment venues offsite.



Figure 8 – Proposed Haul Route and Staging Areas

B. Surrounding Land Uses and Environmental Setting:

The subject property is a 39.47-acre parcel located at 252 Hitchcock Road in Salinas (Assessor's Parcel Number 207-031-002-000) and is zoned Farmlands with a minimum building site of 40 acres or "F/40". The property is a narrow parcel, surrounded by agricultural lands, within an established farmland zoning area located on the northeastern side of Hitchcock and Davis Road intersection, approximately $\frac{3}{4}$ of a mile southwest of the incorporated area of City of Salinas and north of the Salinas River. (Figure 9)



Figure 9– Subject property outlined in blue.

Existing Site Conditions

On the northeast side of the project parcel along Blanco Road, there are five existing dwelling units totaling 6,662 square feet and four agricultural support facilities totaling 13,014 square feet. The Project is located on an undeveloped 1.6-acre portion of the parcel along Hitchcock Road. The Project would be situated between an existing 16,864 square foot 200-bed labor camp to the north and 11 residential dwelling units totaling 6,702 square feet to the south. In between these two developed areas is active agricultural land (**Figure 10**).

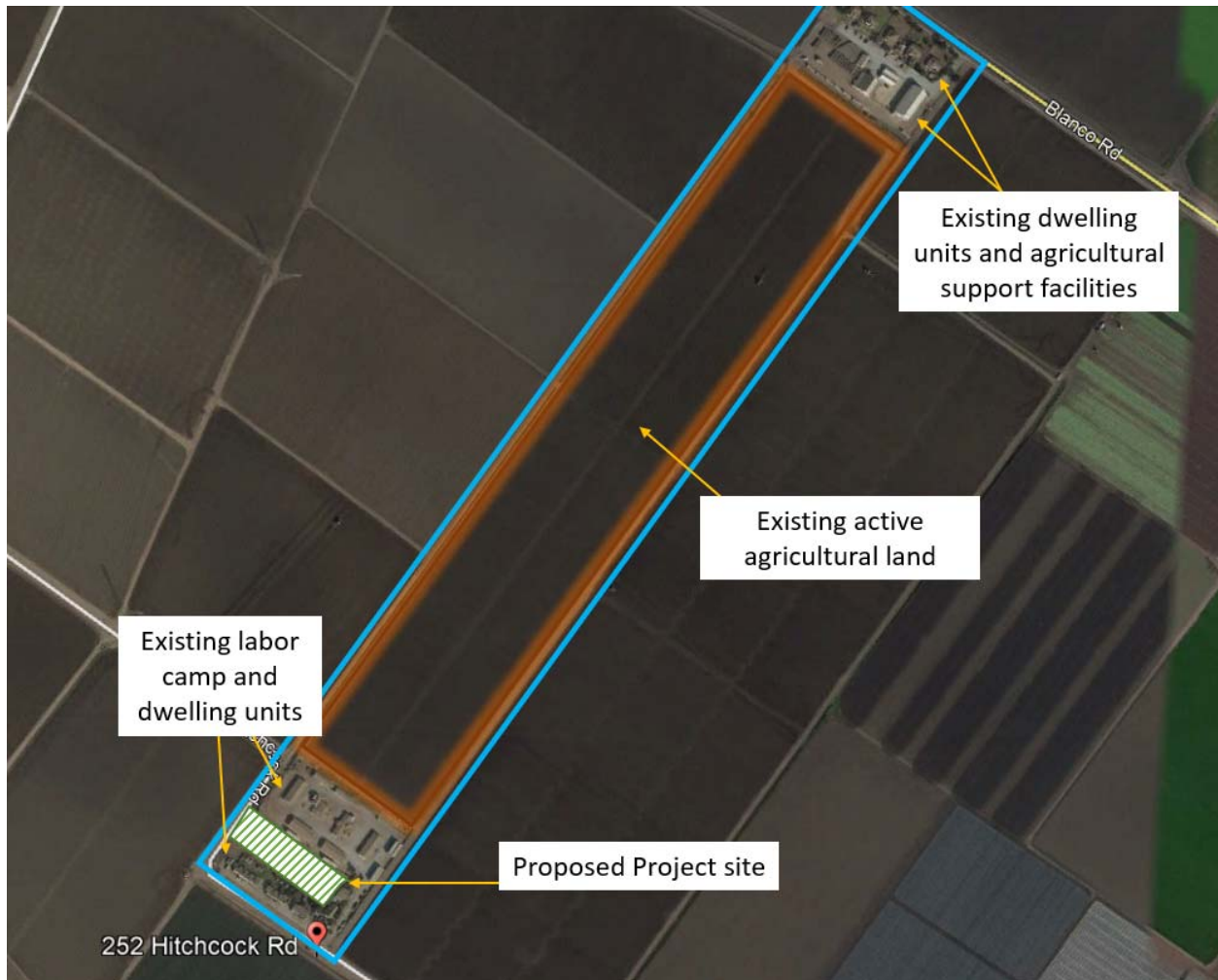


Figure 10 – Site Conditions and Proposed Project Site

Existing Geological Conditions

County records indicate the subject property has a Seismic Zone of IV (GIS, Source 7), which is identified as a geological hazard in the Inland Zoning Ordinance Title 21, Section 21.66.040 (**Figure 11**). The main focus of the standards outlined for hazardous areas is to provide development standards in order to minimize risk to life, property and damage to the natural environment (Source 4). A Geotechnical report was provided by Belinda Taluban with Soils Survey Group, Inc. (Taluban, Source 9) analyzing the Project's site improvements needed in light of the geological conditions of the site. The report not only discusses the improvements required to elevate the site out of the Special Flood Hazard Area (see Section II.A and VI.10 of this Initial Study) but also investigated the soils on the site and whether they would be suitable for the proposed development. The report concludes that the project site has a low to moderate liquefaction hazard based on soil characteristics (medium dense to dense, slightly silty, fine to coarse grained sand within the deeper soil underlying the site) and presence of groundwater (between 7 to 9 feet).



Figure 11 – Seismic Zone

Archaeological and Tribal Cultural Conditions

The subject property is located in an area of “low” archaeological sensitivity (GIS, Source 7). In accordance with General Plan Policy OS-6.4, submittal of an archaeological report was not required. Based on the site’s low sensitivity, the potential for inadvertent impacts to cultural resources is limited and would be controlled by application of the County’s standard project condition of approval, which requires the contractor to stop work if previously unidentified resources are discovered during construction.

Additionally, staff requested consultation with the following Native American Tribes to determine if the site held any tribal cultural significance to their people: Esselen Tribe of Monterey County, Ohlone Costanoan Esselen Nation (OCEN), and Salinan. See Section VI.18 of this Initial Study for further discussion.

Drainage

The Project would create or replace approximately 32,000 square feet of impervious areas and more than 1 acre of land would be disturbed. The Project includes construction of two bioretention facilities and a drainage swale (**Figure 12**) designed to limit the post-project peak flows to the pre-development peak flows for the 2, 5, 10, 25 and 100-year 24-hour storm. The drainage swale is designed to route the retained stormwater into an existing culvert that conveys water to an existing drainage channel along western side of the parcel. The proposed ponds and drainage swale would be developed in accordance with the drainage policies in 2010 General Plan Chapter 4.0 – Safety Element and Chapter 16.12 – Erosion Control of the Monterey County Code, which is intended to prevent erosion and ensure post-development off-site peak flow drainage from the area being developed is not greater than pre-development peak flow drainage (Sources 1, 2, 17, and 18). The Project includes building downspouts that would discharge through splash blocks, and drain to the bioretention areas by combination of surface drainage and piles. Walkways and parking lots are designed to drain to adjacent planter areas where feasible. See Section VI.10 of this Initial Study for further discussion.

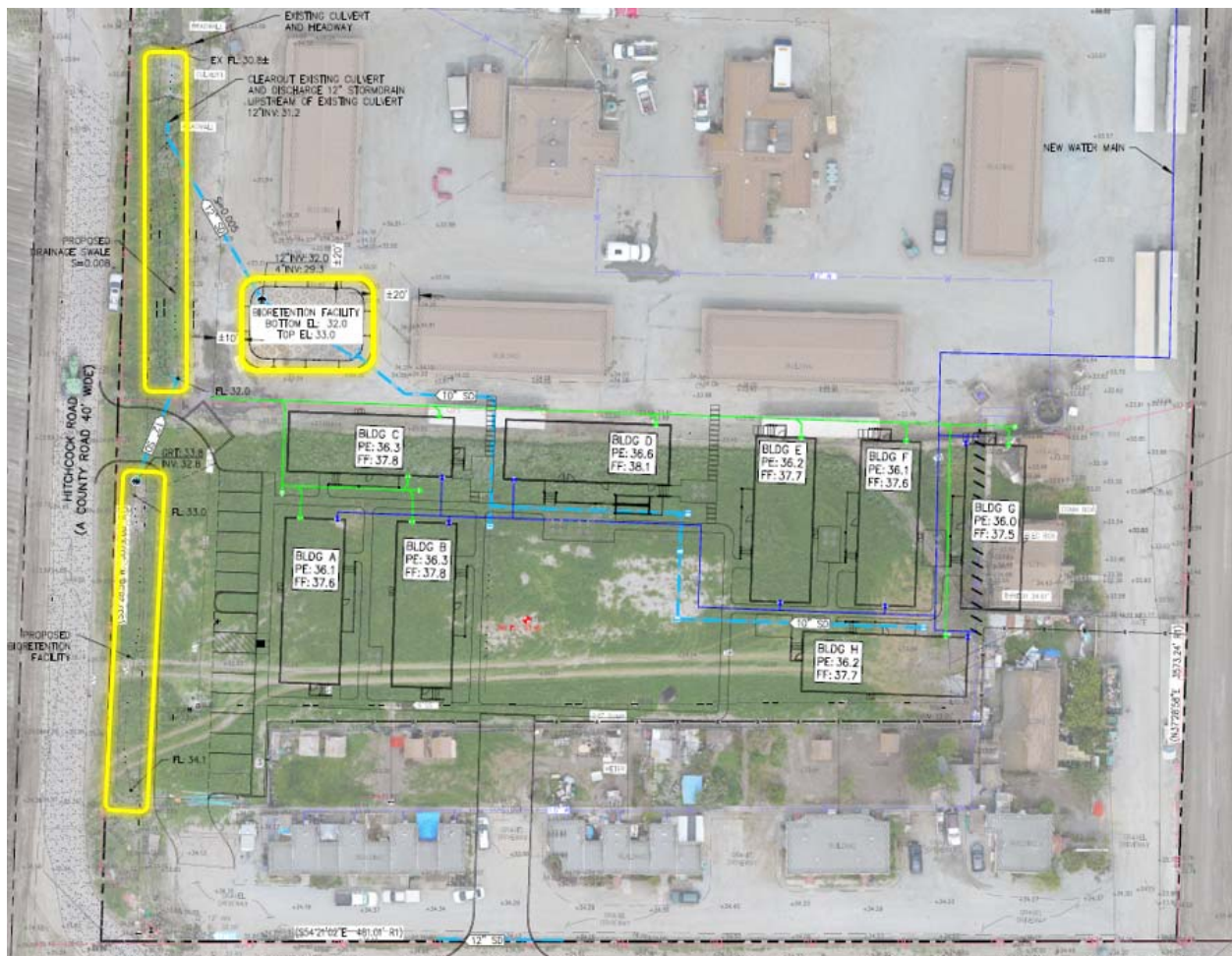


Figure 12 – Proposed Bioretention and Drainage Swale outlined in yellow

Floodplain

The subject property is located within Zone AH within the Salinas Valley Groundwater Basin and 100-year floodplain of Salinas River, see **Figure 7** (Source 7 and 16). According to Monterey County Floodplain Regulations, Chapter 16.16, the floodplain is defined as “land within the unincorporated areas of the Monterey County subject to one (1) percent chance of flooding in any given year, or once in 100 years (100-year flood), and includes the floodway and floodway fringe” (Source 18). The site is considered a Special Flood Hazard Area with a base flood elevation of 35 feet (Source 16), which would be subject to periodic inundation. Development is not proposed in the actual floodway as it is sited within the floodway fringe where development is allowed to encroach, provided the lowest floor of any new structure is elevated to at least one (1) foot above the base flood elevation, minimizing public and private losses due to flood conditions (Source 18). The preliminary civil plans (Source 1) indicates a benchmark of 33.96 feet; therefore, the Project includes 5,400 cubic yards of fill to elevate the site to a base flood elevation 36 feet, bringing the structure out of the Special Flood Hazard Area.

Grading

Grading activities, including the import 5,400 cubic yards of soil fill would occur over a 3-month period time period. The Project site is 1.6 acres and the grading is limited to this specific area. The Project would operate below the 2.2 acres per day threshold stabled by the CEQA Air Quality Guidelines “Criteria for Determining Construction Impacts” (Source 1 and 8), see Section VI.3 of this Initial Study.

Fire and Police Protection

The Greater Salinas Area is served by the Monterey County Sheriff’s Department and the Monterey County Regional Fire Protection District (MCR FPD). The Project would include payment of a fire mitigation fee, installation of a fire sprinkler system, improvement of a fire lane (**Figure 6**) and conformance to all the fire code requirements (Source 1). No conditions are required by the Sheriff’s Department.

Recreation

The Project incorporates indoor and outdoor recreational facilities (**Figures 4 and 5**). Bus service to and from the site would be provided on weekends and weekday evenings, as needed, to allow the occupants the opportunity for shopping, recreation and religious services. In addition, Fresh Harvest, Inc. employs a staff of five chaplains who would visit the facility at least once per week to interact with occupants.

Local and Regional Traffic Conditions

Vehicular access to the Project site is provided by Hitchcock Road off of Davis Road and Blanco Road, which are highly constrained roadways. Hitchcock and Blanco is a T-intersection with a stop sign at Hitchcock and currently operates at a Levels of Service (LOS) C during AM peak hours and LOS D during PM peak hours. Hitchcock and Davis is a T-intersection with a stop sign at Hitchcock and operates at a LOS C/D for both AM and PM peak hours (Higgins, Source

10). The residents of the facility would be transported to and from their work destinations by buses dispatched from an offsite equipment storage yard. Most trips would be in the early morning and early afternoon, before peak hour traffic periods. The Project includes a Facilities Trip Reduction Plan (Source 1), which is intended to reduce the overall vehicle trips by providing shuttle buses for work to and from work locations, shopping and other related trips and providing an onsite bus stops. The plan identifies an overall reduction of approximately 32%. See Section VI.17 of this Initial Study.

C. Other public agencies whose approval is required:

The subject property is governed by policies and regulations contained in the 2010 Monterey County General Plan (General Plan), the Greater Salinas Area Plan (Area Plan), and the Monterey County Inland Zoning Ordinance (Title 21). Implementation of the project requires approval of a Use Permit and General Development Plan for the construction of seven (7) 2,000 square foot 2-bed/2-bath agricultural employee housing units (14,000 square feet total) and a 2,000 square foot activity and laundry unit on a property with an existing labor camp, residences and an agricultural support facility within the Farmland [F] Zoning District.

Subsequent to obtaining the above discretionary permit approvals, the project would require ministerial approval from the Environmental Health Bureau, RMA-Public Works and Facilities, RMA-Environmental Services, and Monterey County Regional Fire Protection District through the County's building permit process. In addition, any conditions of approval required by the reviewing agencies would require compliance prior to issuance and/or final of ministerial permits. RMA-Environmental Services has conditioned the Project to require obtaining a Storm Water Pollution Prevention Plan (SWPPP). Therefore, approval by the Central Coast Regional Water Quality Control Board (CCRWQCB) would also be required.

D. Potential Impacts Identified:

The subject property is not located within an area considered a mineral resource recovery site or within a fire hazard zone and would not consume large amounts of energy outside the functions commonly found within residential uses. Therefore, the project would have no impact on energy, mineral resources or wildfire.

Potential impacts have been identified to aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazard/hazardous materials, hydrology and water quality, land use/planning, noise, population/housing, public services, recreation, transportation/traffic, and utilities and service systems (see Section VI, Environmental Checklist, of this Initial Study). Conditions of approval have been incorporated into the Project to assure compliance with County requirements to the extent that they reduce the identified potential impacts.

Potential impacts have been identified to tribal cultural resources (see Section VI, Environmental Checklist, of this Initial Study). Mitigation measures have been recommended to reduce these impacts to a less than significant level.

There were no projects identified within the vicinity of this subject property that has the potential to cumulatively create any impacts; therefore, it is reasonably foreseeable that this project would not have any cumulative impacts. This is further discussed in Section VII – Mandatory Findings of Significance of this Initial Study.

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

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

General Plan/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"/>

2010 Monterey County General Plan

The Project site is subject to the 2010 Monterey County General Plan (General Plan) which provides regulatory framework, through goals and policies, for physical development. Agriculture is the largest industry in the County and significantly contributes to the local economy. As such, the County elected to include an Agriculture Element within the General Plan to establish policies directed at enhancing and supporting long-term productivity and commercial viability of the County's agricultural industry. AG-1.1 Policy of the General Plan states on that land uses that would interfere with routine and ongoing agricultural operations on viable farmlands shall be prohibited. AG-1.6 and AG-1.7 of the General Plan allows for the farmworker housing and housing facilities on agricultural land provided the impact to viable agricultural lands and production are minimal. The proposed Project is to construct seven (7) housing units for agricultural H-2A agricultural workers on an undeveloped and unused 1.6-acre portion of a 39.47-acre parcel. The portion of the parcel does not contain any viable agricultural soils and does not impact any active agricultural lands. The proposed Project is consistent with the farmlands land use designation of this site. Therefore, the Project proposal is consistent with the General Plan. **CONSISTENT.**

Greater Salinas Area Plan/Monterey County Inland Zoning Ordinance (Title 21)

The Project was reviewed for consistency with the Greater Salinas Area Plan (Area Plan) and Monterey County Inland Zoning Ordinance (Title 21) which provides goals and policies for development in the incorporated area of Greater Salinas. As described in Section II.A. Description of Project, of this Initial Study, the Project consists of a seven (7) 2-bedroom/2-bathroom housing unit and a laundry and activity unit for agricultural worker housing (see **Figures 1, 2, 3, 4, 5 and 6**) on a property with a Farmlands 40-160 minimum acre land use designation and zoned Farmlands. As discussed in Sections IV and VI of this Initial Study, the project, as proposed and conditioned, is consistent with the Area Plan and Title 21. Policy GS-6.2 recognizes that on-site agricultural uses shall be allowed. Title 21, Section 21.020.050.AA allows for agricultural employee housing or 13 or more units subject to a Use Permit. The proposed Project would provide housing of up to 112 agricultural workers. **CONSISTENT.**

Air Quality Management Plan

The Air Quality Management Plan (AQMP, Source 12) for the Monterey Bay Region addresses attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB), including Greater Salinas. The closest location to the Project site that monitors ambient air quality is in Salinas, which has given no indication during project review that implementation of Project would cause significant impacts to air quality. Consistency

with the AQMP is an indication that the Project avoids contributing to a cumulative adverse impact on air quality; not an indication of project specific impacts which are evaluated according to the Monterey Bay Air Resources District's (MBARD) adopted thresholds of significance. Indirect emissions associated with population-related emissions have been forecasted and found consistent with the AQMP if any project related population increase does not exceed the estimated cumulative population of the relevant forecast listed in the AQMP. The Project is intended to provide seasonal housing for up to 112 employees, resulting in no substantial increase of population in the area that was not already accounted for in the AQMP. Direct emissions associated with residential population-serving projects are found consistent with the AQMP. The Project's construction emissions that would temporarily emit precursors of ozone are accommodated in the emission inventories of state- and federally-required air plans. The Project would not cause an increase of stationary emissions than what currently exists. **CONSISTENT.**

Water Quality Control Plan

The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board (CCRWQCB) 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. In accordance with Chapter 16.12 of the Monterey County Code, the proposed Project has been conditioned by RMA-Environmental Services requiring the applicant to submit a drainage and erosion control plan. The CCRWQCB has designated the Director of Health as the administrator of the individual sewage disposal regulations, conditional upon County authorities enforcing the Regional Water Quality Control Plan, Central Coast Basin (Basin Plan). These regulations are codified in Chapter 15.20 of the Monterey County Code. The Environmental Health Bureau has reviewed the Project and found adequate public sewer service and a water system that meets the required standards and location consistent with these regulations. For additional discussion on hydrology and water quality, please refer to Section VI.10 of this initial Study. **CONSISTENT.**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards/Hazardous Materials |

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

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

☐ Check here if this finding is not applicable

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

EVIDENCE: IV.4 Energy – Implementation of the proposed Project includes the construction of seven (7) agricultural employee housing units and one (1) activity/laundry unit, as described in the Section II.A of this Initial Study. The Project would be required to meet all applicable building requirements contained in Title 24 of the Uniform Building Code (UBC). The proposed Project would consume modest energy for functions related to residential uses such as internal building lighting, heating and/or air conditioning. The proposed Project would not result in impacts to energy resources. (Source: 1, 3, 4) *No Impact*.

VI.12 Mineral Resources – Based on the data contained in the Monterey County Geographic Information System (GIS) and observation during a site visit conducted by staff, it has been verified that there are no mineral resources for commercial use on the site. In addition, the Project does not include mining of mineral resources. Therefore, implementation of the Project would have no impact on mineral resources. (Source: 1, 6 and 7) *No Impact*.

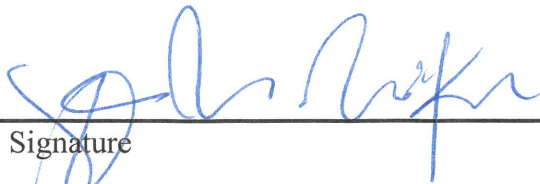
VI.21 Wildfires – The Project could pose the risk of fire resulting from misuses of fire materials; however, the Project would include a fire protection sprinkler as discussed in Section II.A – Description of Project of this Initial Study. Furthermore, data contained within the Monterey County Geographic Information System (GIS) and the Greater Salinas Area Plan does not identify the subject property to be located in or near state responsibility areas or lands classified as very high fire severity zones. Therefore, the Project would have no impact to wildfires. (Source: 1, 3, 4, 6 and 7) *No Impact*.

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

B. DETERMINATION

On the basis of this initial evaluation:

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


Signature

Jacquelyn M. Nickerson

12/5/19
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, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality. (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The subject property is zoned Farmlands with a minimum building site of 40 acres or “F/40.” 2010 General Plan (General Plan) Goal OS-1 is to retain the character and natural beauty of Monterey County by preserving, conserving and maintaining unique physical features, natural resources and agricultural operations (Source 2). As such, there are scenic highways and corridors identified within each area plan with implementing policies to supports this goal. The subject property is located within Salinas, subject to the Greater Salinas Area Plan (Area Plan) which identifies Highway 101 and Old Stage road as scenic corridors (Source 3). The subject property is not located near or visible from these roads. Additionally, the Monterey County Geographic Informational System (GIS) states that the subject property has no visual sensitivity (Source 7).

The Project is to construct seven (7) agricultural employee housing units on an undeveloped and unused portion of a 39.67-acre parcel (see II.A of this Initial Study).

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

The Project would not create a substantial adverse visual impact on a scenic vista as the subject property is on the outside of the city limits of City of Salinas, off of Hitchcock Road between Davis and Blanco Road, more than three (3) miles away from Highway 101 and seven (7) miles away from Old Stage Road. Therefore, the Project would not impact scenic views from these

corridors. Additionally, the Project does not involve the. The Project is to construct seven (7) agricultural employee housing units on an undeveloped and unused portion of a 39.67-acre parcel that does not involve historic buildings or rock outcroppings nor would it require tree removal. Therefore, the project would result in no impact to scenic resources, including trees, rock outcroppings, and historic buildings within a state highway.

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

The subject property is located in a F/40 zoning district in a non-urbanized area that is surrounded by active agricultural lands (**Figure 13**). The Project would potentially degrade the existing visual character and quality of the views surrounding the site by placing structures on an undeveloped portion of the site. The Project would be constructed within a 1.6 acre portion of the subject property, which is sited between existing residential housing and a 200-bed labor camp. The colors and materials proposed are illustrated in **Figure 14** and would be subordinate and blend to the surrounding environment. The existing residential housing and 200-bed labor camp that the proposed Project sits between would also have exterior changes and updates to match the proposed Project. Therefore, the Project would have a less than significant impact on degrading the existing visual character and quality of the views surrounding the site.



Figure 13 – Agricultural Lands

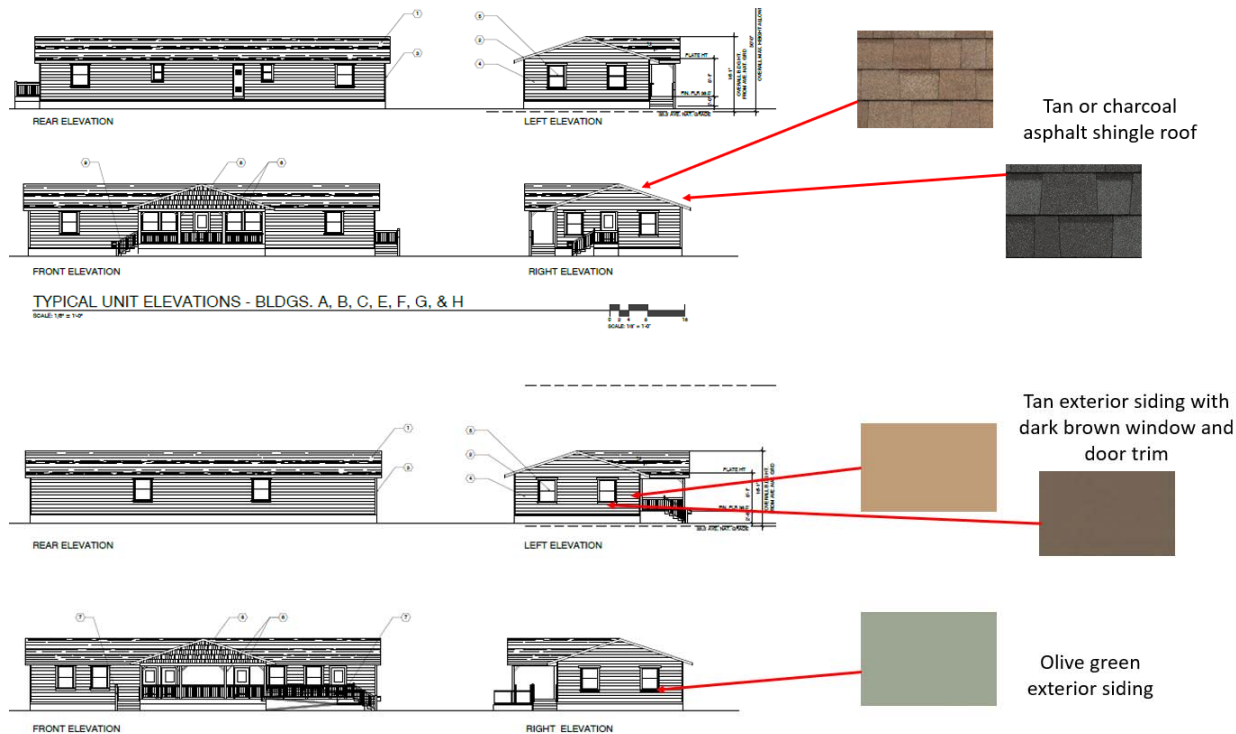


Figure 14 – Proposed Colors and Materials

The Project would introduce new sources of nighttime lighting resulting from the parking lot and interior, exterior building and security lighting. Each new housing unit and the activity/laundry unit would have a wall mounted light fixture at each front door landing and stair/ramp. Site lighting consists of four to five 10-foot high poles with downlit lights for circulation and security as well as two to three of the same fixtures in the parking area. The light levels would not exceed the minimum standards for safety and a standard condition of approval has been applied to the Project to ensure the proposed lighting meets the Monterey County Board of Supervisors Exterior Lighting Guidelines. Therefore, the Project would have a less than significant affect on daytime and or nighttime views in the area.

2. AGRICULTURAL AND FOREST RESOURCES

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Monterey County 2010 General Plan (General Plan), Chapter 6.0 – Agricultural Element provides policies that state any land uses that interfere with viable farmland shall be prohibited. Additionally, General Plan, Chapter 8.0 – Housing Element encourages the construction of agricultural employee housing and allows the use on properties zoned Farmlands. Monterey County Geographic Information System (GIS) identifies the subject property has having Prime Farmland within a Farmland zoning district.

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

The subject property is zoned Farmlands with a minimum building site of 40 acres or “F/40.” The General Plan and the Monterey County Inland Zoning Ordinance (Title 21) allows for agricultural employee housing subject to obtaining a Use Permit from the Monterey County Resource Management Agency. The Project does not involve the conversion of forest land as the Project is to construct seven (7) housing units on an undeveloped and unused 1.6-acre portion of a larger parcel. Therefore, the Project does not include the loss of forest land or conversion of forest land to non-forest use, nor does the Project conflict with applicable zoning regulations for this zoning district.

2 (a). Conclusion: Less Than Significant Impact

Although the subject property is considered Prime Farmland (Source 7), the Project would not result in the conversion of active Prime Farmland currently used for agricultural crops. As described in Section II.B. Surrounding Land Uses and Environmental Setting of this Initial Study and as illustrated in **Figure 10**, the development area is located within the southernmost portion of the subject property containing ruderal vegetation surrounded by existing development. The 1.6-acre portion where the proposed Project would be located has not been used for agricultural purposes for more than 20 years. The Project supports agricultural uses and production as the housing units would be only for H-2A agricultural workers that reside within or out of the U.S. General Plan policies AG-1.4, AG-1.6, and AG-2.1 allow agricultural support facilities, such as farmworker housing, provided they are located in an area that minimizes the conversion of viable agricultural lands. The Project is identified as an allowed use within the Farmland zoning district within the General Plan and Title 21; therefore, the Project would have a less than significant effect on the conversion of Prime Farmland.

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, 5 and 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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? (Source: 1, 5 and 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in significant construction-related air quality impacts? (Source: 1, 5 and 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 5 and 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Source: 1, 5 and 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. CARB has established 14 air basins statewide and the subject property is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). CARB uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration over a consecutive three-year period. MBARD is responsible for enforcing these standards and regulating stationary sources through the *2012-2015 Air Quality Management Plan for the Monterey Bay Region* (AQMP) (Source 12). The Project would not conflict or obstruct implementation of the AQMP as temporary emissions from Project construction, which would emit precursors of ozone, have already been accommodated for in the emission inventories of state and federally required air plans.

3 (a). Conclusion: No Impact

The Project would not conflict with or obstruct implementation of the District's 2012-2015 AGMP, violate air quality standards or result in a cumulatively considerable net increase of any pollutant. Furthermore, the Project was reviewed and is consistent with the District's CEQA Air Quality Guidelines for the Monterey Bay Region, which take population-growth projects into

account. In addition, O₃ emissions for the Project are accommodated in the emission inventories for the AQMP and will not have a significant impact on the attainment or maintenance of O₃ Ambient Air Quality Standards.

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

Monterey County is designated as “non-attainment-transitional” for respirable particulates (PM₁₀) for the State’s 2-hour ozone standard. Therefore, projects resulting in a substantial increase of PM₁₀ emissions would cause a significant impact to air quality. In addition, ambient ozone levels depend largely on the amount of precursors, nitrogen oxide (NO_x) and reactive organic gases (ROG), emitted into the atmosphere. Implementation of the Project would result in temporary impacts resulting from construction and grading activities caused by dust generation and NO_x and ROG emittance. Typical construction equipment would be used to construct the Project and volatile organic compounds (VOC) and NO_x emitted from that equipment have already been accommodated within the AQMP. Therefore, construction related emissions would have a less than significant impact to air quality. The entire Project area is 1.6-acres and due to the Project site being within the 100-year floodplain, criteria to elevate the development 1-foot above base flood elevation is required. This results in grading of imported soil to elevate and level the Project site. The grading phase of the Project would occur over a 3-month time period with a total of 5,400 cubic yards of soil to be imported to the Project site. Grading limits in the CMP would result in the Project to operate below the 2.2 acres per day threshold established by the CEQA Air Quality Guidelines “Criteria for Determining Construction Impacts” (Source 1 and 5). Furthermore, construction-related air quality impacts would be controlled by implementing Monterey County standard conditions for erosion control that require watering and dust control. These impacts are considered less than significant based on the foregoing measures and best management practices incorporated into the Project design and grading activities to reduce air quality impacts below the threshold of significance. Therefore, the Project as proposed and conditioned, would result in a less than significant impact caused by pollutants currently in non-attainment for Monterey County and construction related air quality.

Additionally, the Project site is situated between existing development of 11 residential units and a 200-bed labor camp, on a 1.6-acre portion of larger 39.47-acre parcel (see **Figure 11**). The existing development on the northern end of the parcel is less than ½ a mile from the Project Site, as described in Section II.B of this Initial Study, has five (5) residential units and four (4) agricultural buildings along Blanco Road. As described within the Construction Management Plan, the grading activities would occur over a 3-month period; thereby, temporarily exposing pollutant concentrations and objectionable odor resulting from the construction related equipment, grading and paint materials to the people within the residential units on the site. The closest neighborhood is one mile away from the Project Site, and the closest public park and school is over a mile away. The proposed haul route as illustrated in **Figure 8** would decrease this distance but only for a temporary amount of time during the construction phase of the Project. Erosion control measures and best management practices would be incorporated into the Project and therefore, the Project as proposed and conditioned would result in a less than

significant impact to exposing pollutant concentrations and emissions to sensitive receptors and people.

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 4, 6, 7 and 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 4, 6, 7 and 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 4, 6, 7 and 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 4, 6, 7 and 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 4, 6, 7 and 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 4, 6, 7 and 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The subject property is surrounded by existing and active agricultural lands. The Project site is sited between an existing labor camp and residential units. The Monterey County Geographic Informational System (GIS) did not indicate any environmentally sensitive habitat or special-status species within the subject property (Source 7). The development area is unimproved; therefore, a Biological Resources Assessment was conducted by Janet Walther with EMC

Planning on November 8, 2019. The report concluded that there were no special status species or environmentally sensitive habitat found on the parcel (Source 8).

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

The Project site is surrounded by existing development and active agricultural fields. The site is dominated by ruderal grassland species, including wild oat, mustard and cheeseweed (source 8). The Project site is heavily disturbed and periodically mown for fire suppression. Therefore, the Project would not impact 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. Additionally, there is an existing excavated agricultural drainage channel along the northeastern boundary of the Project site and another along the house adjacent to Blanco Road. These drainages flow into the Blanco Drainage which then flows into the Salinas River (**Figure 15**). The Project includes a new drainage swale which connects to an existing culvert. Stormwater runoff would be retained onsite with the construction of two bioretention ponds. The Project does not include any tree removal or occur within a boundary of an adopted Habitat Conservation Plan. Therefore, the proposed Project as conditioned would not include fill or disturbance into state or federally protected wetlands, conflict with any local policies or ordinances, any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

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

The Biological Assessment conducted for the Project identified various bird species may nest within or on the immediate vicinity of the Project site, particularly violet-green swallows were observed within a carport/garage on the existing labor camp to the north of the Project site. This particular type of bird species is not considered a special-status specie but is protected under the federal Migratory Bird Treaty Act and California Fish and Game Code. A standard conditional of approval has been incorporated into the Project which would require the applicant to obtain a raptor/migratory bird nesting survey to determine the presence of any nesting birds within 300 feet of the proposed construction and grading activities between the season of February 22 through April 1. Should any nesting birds be found on or within 300 feet of the Project site, an appropriate buffer plan shall be established by the project biologist. With the implementation of this condition, the Project as proposed would have a less than significant impact on any migratory wildlife or any species identifies as protected by the by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

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 pursuant to §15064.5? (Source: 1, 2 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Source: 1, 2 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 2 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Monterey County 2010 General Plan (General Plan), Chapter 3.0 provides policies for the conservation and identification of the County's archaeological resources. Specifically, development within these sensitivity areas are encouraged to avoid impacts to these resource. Policy OS-6.4 and Monterey County Inland Zoning Ordinance (Title 21), Section 21.66.050 states that development proposed in low sensitivity zones are not required to have an archaeological report unless there is specific additional information that suggests archaeological resources are present. The Monterey County Geographic Informational System (GIS) identifies the subject property as having a low archaeological sensitivity and illustrates that the property is not within any positive archaeologically buffers; therefore, an archaeological report was not required for the Project.

5 (a). Conclusion: No Impact

The subject property was not identified as a significant historical resource as illustrated in the Monterey County GIS. The Project is on a vacant portion of a parcel that is surrounded by agricultural fields; therefore, there would not be any potential impacts or changes to historical resources.

5 (b) and (c). Conclusion: Less Than Significant Impact

Although the subject property is considered a low archaeological sensitivity area, the potential for inadvertent impacts to cultural resources is limited and would be controlled by application of the County's standard project condition of approval, which requires the contractor to stop work if previously unidentified resources are discovered during construction. With the implementation of this condition, the Project would have a less than significant impact on any archaeological resources or any human remains.

6. ENERGY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (Source: 1, 3, 4 & 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (Source: 1, 3, 4 & 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

7. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause 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:) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: 1, 2, 7 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 2, 7 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides? (Source: 1, 2, 7 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1, 2, 7 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 2, 7 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: 1, 2, 7 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 2, 7 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a paleontological resource or site or unique geologic feature? (Source: 1, 2, 7 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Monterey County Geographic Informational System (GIS) indicates the subject property is located within a Seismic Zone of IV (Source 7), which is considered a geological hazard within Title 21, Section 21.66.040. The main focus of the standards outlined for hazardous areas is to provide development standards in order to minimize risk to life, property and damage to the natural environment (Source 7). A Geotechnical report was provided by Belinda Taluban with Soils Survey Group, Inc. (Taluban, Source 9) analyzing the Project's site improvements needed in light of the geological conditions of the site. The report not only discusses the improvements required to elevate the site out of the Special Flood Hazard Area but also investigated the soils on the site and whether they were suitable for the proposed development.

7 (ai), (e) and (f). Conclusion: No Impact.

The Monterey County GIS does not illustrate any active or known faults within the subject property. There are no known or potentially active faults that traverse the area. Therefore, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving surface ground rupture. The Project would connect to the Monterey One Water wastewater system and does not include the installation of septic tanks or alternative wastewater disposal systems, nor is the project located within an area of paleontological or geologic significance and would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

7 (aii), (aiii), (aiv)), (b), (c) and (d). Conclusion: Less Than Significant Impact.

The potential for structural damage to the proposed buildings would be attributed by strong ground shaking caused by fault rupture and the soils conditions of the site. There are no active faults within the immediate vicinity nor are there any that pass beneath the subject property (Source 7). The Geotechnical Report identified that the Project site has a low to moderate liquefaction hazard due to the soil characteristics and presence of groundwater. The report recommends subexcavation and backfill, or utilizing a deep foundation system to reduce potential liquefaction hazards (Taluban, Source 9). Additionally, the report states that unsuitable soil conditions were found at the proposed building locations and recommends several foundation system options and subexcavation depths from 5-6 feet. In accordance with Monterey County Code Chapter 16.08 and the California Building Code, the County would review the construction plans to ensure the recommendations identified within the report were incorporated. A condition requiring the applicant to provide certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for certification of the building pad elevation has been incorporated. Implementation of this condition would ensure any potential geologic impacts caused by the proposed Project would be reduced to a less than significant level.

8. GREENHOUSE GAS EMISSIONS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1 & 12)	<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 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

According to the United States Environmental Protection Agency (EPA), greenhouse gases (GHG) are emitted by natural processes and human activities such as electricity production, motor vehicle use, and agricultural uses. These gases trap heat in the atmosphere and the 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. 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, where the proposed Project is located, by enforcing standards and regulating stationary sources through the *2012-2015 Air Quality Management Plan for the Monterey Bay Region* (AQMP) (AQMP, Source 12) which evaluates a project's potential for a cumulative adverse impact on regional air quality (ozone levels).

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

The Project includes the construction of seven (7) agricultural housing units and one (1) laundry and activity unit. The construction phase of the Project would create GHG emissions by equipment used during site preparation, grading, and building construction. Excavation, grading, and construction would be temporary activities, occurring only over the construction phase and would not result in a permanent increase in GHG emissions. Operational GHG emissions would be generated primarily by vehicle trips of residents, and indirectly by use of electricity and natural gas on site, by use of electricity to pump water supply and treat wastewater, and from decomposition of solid waste generated by project residents. Therefore, implementation of the Project would produce no more than the threshold of significance of 82 pounds per day of GHG precursors and these precursor emissions would have a less than significant impact on GHGs.

9. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 6 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, 6 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 6 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 6 and 7)	<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 or excessive noise for people residing or working in the project area? (Source: 1, 6 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 6 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (Source: 1, 6 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

As described in Section II.A of this Initial Study, the Project includes the construction of seven (7) agricultural employee housing units and one (1) laundry/activity unit. The subject property currently has an existing structures such as a labor camp, residential units and agricultural support facilities. The Project was reviewed by the Monterey County Environmental Health Bureau for consistency with their rules and regulations for handling, transporting, and storing hazardous waste.

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

The Project is over 1.5 miles away from the closest school, which is Our Savior Lutheran Early Childhood Center. The proposed haul route would be within $\frac{3}{4}$ of a mile at its closest point to the school and there are no known proposed schools within the vicinity of the Project site or proposed haul route; therefore, the Project would not have any impact on emitting hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

The subject property is not included on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List). Therefore, the Project would not have the potential to create a significant hazard to the public or the environment relative to Government Code Section 65962.5.

Data contained in the Monterey County GIS and as observed during staff's site visit confirms that the subject property is not within an area subject to an airport land use plan or within 2 miles of an airport (Sources 6 and 7). Therefore, the Project would not result in an airport or over-flight safety hazard for people residing or working in the Project area.

Circulation within the project site will be provided by a main driveway along Hitchcock Road and a secondary driveway between the residences along the southwestern edge of the parcel along Hitchcock Road (see **Figure 6**). The driveways will be constructed to comply with relevant Monterey County Regional Fire Department standards and other applicable requirements. The new internal vehicle access will be designed to adhere to applicable Fire Department standards and other requirements and therefore, will provide emergency access to the project site as well as evacuation routes from the project site. Therefore, the proposed project will not interfere with any adopted emergency or evacuation plans.

The Project would be located on an existing agricultural site. It is not located in an area where wildlands are adjacent to an urbanized area. Therefore, the Project would not result in exposing people or structures to a significant risk of loss, injury, or death involving wildland fires.

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

The use of the Project is for residential purposes and would not require the routine storage, transport or disposal of hazardous materials; the construction of the buildings would require the use and transport of materials commonly used in construction processes such as fuels, lubricants, adhesives, solvents and paints may be utilized at the Project site. Use and storage of hazardous materials during installation could create a significant hazard to workers, the public or the environment if such materials are inappropriately managed. The use of these hazardous materials would be temporary and only during the installation phase of the Project. The use of hazardous materials during construction are regulated through the building code and issuance of construction permits, and only trained personnel would have access to the facility equipment, fuel tanks and generators. Adherence to federal and state requirements relative to the transport

and handling of hazardous materials would reduce any potential impacts associated with transporting, handling and disposing these materials to a less than significant level.

10. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? (Source: 1, 6, 7, 9, 16 & 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (Source: 1, 6, 7, 9, 16 & 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site? (Source: 1, 6, 7, 9, 16 & 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? (Source: 1, 6, 7, 9, 16 & 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 6, 7, 9, 16 & 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Source: 1, 6, 7, 9, 16 & 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Source: 1, 6, 7, 9, 16 & 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The subject property is located within Zone AH within the Salinas Valley Groundwater Basin and 100-year floodplain of Salinas River, see **Figure 7** (Source 7 and 16). According to Monterey County Floodplain Regulations, Chapter 16.16, the floodplain is defined as unincorporated areas of Monterey County which are subject to one (1) percent chance of flooding in any given year, or once in 100 years (100-year flood), and includes the floodway and floodway fringe (Source 18). In this case, this is considered a Special Flood Hazard Area with a base flood elevation of 35 feet (source 16). These areas of the County are subject to periodic

inundation in order to minimize public and private losses due to flood conditions, any new construction of any structure shall have the lowest floor elevated to at least one (1) foot above the base flood elevation.

10 (a), (b), (c), (d) and (e): Conclusion: Less Than Significant Impact.

Although, the development would be within the floodplain, there is no development proposed in the actual floodway. The subject property is located within the floodway fringe, which development is allowed to encroach (Source 18). The preliminary civil plans (Source 1) indicates a benchmark of the subject property at 33.96 feet; therefore, the Project includes 5,400 cubic yards of fill to elevate the site to a base flood elevation 36 feet, bringing the structure out of the Special Flood Hazard Area, in accordance with Chapter 16.16 (Source 18). The elevation of the base flood elevation would not impact the floodway because elevating areas within the floodway fringe would not increase the water surface elevation of the floodway more than one (1) foot. Two bioretention ponds are included as a part of site improvements to limit post-project peak flows to pre-development peak flows for the 2, 5, 10, 25, and 100-year 24-hour storm (Source 17). These are sized to retain, at a minimum, the 85th-percentile 24-hour storm. Additionally, these ponds are constructed to treat any stormwater runoff that is directed from downspouts that would discharge through splash blocks, and drain to the bioretention areas by combination of surface drainage and piles. Walkways and parking lots are designed to drain to adjacent planter areas where feasible. This is consistent with Chapter 16.12, which is intended to prevent erosion. Stormwater runoff that does not infiltrate into the soil then gets routed to a proposed drainage swale that connects to an existing culvert. The culvert then channel the runoff to an existing agricultural drainage channel that eventually disperses into the Salinas River (**Figure 15**). This would not significantly alter any drainage patterns because the bioretention ponds would be constructed to limit post-project peak flows to pre-development peak flows and erosion. The Project was also reviewed by the Monterey County Resources Management Agency – Environmental Services, which applied conditions ensure the application obtained a Stormwater Pollution Prevention Plan, stormwater control plan, grading plan and letter of map revision to document the Project site being elevated. Furthermore, as discussed in Section VI.19 of this Initial Study, the Project has adequate groundwater supply and meets the applicable water quality standards. Therefore, the Project, as proposed and conditioned, would have a less than have a less than significant impact to hydrology and water quality.

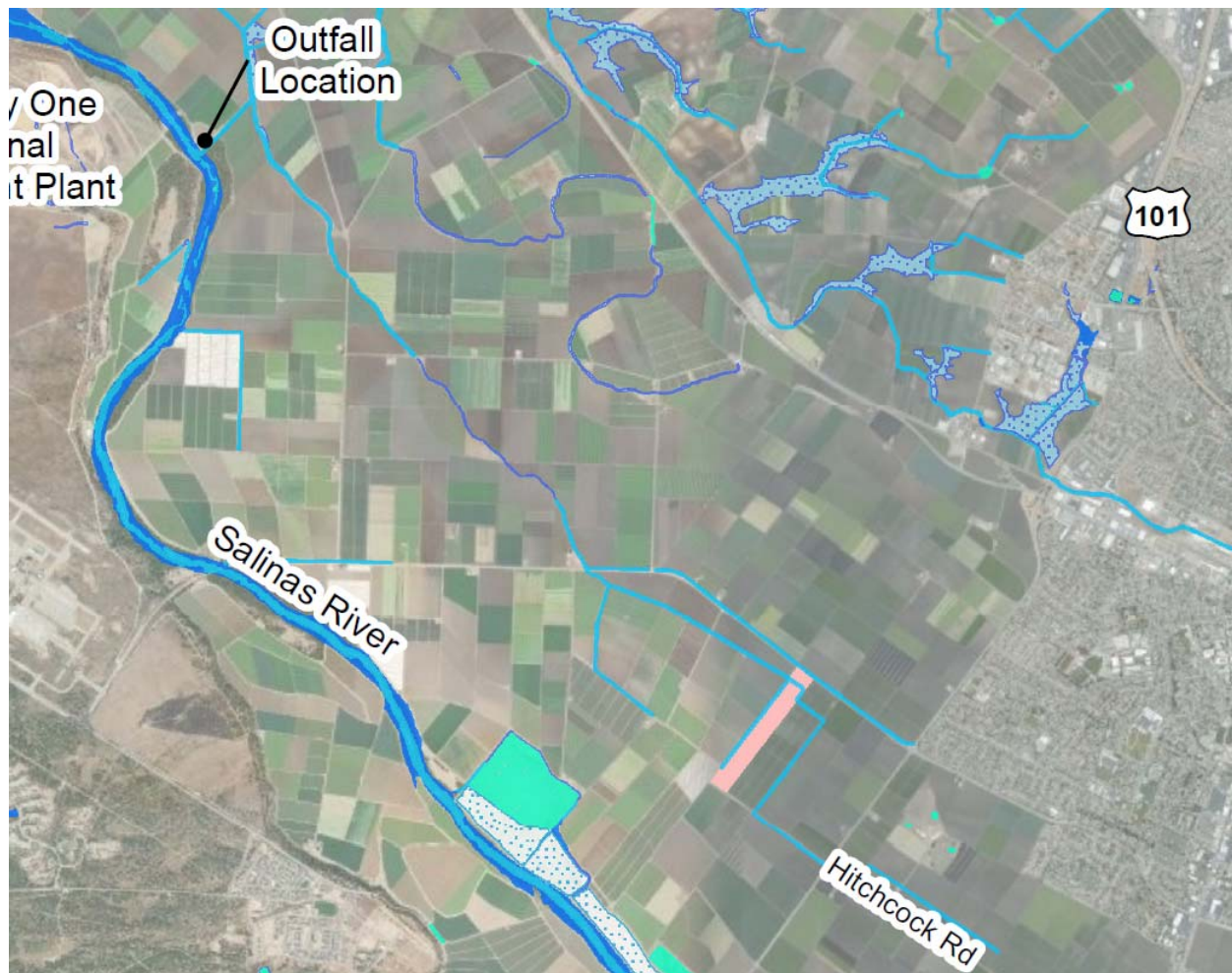


Figure 15 – Existing Drainage Channels

11. 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 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 6, 7 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Project is subject to goals and policies set forth in the Monterey County 2010 General Plan (General Plan), Greater Salinas Area Plan (Area Plan) and implementing regulations of the Monterey County Zoning Ordinance (Title 21). These plans were adopted to provide policies that address existing and future land uses for the large rural areas for elements that relate to land use, circulation, housing, conservation of natural resources, open space, noise and public safety.

11(a). Conclusion: No Impact.

The Project consists of construction of seven (7) agricultural employee housing units and one (1) laundry and activity unit between an established labor camp and residential units, surrounded by existing agricultural fields. The operational component would be consistent with the land use designation, Farmlands, and the established use of the site. Therefore, the Project would not result in the physical divide of an established community as the construction of the employee housing units would not create a barrier, induce or reduce population, or introduce a new use inconsistent with existing uses in the site.

11(b). Conclusion: Less Than Significant Impact.

The Project has the potential to result in transportation impacts. General Plan, Circulation Element, Policy C-1.2 states that in order to achieve the Level of Service (LOS) D, which is the acceptable LOS per Policy C-1.1, the County shall pursue goals such as available funds from County Road Fund, circulation improvements, development of Traffic Impact Fees (TIF) and coordination with other departments such as Transportation Agency of Monterey County (TAMC). Additionally, Policy C-1.8 and C-1.11 state that any new development within the County and adjacent to cities shall be assessed and require the payment of County TIFs and Regional TIFs in collaboration with TAMC. **Figure 16** illustrates the existing conditions plus the Project conditions and demonstrates the impact to LOS would remain the same; therefore, the impact would be less than significant (Source 10). There are no necessary intersection improvements resulting from the Project; however, on a cumulative level, the need for a signalization at Hitchcock and Davis Road remains the same with or without the Project (**Figure 17**, Source 10).

	N-S Street	E-W Street	Existing Intersection Control	LOS Standard	Peak Hour	Existing Conditions		Existing Plus Project Conditions		Background Conditions		Background Plus Project Conditions		Cumulative Without Project Conditions		Cumulative Plus Project Conditions	
						Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1	Hitchcock Road	Blanco Road	One-Way Stop	E	AM	17.4	C	17.4	C	16.0	C	16.0	C	21.0	C	21.0	C
					PM	28.7	D	28.6	D	30.4	D	30.2	D	36.4	E	36.3	E
2	Davis Road	Hitchcock Road	One-Way Stop	E/E	AM	21.0/13.0	C/B	21.0/13.0	C/B	40.8/15.0	E/C	40.8/15.0	E/C	**/*	F/F	**/*	F/F
					PM	22.6/13.9	C/B	23.9/14.0	C/B	37.6/18.1	E/C	41.2/19.0	E/C	**/*	F/F	**/*	F/F
			With Improvement		AM									12.8	B	12.8	B
					PM									16.2	B	16.2	B

Figure 16 – Existing and Proposed Levels of Service

	N-S Street	E-W Street	Existing Intersection Control	Existing Conditions	Existing Plus Project Conditions	Background Conditions	Background Plus Project Conditions	Cumulative Without Project Conditions	Cumulative Plus Project Conditions
1	Hitchcock Road	Blanco Road	One-Way Stop	None Required	None Required	None Required	None Required	None Required	None Required
2	Davis Road	Hitchcock Road	One-Way Stop	None Required	None Required	None Required	None Required	Signalize Intersection	Signalize Intersection

Figure 17 – Existing and Proposed Intersection Improvements

12. MINERAL RESOURCES		Less Than Significant		
Would the project:		Potentially Significant Impact	With Mitigation Incorporated	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, 6 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, 6 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

13. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 6 and 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 6 and 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or 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, 6, 7 and 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Monterey County 2010 General Plan, Chapter 4.0 – Safety Element, Noise Hazards section, provides policies regarding new development and the noise related to construction activities and provides standards at which Project shall follow. The subject Property is the construction of seven (7) agricultural employee housing units and a laundry and activity unit between an established labor camp and residential units, surrounded by agricultural fields.

13 (c). Conclusion: No Impact.

Monterey County Geographic Informational System (GIS) illustrates the closes airport to be the Salinas Municipal Airport (Source 7), which is over four (4) miles away. Therefore, the Project would not expose people within two miles of an airport to excessive noise.

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

The Project would not result in ground-borne vibrations during the operational phase; however, short-term noise impacts may be created during construction phase of the Project. The Construction activities on the 1.6-acre project site would involve grading, trenching, and paving equipment. The equipment expected to be used during construction of the proposed Project would not exceed the established criteria for ground-borne vibrations, resulting in a less than significant impact, but would still result temporary ambient noise that would be increased during this phase. The Construction noise levels range from 75 to 91 dBA at a distance of 50 feet from the source. The labor camp and residences to the northeast, southeast, and southwest are less than 10 feet from the Project site. Temporary noise would occur at the adjacent homes and the labor camp during much of the construction, due to the close proximity of the site. The Construction

Management Plan indicates that the construction times to be from Monday-Saturday between the hours of 7:00 am – 7:00 pm, and no noise-generating activities would be allowed outside of these times or on national holidays. This is consistent with the policies outline in the General Plan and regulations stated within Chapter 10.60 of the Monterey County Code. Therefore, the Project would have a less than significant impact.

14. POPULATION AND HOUSING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned 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, 6 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 6 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

14 (b). Conclusion. No Impact.

The Project would be located on undeveloped portion of land on a 39.47-acre parcel, and would not displace any housing or people. Therefore, the Project would not require replacement housing.

14 (a). Conclusion. Less Than Significant Impact.

The Project would potentially result in an increase of population in the greater Salinas area; however, the Project would accommodate seasonal agricultural workers and is not anticipated to induce substantial permanent population growth. While population increases for the area are expected, the number of incoming persons during the season would 112 employees resulting in a less than significant impact.

15. 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, 6 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Police protection? (Source: 1, 2, 6 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Schools? (Source: 1, 2, 6 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source: 1, 2, 6 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Other public facilities? (Source: 1, 2, 6 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

15 (c) and (e). Conclusion: No Impact.

The Project would not create the need for new or expanded school or other public facilities. The Project proposes the construction of housing units for seasonal agricultural workers, which is consistent with the established labor camp on the site, and fulfills the demand for additional worker housing. The Project would not include any uses for children. Given that adequate public services are available to serve local residents in the area, potential impacts to public services would be insignificant. Therefore, the Project would have no impact on school services and other public facilities.

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

The Project site is served by the Monterey County Sheriff's Department and the Monterey County Regional Fire Protection District (MCRFPD). The Project would result in incremental increase in the demand for fire and police protection services. The final Project design would incorporate the appropriate fire safety measures in consultation with MCRFPD. Additionally, the Project includes an activity unit and an open space area for recreation, and the use of park facilities would be limited. Therefore, the Project as proposed would have a less than significant impact on fire and police protection and the use of public parks.

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

Discussion/Conclusion/Mitigation:

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

Recreational facilities are proposed within the Project site which include an activity unit and an open space area with outdoor seating for employees. Outside the Project site, there are two parks within two (2) miles, Hartnell and Central Park; however, because the Project includes recreational facilities and given the working hours of the occupants, it is not likely that the proposed Project would result in a substantial increase in the use of Monterey County or City of Salinas parks. Therefore, the Project as proposed would have a less than significant impact on existing neighborhood, regional and other recreational facilities.

17. TRANSPORTATION/TRAFFIC				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (Source: 1, 2, 6, 7 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (Source: 1, 2, 6, 7, 10 & 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 6, 7 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access? (Source: 1, 2, 6, 7 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Monterey County 2010 General Plan, Chapter 2.0 – Circulation Element, Policy C-1.2 states that in order to achieve the Level of Service (LOS) D, which is the acceptable LOS per Policy C-1.1, the County shall pursue goals such as available funds from County Road Fund, circulation improvements, development of Traffic Impact Fees (TIF) and coordination with other departments such as Transportation Agency of Monterey County (TAMC). Additionally, Policy C-1.8 and C-1.11 state that any new development within the County and adjacent to cities shall be assessed and require the payment of County TIFs and Regional TIFs in collaboration with TAMC.

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

The Project is to construct seven (7) agricultural employee housing units and a laundry and activity unit. Vehicular access to the Project site is provided by Hitchcock Road off of Davis Road and Blanco Road, which are constrained roadways. The T-intersection of Hitchcock and Blanco has a stop at Hitchcock Road and operates at Levels of Service (LOS) C during AM peak hours and LOS D during PM peak hours. The Hitchcock and Davis Road T-intersection has a stop sign at Hitchcock Road and operates at a LOS C/D for both AM and PM peak hours (Higgins, Source 10). The residents of the facility would be transported to and from their work destinations by buses dispatched from an offsite equipment storage yard. Most of the bus trips would be in the early morning and early afternoon, before peak hour traffic periods. The Project includes a Facilities Trip Reduction Plan (Source 1), which is intended to reduce the overall

vehicle trips by providing shuttle buses for work to and from work locations, shopping and other related trips and providing an onsite bus stops.

To determine if the Project would impact the performance effectiveness of the circulation system *or* conflict with the goals, objectives, and policies of the 2018 Regional Transportation Plan for Monterey County, the traffic assessment (Higgins, Source 10) first identified existing traffic conditions of the roadways and the subject property's existing baseline traffic generation. Second, the assessment identified anticipated traffic volumes associated with the Project's operational components, utilizing the proposed traffic routes identified in the Construction Management Plan (CMP).

Figures 16 and 17 identify the existing intersection conditions and improvements compared to the proposed intersections conditions and improvements. The LOS with the Project would not decrease below the existing level. However, in accordance with the TAMC's Regional Development Impact Fee Program Nexus Study Update 2018 and Monterey County Code Chapter 12.90 – Regional Development Impact Fee (see Section 12.90.030.D), payment of regional impact traffic fees shall be incorporated as a project condition of approval. The traffic report identified that the Project's fair-share would be \$700 and implementation of the required condition would reduce potential transportation/traffic impacts to a less than significant level.

The Project includes improvements connecting the Project site to Hitchcock Road in two locations (**Figure 18**). These improvements are consistent with the fire regulations and provides direct access from the Project site to Hitchcock Rock; therefore, the project would have a less than significant impact.



Figure 18 – Connecting Improvements

18. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or (Source: 1, 6, 7 & 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Source: 1, 4, 7, 14, 15 & 20)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

As discussed in Section VI.5 – Cultural Resources of this Initial Study, Monterey County Geographic Information System (GIS) (Source 7) indicates that the subject property is located within an area of low archaeological sensitivity. In accordance with the Monterey County Inland Zoning Ordinance (Title 21), Section 21.66.050, development proposed in low sensitivity zones are not required to have an archaeological report unless there is specific additional information that suggests archaeological resources are present.

Prior to the enactment of AB 52, the State of California found that current laws provided limited protection for sites, features, places, objects, and landscapes with cultural value to California Native American Tribes. This included the protection of Native American sacred places such as places of worship, religious or ceremonial sites, and sacred shrines. California Native Americans have used, and continue to use, natural settings in the conduct of religious observances, ceremonies, and cultural practices and beliefs. These resources reflect the tribes' continuing cultural ties to the land and their traditional heritages. Many of these archaeological, historical, cultural, and sacred sites are not located within the current boundaries of California Native American reservations and rancherias, and therefore are not covered by the protectionist policies of tribal governments. To recognize California Native American tribal sovereignty and the

unique relationship of California local governments and public agencies with California Native American tribal governments, and respecting the interests and roles of project proponents, the Legislature enacted AB 52, Gatto. Native Americans: California Environmental Quality Act (Source 14).

Enactment of AB 52 formally recognizes that California Native American prehistoric, historic, archaeological, cultural, and sacred places are essential elements in tribal cultural traditions, heritages, and identities. California Native American tribes are experts with regard to their tribal history and practices for which they are traditionally and culturally affiliated. Due to this unique history, and to uphold existing rights of all California Native American tribes to participate in, and contribute their knowledge to, environmental analysis of projects should include tribal knowledge about the land and tribal cultural resources at issue, as well as the potential significant impact on those resources. Therefore, a meaningful consultation between California Native American tribal governments and lead agencies, respecting the interests and roles of all California Native American tribes and project proponents, and the level of required confidentiality concerning tribal cultural resources shall occur. This would allow identification of potential tribal cultural resources onsite and incorporation of culturally appropriate mitigation measures considered by the decision making body of the lead agency. This also enables California Native American tribes to manage and accept conveyances of, and act as caretakers of, tribal cultural resources and ultimately establishes that a substantial adverse change to a tribal cultural resource has a significant effect on the environment.

The subject parcel is located near the aboriginal territory of the Ohlone/Costanoan-Esselen Nation (OCEN) and the Esselen Tribe of Monterey County. Pursuant to Assembly Bill 52 or “AB 52” (Source 14), tribal consultation between County staff and American Tribes took place regarding the Project (Source 15 and 20).

18 (ai). Conclusion: No Impact.

Monterey County records indicate that the subject property is not listed on the California Register of Historic Places or on Monterey County’s local list. The area of proposed development is not within a high archaeological sensitivity nor does it indicate the project within any archaeological site boundaries eligible to be designated as a historical resource (Source 7). Therefore, it has been determined that the Project would not have a significant impact.

18 (a ii). Conclusion: Less Than Significant Impact.

In accordance with AB 52, the County consulted with OCEN on November 19, 2019. During consultation, OCEN identified that the subject property is close to the Salinas River, which is a Native American sacred place to their tribe. Therefore, objecting to the excavation. The Project includes 5,400 cubic yards of soil to be imported to the site and minimal excavation to remove vegetation and place foundation structures. After further explaining the Project as described in Section II.A of this Initial Study, OCEN did not recommend any mitigation measures but rather requested that if at any time, potentially significant cultural resources, sacred places, or intact features are discovered, the contractor shall temporarily halt work until the find can be evaluated

by a tribal monitor and archaeological monitor. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated, with the concurrence of RMA-Planning, and implemented. Since any items that may be uncovered during excavation belong to the property owner, this notice shall serve as notice that the OCEN Tribal Council formally requests that any sacred burial items discovered be given to the tribe by the property owner. This has been added to the standard condition of approval for similar recommendations for cultural resources as described in Section VI.5 of this Initial Study.

Additionally, the County consulted with Esselen Tribe of Monterey County (Tribe) on December 3, 2019. The Tribe expressed the cultural significance of the Salinas River and its proximity to the subject property, which is one mile north of the river. Historical cultural information indicates that tribes settled near the river. Thus, development on the Project site, removal of topsoil and installation of footings, may have potential impacts to tribal cultural. Since submittal of an archaeological report was not required (see Section VI.5 of this Initial Study), the Tribe recommended a Phase 1 archaeological assessment be prepared to determine the presence of cultural and tribal cultural resources by a County approved archaeologist in conjunction with a tribal cultural representative. Depending upon the outcome of this assessment would then determine if a tribal cultural resources monitor is warranted. Implementation of this recommended mitigation would reduce potential impacts to tribal cultural resources to a less than significant level.

Mitigation Measure No. 1: Cultural and Tribal Cultural Resources Assessment/Monitor

In order to reduce potential impacts to cultural resources and sacred places, a Phase 1 Archaeological Assessment shall be conducted by a County approved consultant in conjunction with a tribal representative. Should the Assessment conclude that there are no potential impacts or evidence of cultural and tribal cultural resources in the development area, the applicant shall proceed with the Project. If the find is determined to be significant and potential impacts are identified, a Native American Tribal Cultural Monitor for the Esselen Tribe of Monterey County (Tribe), as approved by the Tribe Council, shall be obtained for observation of the ground disturbance for the removal of topsoil of the project site. Placement of fill and/or compaction of soils shall not require a tribal monitor. If more than one earth moving equipment is deployed at different locations at the same time for the removal of topsoil, more than one tribal monitor shall be present during those periods. If at any time, potentially significant cultural resources, sacred places, or intact features are discovered, the contractor shall temporarily halt work until the find can be evaluated by the tribal monitor. If the find determines to be significant, work shall remain halted until mitigation measures have been formulated, with the concurrence of RMA-Planning, and implemented. Since any items that may be uncovered during excavation belong to the property owner, this mitigation shall serve as notice that the Esselen Tribe of Monterey County Council formally requests that any sacred burial items discovered be given to the tribe by the property owner.

Mitigation Monitoring Action No. 1a: Prior to issuance of any construction permits for grading or building, the owner/applicant shall include a note on the construction plans

that 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 if uncovered resource(s) are found, Owner/Applicant shall coordinate with the Project Planner and the Monitor to determine a strategy for either return to the tribe or reburial. The owner/applicant shall submit said plans to RMA-Planning for review and approval.

Mitigation Monitoring Action No. 1b: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a Phase 1 Archaeological Assessment by a County approved consultant in conjunction with a tribal representative from Esselen Tribe of Monterey County to RMA-Planning for review and approval. The Assessment shall identify if any cultural and/or tribal cultural resources were found in the development area and whether there would be potential impacts to these resources. Should the Assessment conclude that there are no potential impacts or evidence of cultural and tribal cultural resources, the applicant shall proceed with the Project. If the find determines that there are resources present on the Project site, the owner/applicant shall submit a contract with an Esselen Tribe approved Native American Tribal Monitor to RMA-Planning for review and approval. The contract shall outline logistics for monitoring during earth disturbance activities for the topsoil removal specified in **Mitigation Measure No. 1** as well as how uncovered cultural resources will be handled, in coordination with the project archaeologist.

Mitigation Monitoring Action No. 1c: If a Native American Tribal Monitor is warranted, an on-site preconstruction meeting shall be held between the applicant, Tribal monitor, and contractor to discuss and assure understanding of **Mitigation Measure No. 1** and scheduling of construction with regard to monitoring. Prior to issuance of any construction permits for grading or construction, the preconstruction meeting between the parties shall be conducted and a letter summarizing what was discussed shall be submitted to RMA-Planning.

Mitigation Monitoring Action No. 1d: If a Native American Tribal Monitor is warranted during earth disturbance activities specified in **Mitigation Measure No. 1**, the Esselen Tribe approved Native American Tribal Monitor shall be onsite observing the work, consistent with the approved contract required by **Mitigation Measure Action No. 1b**. Prior to final of construction permits for grading or building, the owner/applicant shall submit a letter for the Native American Tribal Monitor verifying all work was done consistent with the contract to RMA-Planning.

Therefore, the Project, as proposed and conditioned would have a less than significant level to tribal cultural resources.

19. UTILITIES AND SERVICE SYSTEMS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (Source: 1, 6,7 and 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (Source: 1, 6,7 and 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	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, 6,7 and 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The property receives public sewer service from Monterey One Water (M1W). The applicant has provided a Can and Will Serve Letter by MIW that demonstrates the ability provide wastewater services to the Project to (Source 1). The subject property has three existing on-site wells: a domestic well located on the southern corner of the Project site (LPA Well ID No. 2702320-001, also referred to as Toro Well); an agricultural well located on the eastern corner of the Project site (LPA Well ID No. 2702320-002, also referred to as Nuttal Well); and another domestic well located near Blanco Road on the northern portion of the parcel, which serves domestic water supply for existing residential units.

19 (a), (b) and (c). Conclusion: Less Than Significant Impact.

As described in Section II.B and VI.10 of this Initial Study, the Project includes the construction of two (2) bioretention ponds and a drainage swale. The purpose of the bioretention ponds are to ensure that post construction peak flows resulting from stormwater runoff maintain their predevelopment peak flows and that the stormwater runoff is treated before entering into the proposed drainage swale, which then conveys the stormwater runoff into an existing culvert and drainage channel along the northwestern boundary of the subject property. This ultimately drains into the Blanco Drainage channel, which then eventually drains into the Salinas River and empties into the Pacific Ocean. Implementation of the bioretention ponds treat the water quality and control the increments of runoff that drains into the drainage swale, and into the appropriate channels as described. Thus, as proposed, the Project would result in a less than significant impact.

The Project will receive potable water service from an existing community water system, referred to as Hitchcock Road Water System #1, System No. CA2702320 (Source 11), which is connected to the Toro Well, located on the southern corner of the labor camp site. In order to increase the number of service connections on the water system, a secondary (standby) source of supply must be incorporated into the water system. A Water Demand Analysis Report was completed by Andrew Sterbenz with Schaaf & Wheeler Consulting Civil Engineers (Source 11). The system is currently served by the Toro Well, constructed in the 400-foot aquifer, pumping into a pressurized distribution system equipped with three hydro-pneumatic tanks (approximately 100-gallons each). The system serves 11 apartments with 35 year-round residents, and a seasonal workforce of 140 persons. The estimated existing water demand is 11,650 gallons per day (gpd) (Source 11). The report concludes that the Project would result in an additional estimated water demand of 6,160 gpd, for a system total of 17,810 gpd. Based on well testing in October 2018, production capacity of the well is 63 gallons per minute (gpm) with 60 pound per square in gauge (psig) in the distribution system. **Figure 19** illustrates the capacity for the existing well to meet the projected water demand. The maximum day demand (MDD) is estimated as 1.5 times the average day demand (ADD), and the peak hour demand (PHD) is estimated as 2 times the maximum day demand:

$$\text{ADD} = (17,810 \text{ gpd}) \div (24 \text{ hr/day}) \div (60 \text{ min/hr}) = 12.4 \text{ gpm}$$

$$\text{MDD} = 1.5 \times (12.4 \text{ gpm}) = 18.6 \text{ gpm}$$

$$\text{PHD} = 2 \times (18.6 \text{ gpm}) = 37.1 \text{ gpm}$$

Figure 19 - Estimated water use (Source 11)

The Nuttal Well is proposed to serve as the secondary (backup) source which would allow for maintenance of the primary well. The Nuttal Well has been reviewed by the Monterey County Environmental Health Bureau (EHB) and is considered a viable secondary (backup) source. A condition has been added to require amendment of the Hitchcock Road Water System #01 permit to incorporate the secondary water source.

In order to meet on-site firefighting requirements, a 10,000 gallon water tank is proposed to be connected between the existing domestic (Toro) well and the agricultural (Nuttal) well. Additionally, to ensure cross-connection does not occur between water for irrigation purposes and domestic supply purposes, a new pipeline would be added to the agricultural well connecting to the water tank. The tank will be equipped with a level switch when domestic water supply is needed (Source 11). The Project would be connected to M1W, for sanitary sewer services which demonstrates the ability to serve the Project (Source 1). Therefore, the Project as proposed, would have a less than significant impact.

20.	WILDFIRE				
		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

VII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 4, 6, 7 and 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source:) ("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: 6 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 2, 3, 4, 6, 7 and 10)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Pursuant to Section 21083 of the Public Resources Code and Section 15065 of the CEQA Guidelines, a project would be considered to have a significant effect on the environment, and an Environmental Impact Report shall be prepared, if impacts identified cannot be avoided or mitigated to a point where no significant effect on the environment would occur. Analysis provided in this Initial Study found that there is no substantial evidence, in light of the whole record, that the Project would have a significant effect on the environment.

VII (a), (b) and (c). Conclusion: Less Than Significant Impact.

Based on the analysis provided within this Initial Study. The Project would have less than significant environmental effects that would cause substantial adverse effect on human beings, either directly or indirectly with the incorporation of the standard conditions of approval and mitigation measures as identified. On a cumulative level impact, there were no other projects found within the vicinity that would attribute the overall impacts identified in this Initial Study; however, the traffic study included an analysis of existing cumulative and proposed conditions.

The existing conditions as shown in **Figures 16 and 17**, illustrate the existing need for a signalization at Hitchcock and Davis Road. This would remain with or without the construction of this Project; therefore, the Project, proposed and conditioned, would have a less than significant impact.

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 PLN190026 and the attached Initial Study / Proposed Mitigated Negative Declaration.

IX. SOURCES

1. Project Application/Plans
2. 2010 Monterey County General Plan
3. Greater Salinas Area Plan
4. Title 21 of the Monterey County Code (Zoning Ordinance)
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008
6. Site Visit conducted by the project planner on November 19, 2019.
7. Monterey County Geographic Information System (GIS)
8. Biological Resources Assessment, dated November 8, 2019 (Monterey County Document No. LIB190298), prepared by Janet Walther, EMC Planning, Monterey, CA
9. Geotechnical and Infiltration Investigation, dated June 5, 2019 (Monterey County Document No. LIB190171), prepared by Belinda Taluban, Soil Surveys Group, Inc. Salinas, CA
10. Traffic Impact Analysis Report, dated June 6, 2019 (Monterey County Document No. LIB190172), prepared by Kieth Higgins, Traffic Engineer, Gilroy, CA
11. Water Demand Analysis, dated September 23, 2019 (Monterey County Document No. LIB190263), prepared by Andrew Sterbenz, Schaaf & Wheeler, Salinas, CA
12. The 2012-2015 Air Quality Management Plan (AQMP), including the 1991 AQMP and the 2009-2011 Triennial Plan Revision
13. CEQA Statute and Guidelines
14. California AB-52 Native Americans: California Environmental Quality Act 2014.
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB52
15. Tribal Consultation dated November 19, 2019 with The Ohlone/Costanoan-Esselen Nation
16. Federal Emergency Management Agency (FEMA)
<https://msc.fema.gov/portal/search#searchresultsanchor>
17. Preliminary Stormwater Control Plan, dated September 11, 2019, prepared by Whitson Engineers, Monterey, CA

18. Title 16 of the Monterey County Code (Environment Regulations)
19. Title 10.60 of Monterey County Code (Health and Safety Regulations)
20. Tribal Consultation dated December 3, 2019 with Esselen Tribe of Monterey County

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