

County of Monterey

State of California

MITIGATED NEGATIVE DECLARATION

FILED

NOV 26 2019

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	11729 Hidden Valley LLC (Hidden Valley LLC)
File Number:	PLN180257
Owners:	11721 HIDDEN VALLEY LLC
Project Location:	11729 Hidden Valley Road, Carmel Valley
Primary APN:	185-051-019-000
Project Planner:	Kenny Taylor
Permit Type:	Administrative Permit and Design Approval
Project Description:	<p>Administrative Permit and Design Approval to allow and operate a private winery, not open to the public, producing approximately 300 cases of wine per year. The 11.3 acre property is currently improved with a single family dwelling, an accessory dwelling unit, a garage, and approximately 1.35 acres of vineyards (referred to as the East vineyard). The proposal involves:</p> <ol style="list-style-type: none">1. A 1.6 acre expansion of the vineyard (referred to as the West vineyard) bringing the total vineyard area to 2.95 acres;2. Construction of a 3,018 square foot, 3-level barn with a 937 square foot equipment storage area, half bath, and mechanical room on the lower level, 1,551 square foot main level surrounded by a 1,771 square foot outdoor patio with the main level including a bar, seating area, full bathroom, and storage area, and a 530 square foot a loft (third level) with office space;3. Construction of an 853 square foot wine cave with a fermentation tank, area for storage of wine barrels, and cold storage area;4. An approximately 400 square foot crush pad attached to the wine cave; and5. Grading of 1,815 cubic yards cut and 2,150 cubic yards of fill for improvements to access through the west vineyard driveway and turn around at the barn and wine cave, and excavation for the wine cave and building foundations.

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:	Zoning Administrator
Responsible Agency:	County of Monterey
Review Period Begins:	November 27, 2019
Review Period Ends:	January 2, 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 ZONING ADMINISTRATOR

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 Administrative Permit and Design Approval (11721 Hidden Valley LLC, File No. PLN180257) at 11729 Hidden Valley Road, Carmel Valley (APN 185-051-019-000) (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency – Planning, 1441 Schilling Place South, 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 Zoning Administrator will consider this proposal at a meeting on January 30, 2019 in the 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 November 27, 2019 to January 2, 2020. Comments can also be made during the public hearing.

Project Description: Administrative Permit and Design Approval to allow and operate a private winery, not open to the public, producing approximately 300 cases of wine per year. The 11.3 acre property is currently improved with a single family dwelling, an accessory dwelling unit, a garage, and approximately 1.35 acres of vineyards (referred to as the East vineyard). The proposal involves:

1. A 1.6 acre expansion of the vineyard (referred to as the West vineyard) bringing the total vineyard area to 2.95 acres;
2. Construction of a 3,018 square foot, 3-level barn with a 937 square foot equipment storage area, half bath, and mechanical room on the lower level, 1,551 square foot main level surrounded by a 1,771 square foot outdoor patio with the main level including a bar, seating area, full bathroom, and storage area, and a 530 square foot a loft (third level) with office space;
3. Construction of an 853 square foot wine cave with a fermentation tank, area for storage of wine barrels, and cold storage area;
4. An approximately 400 square foot crush pad attached to the wine cave; and
5. Grading of 1,815 cubic yards cut and 2,150 cubic yards of fill for improvements to access through the west vineyard driveway and turn around at the barn and wine cave, and excavation for the wine cave and building foundations.

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

CEQAcomments@co.monterey.ca.us

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

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

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

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

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

County of Monterey
Resource Management Agency
Attn: Brandon Swanson, Interim Chief of Planning
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: 11721 Hidden Valley LLC; File Number PLN180257

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. Association of Monterey Bay Area Governments
5. Monterey Bay Air Resources District
6. Central Coast Regional Water Quality Control Board, District 3
7. State Water Resources Control Board
8. Native American Heritage Commission, Sacramento Office
9. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esselen Nation
10. California Dept of Food & Agriculture, Karen Ross
11. California Public Utilities Commission, Alice Stebbins
12. California Air Resources Board, Off-Road Implementation Section
13. 11721 Hidden Valley LLC, Owner
14. Aengus Jeffers C/O Law Offices of Aengus L Jeffers, Applicant
15. The Open Monterey Project
16. LandWatch Monterey County
17. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

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

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING

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

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: 11721 Hidden Valley LLC

File No.: PLN180257

Project Location: 11721 Hidden Valley Road, Carmel Valley

Name of Property Owner: David Arizini (11721 Hidden Valley LLC)

Name of Applicant: The Law Office of Aengus L. Jeffers

Assessor's Parcel Number(s): 185-051-019-000

Acreage of Property: 11.3± acres

General Plan Designation: Residential, Low Density

Zoning District: LDR/2.5-D-S

Lead Agency: Monterey County Resource Management Agency (RMA) - Planning

Prepared By: Drafted by Laura Lawrence on behalf of the Law Offices of Aengus Jeffers and the applicant.

Modified by Craig Spencer, RMA Services Manager, to reflect the County's independent judgement

Date Prepared: November 21, 2019

Contact Person: Kenny Taylor, Associate Planner

Phone Number: (831) 755-5096

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Project Description:

The property owner, 11721 Hidden Valley LLC (David Arizini), proposes to operate a private winery, not open to the public, producing approximately 300 cases of wine per year. The property is located at 11721 Hidden Valley Road, Carmel Valley off Laureles Grade Road, between Highway 68 and Carmel Valley Road. The 11.3 acre property is currently improved with a single family dwelling, an accessory dwelling unit, a garage, and approximately 1.35 acres of vineyards (referred to as the East vineyard). The proposal involves:

1. A 1.6 acre expansion of the vineyard (referred to as the West vineyard) bringing the total vineyard area to 2.95 acres;
2. Construction of a 3,018 square foot, 3-level barn with a 937 square foot equipment storage area, half bath, and mechanical room on the lower level, 1,551 square foot main level surrounded by a 1,771 square foot outdoor patio with the main level including a bar, seating area, full bathroom, and storage area, and a 530 square foot a loft (third level) with office space;
3. Construction of an 853 square foot wine cave with a fermentation tank, area for storage of wine barrels, and cold storage area;
4. An approximately 400 square foot crush pad attached to the wine cave; and
5. Grading of 1,815 cubic yards cut and 2,150 cubic yards of fill for improvements to access through the west vineyard driveway and turn around at the barn and wine cave, and excavation for the wine cave and building foundations.

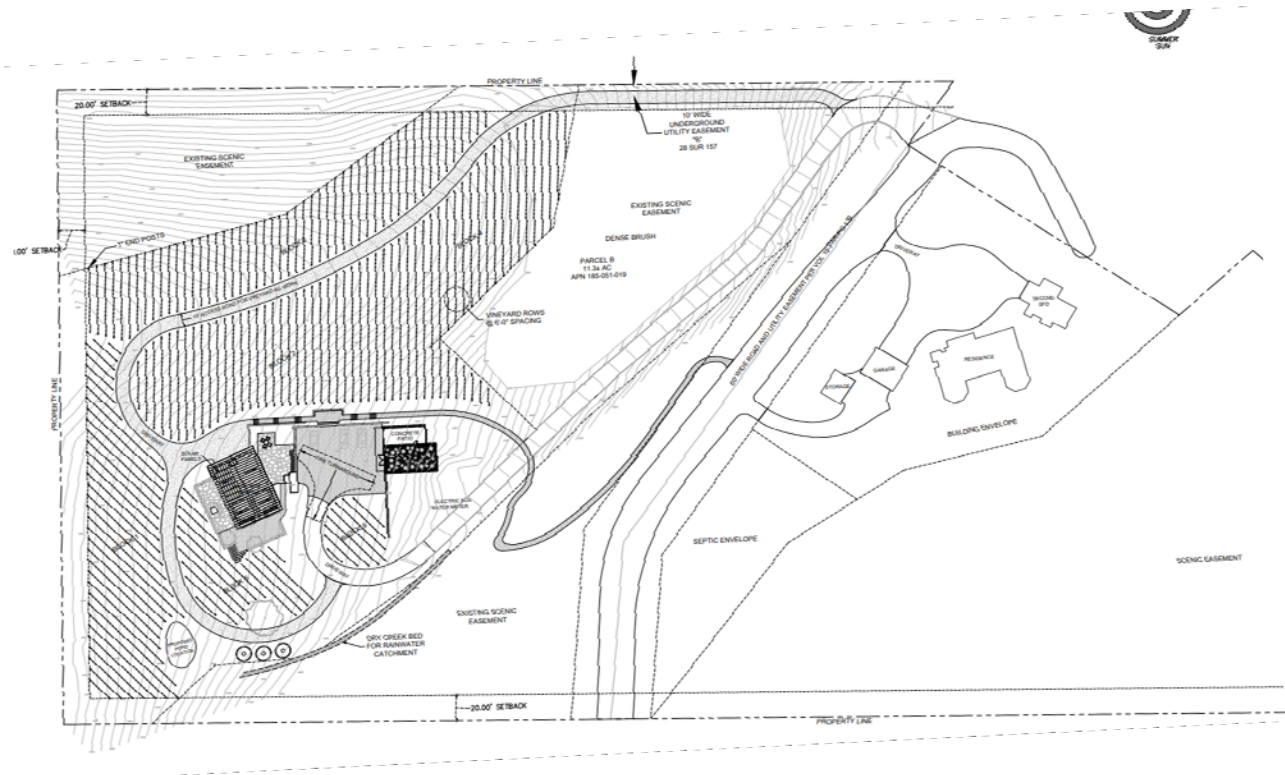


Figure 1: Site Plan

Currently, grapes produced in the East vineyard (1.35 acres) are sent offsite for processing. The proposed project would include increasing grape production by expanding the vineyards to a total of 2.95 acres (new 1.6 acre West vineyard). Grapes produced from the 2.95 acres of vineyards would be processed and bottled onsite rather than sending grapes offsite for processing. This includes harvesting grapes, crushing grapes on the proposed crush pad, fermenting and aging the wine in the wine cave, and bottling would occur within the proposed barn. According to the applicant, the barn will serve as the main hub for vineyard activity. The barn is also a place which draws in the family and provides a welcoming spot to experiment and blend the wine. Specifically:

- The Lower Level provides storage for vineyard equipment: tractor/ATV, tool storage, workshop space and agricultural storage. A bathroom is provided for workers.
- The Main Level is designed for wine production providing space for the labeling/bottling equipment, production supply storage, and a space to pour wine and discuss blending and final bottling logistics. A bathroom is provided for workers and family members who assist with the bottling.
- The Upper Loft provides an office where the owner can both take care of his regular business activities as well as the vineyard. The Upper Loft also contains overflow bottling supply storage (corks/foils/labels/empty cases of wine bottles).

The wine cave is adjacent to the barn and will be used for long term storage of the wine in barrels for aging and for cold storage of bottles and cases of wine. The wine cave will be constructed into the slope and will have a planted green roof. The wine cave has an exterior pad that will be used for crushing the grapes and fermenting the juice (**Figure 3**).

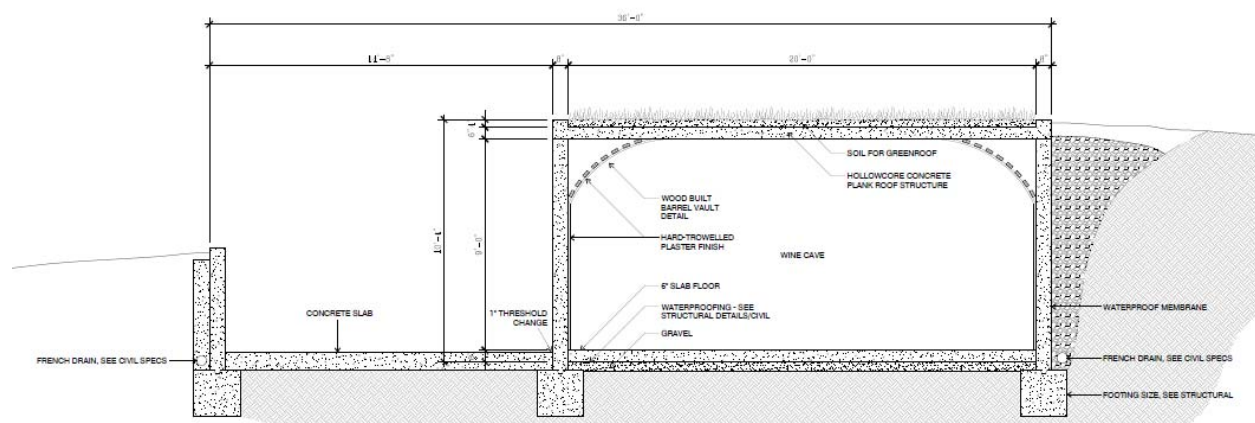


Figure 2: Wine Cave (Section View)

The applicant anticipates production of approximately 300 cases of wine per year. It is the intent of the applicant to keep some wine for personal consumption and to obtain a license from the Alcohol Beverage Control (ABC) for wholesale from the site. No wine tasting or public access to the facilities are proposed onsite.

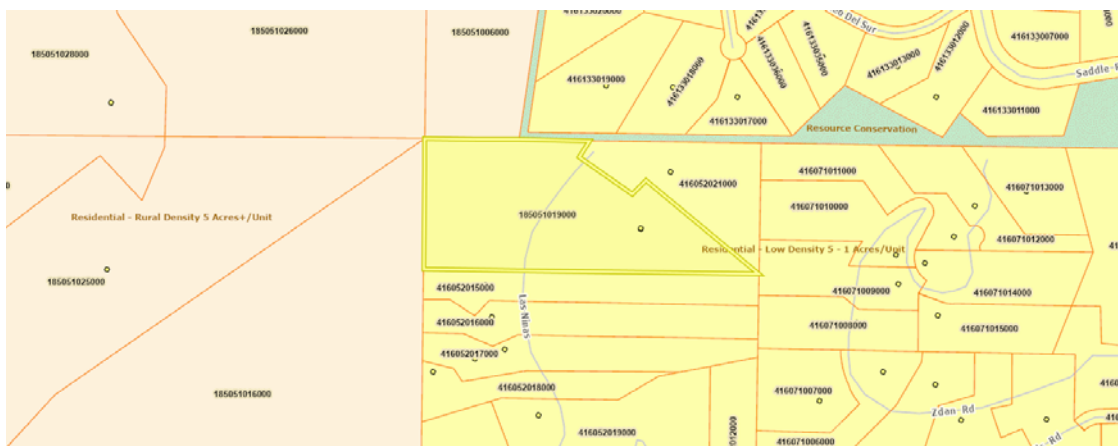
B. Environmental Setting and Surrounding Land Uses:

The site is located in the hidden hills subdivision located west of Laurels grade, south of Highway 68, and north of Carmel Valley Road. The area is comprised of rural residential development surrounded by oaks, chaparral, and rolling hillsides. Existing development on the Property includes:

- a main residence with a detached garage;
- an accessory dwelling unit with an attached garage;
- a storage building;
- the West Vineyard (2.35 acres); and
- the East Vineyard (1.6 acres).

The Property comprises 11.3± acres and is zoned Low Density Residential, maximum gross density of 2.5 acres/unit with Design Control and Site Plan overlay districts (“LDR/2.5-D-S”). The land use designations surrounding the Property are Residential-Rural Density and Low Density. Conversion of 2.35 areas on slopes between 0 and 25% slopes that contained a chaparral plant community typical of the area occurred within the past year. The vineyard expansion was done in a manner that avoided encroachment into easements recorded on the site for the purposes of protecting slopes greater than 30%. Access to the site is off Laureles Grade Road, to Hidden Valley Road, and Las Ninas Road.

The parcels to the south and east are zoned Low Density Residential and the parcels to the north and west are zoned Rural Density Residential (**Figure 4**). Residential lots to the north, east, and south of the site are approximately 5-10 acres in size and are mostly developed with single family residences. Properties to the west are approximately 20-40 acres in size and also contain some single family structures surrounding by open space.



unnecessary energy. The parcel is not considered a mineral resource recovery site. The project implementation would not result in the creation of hazards, induce or reduce the population or availability of housing, or cause reduction of the existing level of services for fire, police, public schools, or parks. Therefore, the project would have no impact on Aesthetics, Agriculture and Forest Resources, Biological Resources, Cultural Resources, Energy, Hazards/Hazardous Materials, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, or Utilities/Service Systems.

Less than significant impacts have been identified for Air Quality, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Noise, Traffic, Tribal Cultural Resources, and Wildfires (See Section VI, Environmental Checklist). Implementation of the project would incorporate conditions of approval to assure compliance with County requirements to the extent that they reduce the identified potential impacts. Some operational measures are proposed for the winery that mitigate traffic impacts by design. Therefore, mitigations were not necessary for the project to have a less than significant impact on these resources.

D. Other public agencies whose approval is required: Subsequent to obtaining the necessary discretionary permit approvals, the project will require ministerial approval from RMA Building Services, Bureau of Environmental Health, RMA-Public Works, RMA-Environmental Services, and Monterey County Regional Fire Protection District through the construction permit process. The project will also require the issuance of a winery waste discharge waiver for the processing of grapes. A type 17 or similar license (for creation and sale of wine for onsite consumption) will be required from the Alcohol Beverage Control (ABC) before wine produced onsite can be sold. In addition, any conditions of approval required by the reviewing agencies will require compliance prior to issuance of permits.

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

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

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

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 in the inland unincorporated areas of the County. The proposed project includes agricultural use (a winery) in addition to the residential use and vineyards that already exist. Residential use and agricultural uses are consistent with the low-density land use designation for the site (Figure #LU5). As described in sections that follow, adequate public services are available to serve the project, slopes

in excess of 30% are avoided, and measures are proposed to avoid adding peak hour traffic trips to roadways that that operate below acceptable levels of service. **CONSISTENT**

Greater Monterey Peninsula Area Plan

The project site is subject to the Greater Monterey Peninsula Area Plan of the *General Plan* that provides development standards and policies for this region of the Monterey Peninsula. The project site is not within the visually sensitive areas designated on the *Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map* (GMP-3.3 and Figure #14). Therefore, the project proposal is consistent with the Greater Monterey Peninsula Area Plan. **CONSISTENT**

Air Quality Management Plan

The 2009-2011 and the 2008 *Air Quality Management Plan (AQMP) for the Monterey Bay Region* addresses attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB) that includes Carmel Valley. California Air Resources Board (CARB) uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration (EPDC) over a consecutive three-year period. The air monitoring site in Carmel Valley has given no indication during project review that implementation of the project would cause significant impacts to air quality or greenhouse gas emissions (GHGs). **CONSISTENT**

Water Quality Control Plan

The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board (RWQCB), which regulates sources of water quality related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. Operation of the implemented project would not generate pollutant runoff in amounts that would cause degradation of water quality. A General Winery Permit may be required by the Regional Water Quality Control Board. Unless exempt, the General Winery Permit would regulate the disposition of waste created from winery operations. Therefore, the proposed project is consistent with the requirements of the RWQCB regulations. **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input 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 type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Traffic | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input checked="" 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:

1. Aesthetics. The project consists of the construction of a barn and a wine cave for processing of the grapes grown on site. The property is not located within a visually sensitive corridor and will have no effect on a scenic vista. The project will not damage scenic resources within a state scenic highway. The project will not degrade the existing visual character or quality of the site and surroundings. The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views. All lighting will be downlit to control offsite glare (Source: 1, 2, 3, 7). Therefore, the project will have no impact on Aesthetics.
2. Agriculture and Forest Resources. The subject property is zoned LDR (Low Density Residential), which allows recreational, public, residential, and limited agricultural services. The subject property contains 2.95 acres of existing vineyards. The project would not convert important agricultural land to nonagricultural use. The project would not conflict with existing zoning, a Williamson Act contract, timberland production or result in the significant loss of forestland (Source: 1, 2, 3, 4, 7). Therefore, the project will have no impact on Agriculture and Forest Resources.
4. Biological Resources. The proposed project will be constructed in an area surrounded by existing vineyards. Outside of the vineyard areas, the property is protected by a conservation and scenic easement due to slopes >30%. The project will have no effect on

candidate, sensitive, or special status species, riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service. No federally-protected wetlands are identified on the property. The project will not interfere with resident or migratory fish or wildlife species or conflict with local policies or ordinances protecting biological resources. The property is not subject to a Habitat Conservation Plan or Natural Community Conservation Plan (Source: 1, 2, 3, 4, 7). Therefore, the project will have no impact on Biological Resources.

5. Cultural Resources. The property is designated as moderate archaeological sensitivity. Ruben Mendoza prepared a Phase I archaeological assessment for the project. The report concluded that no culturally sensitive materials were identified and that the project may proceed with construction-related excavation. The project will not cause a substantial adverse change in the significance of historical resources, archaeological resources, paleontological resources, or disturb any human remains. A standard condition will be applied to the project that requires construction to stop if previously unidentified resources are found during construction (Source: 1, 7, 9). Therefore, the project will have no impact on Cultural Resources.
6. Energy. The project consists of the construction of a barn and a wine cave. The barn will be required to meet the requirements of Title 24 of the Uniform Building Code (UBC). The project will also incorporate solar panels for electrical generation. The energy the project consumes for functions such as internal building lighting, heating or air conditioning will be generated on site (Source: 1, 4). Therefore, the project will have no impact on Energy.
7. Hazards/Hazardous Materials. The project would not involve the transportation, storage or disposal of hazardous materials that would constitute a threat of explosion or other significant release which would pose a threat to neighboring properties. The project site is not located within one quarter mile of an existing or proposed school. The subject site is not included on a list of hazardous materials sites, including the state's Cortese List. Furthermore, the subject site is located outside of the Monterey Regional Airport Master Plan planning area and is not in the vicinity of a private airstrip. The site location and scale would not create an impact on emergency response or emergency evacuation and would not create an impact because it does not physically interfere with an emergency response plan. Therefore, the project would have no impact to existing or proposed schools because there are no school sites in the vicinity of the project; is not located on a hazardous materials site; and would not affect an airport plan or create hazardous conditions as a result of its proximity to a private airstrip (Source: 1, 2, 3, 4, 7, 10). Therefore, the project will have no impact on Hazards/Hazardous Materials.
8. Mineral Resources. The subject property does not contain any known mineral resources nor is it a locally important mineral resource recovery site (Source: 1, 2, 7). Therefore, the project will have no impact on Mineral Resources.
9. Population/Housing. The property is developed with a single-family dwelling and an accessory dwelling unit. No new units are proposed, and the existing units would remain. The project would include an agricultural use in addition to the existing residential use. The agricultural use would require up to 2 full time employees for maintenance and operation of the vineyards and winery. The added jobs would not substantially increase

demand for housing in the area. Therefore, no impact would occur for substantial population growth in the area; and there would be no substantial displacement of existing housing or residents in the community (Source: 1, 2, 4, 7). Therefore, the project will have no impact on Population/Housing.


10. Public Services. The proposed project has been reviewed by Monterey County Regional Fire Department which gives no indication that implementation of the proposed project would impact the existing response times of fire protection services for the area. Occupancy of the project would not require an increase in Sheriff protection for the area, impact the ability of the local School District to maintain acceptable service ratios, nor substantially increase use of existing park facilities in the area (Source: 1, 2, 4, 7, 14). Therefore, the project will have no impact on Public Services.
11. Recreation. The proposed project would not result in an increase in the use of existing neighborhood or regional parks that would cause substantial deterioration of a facility, propose additional recreational facilities, or require construction or expansion of recreational facilities. The project does not include the subdivision of land and therefore would not create a new impact on parks (Source: 1, 2, 4, 7). Therefore, the project will have no impact on Recreation.
12. Utilities/Service Systems. The proposed project consists of the construction of barn and a wine cave which will be served by some public utilities and services. Water for the structures will be provided by Cal-Am's Hidden Hills Water System and electricity will be solar with a PG&E back-up. Water for the vineyards will be provided by an onsite well. A propane tank will be installed to provide gas service to the barn. Sewage disposal will be handled through the proposed onsite septic system. The proposed construction would not cause a substantial increase nor exceed the capacity of these utilities and services. Storm water will be retained on site in a lined pond and will be reused for vineyard irrigation. This will avoid any potential impacts on storm water drainage facilities. Domestic solid waste from the project will be collected by Waste Management, Inc., and brought to the Monterey Regional Waste Management District's Material Recovery and Monterey Peninsula Landfill and Recycling Facility located north of the City of Marina. The wine press (crush) and vineyard waste is composted on site and used as an organic compost/mulch to fertilize the vineyard. The pomace left over from the crush is composted on site and blended with straw to provide the correct balance of carbon and nitrogen. Pruning waste (canes) from dormant wintertime pruning contains mold spores from powdery mildew. To prevent the spread of powdery mold, the canes are burned on site during permitted winter burn days. The ash is added to a vineyard compost pile. The amount of solid waste generated by the proposed project would not be in excess of the area's solid waste facilities (Source: 1, 3, 13, 14). Therefore, the project will have no impact on Utilities/Service Systems.

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

11-26-19

Date

Kenny Taylor (Associate Planner)

Printed Name

11-26-19

Title

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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source:)	<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 (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

2. AGRICULTURAL AND FOREST RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 forestland, 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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
c) Conflict with existing zoning for, or cause rezoning of, forestland (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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use? (Source:)	<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 nonagricultural use or conversion of forestland to non-forest use? (Source:)	<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 (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

3. AIR QUALITY

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in significant construction-related air quality impacts? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Create objectionable odors affecting a substantial number of people? (Source: 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

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

Conclusion:

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

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

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

The NCCAB is in nonattainment status of state standards for Ozone (O₃) and respirable particulates (PM₁₀). Therefore, projects resulting in a substantial increase in PM₁₀ emissions would

cause a significant impact to air quality. In addition, ambient ozone levels depend largely on the quantity of precursors, nitrogen oxide (NOx) and reactive organic gases (ROG), emitted into the atmosphere. Implementation of the project would result in temporary impacts resulting from construction and grading activities caused by dust generation and fuel combustion of construction vehicles (major sources of primary PM₁₀) and NOx and ROG emittance. The proposed grading consists of 2,500 cubic yards of cut and 2,500 cubic yards of fill. The amount of grading is estimated to be no more than 0.05 acre-foot per day, under the recommended 2.2 acre-feet per day threshold of significance of grading and excavation during construction phases. Typical construction equipment would be used for the project and no more than 200 cubic yards per day of ground disturbance is planned. Therefore, these emissions would have a less than significant impact to air quality. Construction related air quality impacts would be controlled by implementing Monterey County Code Chapter 16.12. Standard conditions for erosion control require plans for control of runoff, dust, and erosion. Therefore, implementation of the proposed project, would result in less than significant impacts to air quality caused by pollutants currently in nonattainment for NCCAB and construction-related activities.

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 Wildlife or U.S. Fish and Wildlife Service? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:)	<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 (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

5. CULTURAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? Low Density (Source:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of dedicated cemeteries? (Source:)	<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 (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

6. ENERGY				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. ENERGY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (Source:)	<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 (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

7. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 7, 8) 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, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (Source: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Landslides? (Source: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (Source: 1, 7, 8)	<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, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 7, 8, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A Geotechnical and Percolation Investigation Report was prepared to determine the suitability of the soils for the proposed new two-story barn and septic drainfield. The report addresses local faults and seismic hazards within the subject property as well as recommendations for construction of footings, slabs, and retaining walls.

Conclusion:

7(a.i-iv), (c) and (e). Conclusion: No Impact.

The Geotechnical Report indicates that the subject property is within 1-2.5 kilometers of several fault lines. However, none of these faults are listed under the state Alquist-Priolo Earthquake Fault Zoning (AP) Act that prohibits human-inhabited structures being built across active faults. Based on information derived from the Geotechnical Report, the subject parcel is not likely to experience lateral spreading, subsidence, liquefaction, lurching, or collapse. The soils are capable of adequately supporting septic and wastewater disposal.

7(c). Conclusion: Less than Significant Impact.

Erosion can be caused by wind or water interacting with loose or disturbed soils. One and six tenths acres of land, on slopes between 15 and 20 percent, were converted from uncultivated land to vineyards which included removal of the natural vegetation on the site. Between vine rows, some exposed dirt and soils will remain within the vineyard. In addition nearly 5,000 cubic yards of grading is proposed for driveway improvements and construction of structures. Erosion can impact air quality and water quality. To address the potential for erosion during construction, erosion control measures will be required pursuant to Chapter 16.12 of the Monterey County Code. Straw wattles and other best management practices are required during construction. A drainage pond is proposed near the barn to capture runoff from the vineyards. Water from the pond will be recycled and used to irrigate the vineyards. Irrigation will help to minimize the potential for erosion by wind. With standard requirements implemented, and as proposed, the project would have a less than significant impact of air or water quality as a result of erosion.

7(d). Conclusion: Less than Significant Impact.

No unsuitable or unstable soil conditions were found at the proposed building site except for loose soil in the upper two feet and moderately to highly expansive soils at footing depths. The effects of loose or expansive soils can be minimized by following the recommendations in the Geotechnical Report. The Report recommends recompacting existing loose soil within the new building pad and extending a minimum of five feet in all directions outside of the proposed building foundations, as necessary, to 90 percent relative compaction at the direction of soils engineer prior to placing additional building pad fill or finishing the building pad subgrade. If

geotechnical recommendations are followed, the soil conditions at the site are suitable for the proposed use. Compliance with geotechnical recommendations will be requirements of standard grading and building permit review. Therefore, the project will have a less than significant impact on expansive soils.

8. GREENHOUSE GAS EMISSIONS					
		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 5)	<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, 2, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

As in the discussion of VI.3 Air Quality of this Initial Study, the 2008 *Air Quality Management Plan for the Monterey Bay Region (AQMP)* and the 2012-2015 *Air Quality Management Plan (AQMP)* are referenced for discussion of greenhouse gases (GHGs). The 2012-2015 *Air Quality Management Plan (AQMP)* only addresses attainment of the State ozone standard and builds on information developed in past *AQMPs*. The Monterey Bay Air Resources District (MBARD) is responsible for the monitoring of air quality and the regulation of stationary sources throughout the North Central Coast Air Basin (NCCAB) where the proposed project site is located. The MBARD produces the *AQMP* and all subsequent revisions. The *AQMP* does not establish thresholds of significance for greenhouse gas emissions. In addition, the County has not adopted a greenhouse gas reduction plan or established local thresholds by which to measure projects. This discussion contains a qualitative analysis of the project's potential contributions to greenhouse gas emissions including projected construction-related emissions, emissions that can be attributed to traffic and transportation, and stationary emissions from winery operations.

Conclusion:

8(a). Conclusion: Less Than Significant.

As previously discussed, ambient ozone levels depend largely on the number of precursors, nitrogen oxide (NO_x) and reactive organic gases (ROG), emitted into the atmosphere. Implementation of the project would result in temporary impacts resulting from construction and grading activities that require fuel combustion of construction vehicles, a primary source of NO_x and ROG emissions. Typical construction equipment would be used for the project and ROG and NO_x emitted from that equipment have already been accommodated within the *AQMP*. Therefore, these precursor emissions would have a less than significant impact on GHGs. An increase in GHG emissions would occur temporarily during project construction. In this case, construction related impacts will be brief and construction of the barn, wine cave and associated grading activities are of a magnitude that are anticipated to generate significant sources of greenhouse gases in the atmosphere. Following construction, two additional daily trips and approximately 30 additional seasonal trips are anticipated for employees, harvest and crushing activities, and wine product delivery and shipments are anticipated. The State of California is addressing state-wide

transportation emissions on many levels including increasing fuel efficiency in new vehicles, adopting policies that promote alternative fuel vehicles, adopting policies that promote alternative modes of transportation, and adopting cleaner fuel requirements for gas dispensed with the state. With a relatively small number of daily trips and given state efforts to reduce transportation, the project is not likely to contribute significantly to greenhouse gas emission from traffic. Operation of the winery would have a minimal demand on energy and the demand would be partially offset by the construction of a roof-mounted photo voltaic system on the proposed barn. Therefore, the proposed project, as conditioned, would have less than significant impact on GHG emissions.

8(b). Conclusion: No Impact.

Implementation of the proposed project would not conflict with any *AQMP* goals or policies for reducing emissions of greenhouse gases. There are no locally adopted thresholds or plans by which to measure greenhouse gas emissions from projects. Additionally, the project will not conflict with state-wide greenhouse gas reduction efforts.

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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source:)	<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 (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

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? (Source: 1, 2, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 2, 4)	<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, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 1, 2, 4, 7, 8, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 1, 2, 4, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. HYDROLOGY AND WATER QUALITY

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 2, 4, 7, 8, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Otherwise substantially degrade water quality? (Source: 1, 2, 4, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1, 2, 4, 7, 8, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 2, 4, 7, 8, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 2, 4, 7, 8, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j)	Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 4, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The subject property is a developed parcel served by the Hidden Hills Water System operated by California American Water Company. Water for the existing vineyards will be supplied through an onsite irrigation well, stormwater runoff from the new impervious surfaces, and winery process wastewater produced. Wastewater is treated on-site with a septic tank and leach field system. Title 15 Public Services of the Monterey County Code (MCC) regulates water quality and waste discharge. Implementation of the proposed project would result in 2,500 cubic yards of cut and 2,500 cubic yards of fill in addition to an approximate net of 23,464 square feet impervious surface, thus, potentially altering the existing drainage pattern.

Conclusion:**10 (a), (d), (e), (f), (g), (h), (i), and (j). Conclusion: No Impact.**

The vineyard will process and bottle up to 300 cases of wine per year and will require 3,600 gallons of water (12 gallons per case) to process the grapes. The process water will be collected in tanks and then recycled to irrigate the vineyards. At this volume of production, the project may qualify for a waiver of Waste Discharge Requirements under WDR Order No. R3-2008-0018. County of Monterey Bureau of Environmental Health has reviewed the incorporation of the onsite septic tank and leach field system design and has determined that it meets current MCC 15.20 Sewage Disposal regulations. Therefore, the project would not violate any waste discharge requirements.

Implementation of the proposed project would not violate any water quality standards. Stormwater runoff would be collected and directed to a lined pond located southwest of the barn. There was no indication during project review that the project would contribute to providing substantial additional sources of polluted runoff or to degrading water quality. The subject parcel is not located within a 100-year flood hazard area. There is no susceptibility to the failure of a levee or dam; therefore, implementation of the project would not expose people or structures to loss, injury, or death due to the aforementioned impact. The subject parcel is not located in an area vulnerable to tsunami inundation or an enclosed water body. Therefore, the project would not expose people or structures to impacts due to tsunami or seiche.

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

Water for the barn and the wine cave will be supplied by the Hidden Hills Water System operated by California American Water Company (“Cal-Am”). Water for this system is obtained outside of the Carmel River Watershed, and therefore, the property is not subject to Cal-Am’s Cease and Desist Order for the Carmel River. The water use for the barn would be limited to what is needed for toilet flushing, handwashing, and equipment washing. The barn and the wine cave collectively have 9.6 fixture units of plumbing fixtures. This equates to a maximum of 0.096 AF/year of water use or, on average, 85 gallons per day from the plumbing fixtures. Actual water use could be much less. The water use for the wine cave would be limited to the water use needed for the processing of the wine grapes and the occasional washing of bottles. The water use for the wine cave would be 10 gallons per day.

There are two vineyards areas on the property: the East Vineyard and the West Vineyard. The East Vineyard encompasses 1.35 acres and the West Vineyard encompasses 1.6 acres. The East Vineyard uses 0.14 acre-feet of water per year because they are less densely planted and are dry-farmed with only minimal irrigation in May, June, July, and October. The West Vineyard will use 0.66 acre-feet of water per year for the next 2-3 years until the vines are established and can be dry-farmed like the East Vineyard. Once the West Vineyard vines have matured, the water use will be reduced to 0.17 acre-feet of water per year through minimal irrigation in May, June, July, and October.

Water for the existing vineyards will be supplied through an onsite irrigation well, stormwater runoff from the new impervious surfaces, and winery process wastewater produced. The Property currently relies on the Hidden Hills Water System for about 0.8 acre-feet per year. An application has been submitted the Public Utilities Commission for a moratorium on new water service connections within the Hidden Hills service area. The PUC has not acted on the moratorium and there is not moratorium currently in effect. Results of the pending decision are speculative at this time. For this project, consistent with the Monterey Peninsula Water District’s recommendation, the Project would allow the Property to cease using this 0.8 acre-feet of water per year from Cal-Am by utilizing an onsite irrigation well that does not impact the aquifer from which Hidden Hills obtains its water supply. Therefore, the project would not substantially deplete groundwater supplies.

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

Impacts to drainage patterns and runoff due to construction of the proposed project are reduced by implementation of an erosion control plan, required and to be approved by the Resource

Management Agency (RMA-ES) as a condition of grading or building permit approvals. RMA-ES has conditioned the project to submit, prior to final inspection, certification by the Geotechnical Engineer that all development has been constructed in accordance with the recommendations contained in the Geotechnical Report and approved plans. Therefore, alteration of the existing drainage pattern would result in less than significant impact to erosion or siltation.

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

Discussion:

The property is subject to the 2010 Monterey County General Plan including the Greater Monterey Peninsula Area Plan and the Inland Zoning Ordinance (Title 21 of the Monterey County Code). Policies of the 2010 General Plan regarding conversion of uncultivated land to cultivated land, requiring that adequate services and facilities be available to serve development, design considerations, permissible land uses within the zoning district, traffic impacts, and restrictions on public access and events have all been reviewed as part of the proposed development. The Winery use will require approval of a Use Permit by the Planning Commission as a Cottage Industry. Cottage Industry Use Permits are granted for a one year period and may be extended beyond that one year period with additional Use Permits. The one year initial period provides an opportunity for data gathering and reflection on any unforeseen issues that may arise during operation.

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

The winery and related improvements are located on a 11.3 acre rural property. No form of subdivision is proposed, no changes in circulation are proposed or required, and no changes to surrounding land uses would result. Therefore, the project will not divide an established community. There are no know habitat conservation plans or natural community conservation plans applicable to the site. The site is restricted in areas by Scenic Easements recorded on final maps creating the existing lot. The Scenic Easements were dedicated over portions of the property containing slopes greater than 30%. The vineyard expansion, and structures have been sited on the lot so as to not encroach on the Scenic Easements. Therefore, the project will not conflict with any applicable conservation plans.

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

Individual components of the project have been reviewed for consistency with applicable General Plan Policies and the Zoning Ordinance.

Land Use Element: The property is designated for Low Density Residential Use pursuant to the 2010 General Plan. The Low Density Residential designation is described as appropriate for residential and limited agricultural uses. The project would retain the existing residential use and add an agricultural winery operation use which is allowable under the existing designation. In addition, Cottage industries, viticulture, and construction of structures accessory to the agricultural use of the property are permitted uses with the Low Density Residential zoning designation (Monterey County Code, Title 21, Chapter 21.14). The proposed barn appears to be designed to accommodate wine tasting and events onsite. The applicant has indicated that the barn is intended for occasional gatherings of family and friends. No public access or wine tasting will occur, and no events will be held onsite. A deed restriction reflecting the limitations of the barn has been agreed upon by the applicant and will memorialize restrictions on the use of the barn into the future.

Circulation Element: The project would not result in additional traffic trips to/from the site. Currently, one employee tends to the East Vineyard 3 to 4 days per week. The applicant has indicated that the same employee will tend to the West Vineyard and no additional employees are required for the vineyard expansion. Seasonal trips to and from the site to export the grapes grown in the East Vineyard (and more recently the West Vineyard) will no longer be needed as grapes will stay onsite for processing if the permit is approved. Those trips will be replaced with delivery trips for bottling and wholesale without increasing the total number of trips. The applicant has committed to scheduling seasonal harvest and crush operation trips off peak hours. Access to and from the site is likely to use Highway 68 to access Laureles Grade and Hidden Hills Road. Pursuant to the Guide for the Preparation of Traffic Impact Studies, a significant impact would occur from any increase in peak hour trips on roadway segments operating at a level of service F (LOS F). Highway 68 is a State Highway under the jurisdiction of the California Department of Transportation that operates at LOS F during peak hours. The 2010 General Plan requires payment of impact fees to help address regional traffic improvements (C-1.5). The project will be conditioned to pay regional traffic impact fees. As described in the transportation section of this report, the applicant proposes to arrange all employee traffic and seasonal traffic during off peak hours. By changing the hours of employees onsite, traffic to and from the site can easily be done during off peak AM and PM travel times. Peak travel times are between 7:00 and 9:00 AM and 4:00 and 6:00 PM. With elimination of daily employee commutes from peak hour traffic removal of trips for the transport of grapes offsite, and payment of regional traffic fees, the project will be consistent with Circulation policies. No changes to levels of service, transportation facilities, roads, or highways are anticipated.

Conservation and Open Space: Previously uncultivated land has been converted to vineyards (the West Vineyard) on slopes between 15 and 24 percent. Conversion of land on slopes over 30% has been avoided. Policy OS-3.5 (2) requires development of a ministerial process for conversion of uncultivated land on slopes between 15 and 24 percent. According to the General Plan, the ministerial process would require an erosion control plan and address slope stabilization, drainage and flood hazards. The County has not developed the ministerial process to date. Erosion,

geotechnical, and engineered drainage plans have all been submitted for the proposed project. Erosion and soils are addressed in the Geology and Soils and Hydrology Sections of this Study.

Public Services and Facilities: Infrastructure to support the proposed development is available or will be provided. The property is as characterized as Rural Lands for the purposes of Table PS-1 in the General Plan. Existing development and vineyards are served by Hidden Hills Water system and on-site septic systems for sewage disposal. A new septic system is proposed to serve the proposed barn and wine cave. An irrigation well has been permitted by the Environmental Health Department on the site. The applicant proposes to source water for the existing vineyards from the irrigation well rather than from the Hidden Hills Water System. Part of the existing water demand by the vineyards will be offset by the process wastewater produced in wine making in addition to any stormwater runoff that is collected into the lined stormwater pond. Both the process wastewater and the stormwater runoff collected will be used as supplemental irrigation for the vineyards and will reduce the net water demand calculations below.

Water Use for the West vineyard (until established and dry-farmed):

The West vineyard expansion is 1.6 acres with approximately 4,500 vines. Project water demand for the west vineyard is:

- 4500 vines x 3 gallons **per week** = 13,500 gallons per week.
- 54,000 gallons per irrigation season month.
- Irrigation is only used in May, June, July, and October.

Over an average year, the water use would be 216,000 gallons per year (0.66 acre feet per year) for the next 2 to 3 years until the West vineyard is established and can be dry-farmed like the East vineyard described below.

Water Use for the East vineyard (dry-farmed):

- The East vineyard is an established vineyard on approximately 1.35 acres (but less densely planted than the West Vineyard). There are approximately 3,850 vines in the East Vineyard with an average water use of:
- 3,850 vines x 3 gallons **per month** = 11,550 gallons per irrigation season month.
- Irrigation is only used in May, June, July, and October.

Over an average year, the water use will be 46,200 gallons per year (0.14 acre feet per year).

Water Use for the Barn and Wine cave:

The water use for the barn would be limited to what is needed for toilet flushing, handwashing, and equipment washing. The barn and the wine cave collectively have 9.6 fixture units of plumbing fixtures. This equates to 0.096 AF/year of water use or on average of 85 gallons per day from the plumbing fixtures.

The water use for the wine cave would be limited to the water use needed for the processing of the wine grapes and the occasional washing of bottles. The vineyard will process and bottle up to 300 cases of wine per year and will require 3,600 gallons of water (12 gallons per case) to process the grapes. The process water will be collected and contained in the tanks and then recycled to irrigate the vineyards. Over an average year, the water use for the wine cave is 10 gallons per day.

The onsite irrigation well was constructed with a permit from the Environmental Health Bureau in September 2019. The well is located in fractured rock and does not draw from a designated groundwater basin. As an irrigation well, no pump testing or water quality testing is required. Water used from the irrigation well will offset existing demand on water supplied by Cal-Am through the Hidden Hills Water System.

The project will not impact existing roads, schools, parks, or other public facilities in the area.

Greater Monterey Peninsula Area Plan (GMP): The GMP contains policies specific to the Greater Monterey Area within the General Plan. No conflicts have been identified with this plan. The site, vineyards, and structures are not visible from Highway 68 or Laurles Grade and the project is in keeping with the rural character of the area.

Other: There are other Elements of the General Plan that apply that are not discussed in detail in this analysis because no potential conflicts with other relevant policies have been identified.

Title 21 (Inland Zoning Ordinance): The property is zoned Low Density Residential (LDR) with Design Control and Site Plan Review Overlays. Residential uses (21.14.030.A and Q) and Crop farming including viticulture (21.14.030.N) are principally permitted uses in the LDR zone. The new structures are subject to discretionary review and permitting pursuant to regulations for the Site Plan Review (S) district (Chapter 21.45). As a limited scale quasi commercial use, the winery operation will be permitted pursuant to the Regulations for cottage industry contained in Section 21.64.095 of the Monterey County Code which requires a Use Permit and provides limits on the number of employees and limits advertisement at the site. The initial Use Permit will be valid for a one year period providing the opportunity to review any unforeseen land use compatibility issues in future year permitting for the operations. As a cottage industry, the winery will not be open to the public and there will be no public events on the property. The applicant has agreed to a deed restriction to reflect this limitation. No conflicts with the zoning ordinance have been identified.

12. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source:)	<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 (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

13. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ((Source: 1, 2, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

13. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

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

Conclusion:

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

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

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

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

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

14. POPULATION AND HOUSING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source:)	<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 (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

15. PUBLIC SERVICES				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source:)	<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 (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

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

17. TRAFFIC				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths? (Source: 1, 2, 3, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: 1, 2, 3, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Source: 1, 2, 3, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 3, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

17. TRAFFIC		Less Than Significant With Mitigation Incorporated			Less Than Significant Impact		No Impact
Would the project:		Potentially Significant Impact					
e)	Result in inadequate emergency access? (Source: 1, 2, 3, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 2, 3, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Discussion:

The subject parcel is located along a Laureles Grade road segment with a level of service rating “D”. Access to the parcel is from a paved private road accessed from Hidden Valley Road, Hidden Hills Road and subsequently Laureles Grade. Construction activities would cause temporary increase in truck traffic. Travel to and from the site will be during off peak AM and PM travel times which are between 7:00 and 9:00 AM and 4:00 and 6:00 PM. The vineyard and wine cave will not be open to the public. RMA-Public Works has applied a standard condition to the project to require the payment of the County-wide traffic fee.

Conclusion:

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

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

17 (b) Conclusion: Less Than Significant Impact.

The vineyard is a family-run operation which will produce about 300 cases of wine on average, annually. Currently, the grapes are trucked off site for processing. With the project, the wine will be made from only the grapes grown on site and those grapes will be crushed, fermented, aged and bottled on site. The bottled wine will also remain on the site and will not be warehoused off site. On a year-round basis, the main weekly activities include 1-2 people working 3-4 days a week maintaining the East and West Vineyards as well as routine landscape maintenance of the residences. The newer West Vineyard did not increase the number of employees on the Property or their days working on the Property as these employees were already maintaining the East Vineyard. The addition of the West Vineyard simply increased the hours these employees spent each day on the Property. Travel to and from the site will be during off peak AM and PM travel times which are between 7:00 and 9:00 AM and 4:00 and 6:00 PM. The vineyard and wine cave will not be open to the public. Grapes are currently harvested by a team of workers over a 1-2 day period between August and September and trucked offsite for processing.

The Project would replace the offsite truck trips associated with the grape harvest with 2 workers to handle processing and bottling for 2 additional days during the year (2 vehicles x 2 trips x 2 days = **8 trips/year**). These Production Activities employees would travel to and from the site

during off peak hours (peak hours being between 7:00 and 9:00 AM and 4:00 and 6:00 PM). Several deliveries each year of bottles and supplies would also be anticipated with a maximum of one delivery per month. The road is narrow, with switchbacks, so delivery vans would be the truck size expected for the deliveries (1 van x 2 trips x 1 days/month x 12 months = **24 trips/year**).

These vehicle trips would be made during off peak hours. According to the ITE Trip Generation Manual, 10th Edition, a single-family dwelling generates 10 daily trips. Based upon the activities noted above, the estimated new traffic to the property would be 32 trips per year or an average of 0.09 daily trips associated with the vineyard (less than 1 round trip per day). Therefore, impacts due to traffic would be less than significant.

The grading consists of 2,500 cubic yards of cut and 2,500 cubic yards of fill, balanced on site. The total increase in traffic throughout construction of the project would cause temporary degradation of the level of service standard. However, traffic levels would return to normal service level after completion of the project. Therefore, impacts due to a temporary increase in construction traffic would be less than significant.

18. TRIBAL CULTURAL RESOURCES	Less Than Significant			
	Potentially Significant Impact	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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: Two Native American Tribes, recognized by the Native American Heritage Commission (NAHC) with traditional and cultural affiliation to the area in which the project is located have requested notification of projects in Monterey County; Ohlone, Coastanoan, Esselen Nation (OCEN) and the Esselen Tribe of Monterey County (ETMC) [The Salinan Nation has also

requested notification of projects in portions of Monterey County but not including the area in which this project is located]. OCEN and ETMC were notified of the intent to prepare an Initial Study for this project. OCEN requested formal consultation and ETMC responded in writing with a request that standard archaeological conditions be applied to the project and requested notification if resources are discovered. Pursuant to the requirements of the Public Resources Code, on November 19, 2019, the Resource Management Agency consulted with the Ohlone, Costanoan, Esselen Nation (OCEN) on the project.

Related to this topic a Phase I archaeological assessment for the project was prepared by Ruben Mendoza. The report concluded that no culturally sensitive materials were identified and that the project may proceed with construction-related excavation.

18 (a)(i) Conclusion: No Impact

The site is developed with four structures; a single family dwelling, an accessory dwelling unit, a detached garage, and a shed. All structures were built circa 2005 and are not historic in nature. In addition, the project will not alter these existing structures.

The site is mapped as having “moderate” archaeological sensitivity although known sites do exist within 1 mile of the site. An archaeological investigation was prepared for the site by Ruben Mendoza. The investigation concluded that there is no surface evidence or background evidence that would indicate that archaeological resources are present at the site. There is no indication in the record that resources were discovered or impacted during the construction of the existing structures in 2005 or during conversion of the vineyard areas.

Neither OCEN nor ETMC identified specific cultural or spiritual significance of the site during the consultation period.

There are no listed historic resources at the site and based on the information above, there is no evidence that the project would impact resources that might be eligible for listing.

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

On November 19, 2019, the Resource Management Agency (RMA) had a formal consultation with OCEN. During the consultation, OCEN requested to have grading and earth movement monitored by an OCEN tribal representative. The reason for this request was to monitor grading to verify that no human remains, or Native American artifacts are discovered and if they are discovered, to ensure that they are treated with appropriate dignity and respect. There was no indication that the site has unique spiritual or cultural significance other than the possibility that buried resources can exist at the site. The RMA as the lead agency did not agree to the proposed mitigation because there is evidence in the record that there is a very low probability that remains or artifacts will be disturbed. As described in Section 18(a)(i) above, the site has a moderate archaeological sensitivity designation, a report prepared by a qualified archaeologist found no evidence that resources may be present at the site, and there is no indication that previous development at the site impacted cultural resources. As an alternative to tribal monitoring of all grading activities, the RMA agrees to condition the project with a standard archaeological condition that requires work to stop within 50 meters of a find if previously unidentified resources are discovered during construction and that an archaeologist, the RMA, and if applicable the County Coroner be contacted to evaluate the find.

The RMA agrees to modify this condition to add notification of OCEN and ETMC in addition to the RMA, archaeologist, and if necessary the Coroner.

19. UTILITIES AND SERVICE SYSTEMS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source:)	<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 (Surrounding Land Uses and Environmental Setting), and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

20. WILDFIRE		Less Than Significant With Mitigation Incorporated			
		Potentially Significant Impact	Less Than Significant Impact	No Impact	
Would the project:					
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan? (Source: 1, 2, 14, 15)	<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, 2, 14, 15)	<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, 2, 14, 15)	<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, 2, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The County of Monterey is characterized by moderate to very high fire hazard. California Department of Forestry and Fire Prevention (CAL FIRE) maps identify fire hazard severity ones in the State and local responsibility areas; the project site is located within a State Responsibility Area. The proposed project site is located within a very high fire severity zone (VHFSZ) and is susceptible to wildfire risk. Fire hazards include surrounding undeveloped areas with dense shrubs, woodlands, and grasslands. Monterey County Regional Fire Protection District (MCRFPD) has reviewed the project for design features adherent to PRC §4291 including the maintenance of a 100-foot buffer of defensible space around all structures and the use of nonflammable construction materials. There is no indication from MCRFPD that the plans for the proposed project would not comply with requirements of PRC §4291.

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

The proposed project includes a new barn, wine cave and vineyards on a 11.3 acre lot that is already developed with a residential use. No new roads are proposed other than internal access roads to the barn and through the vineyards. This development will not increase population in the area or impair any emergency routes. Internal access roads will provide for better access to and from the site by emergency vehicles in the event of a fire on the site or nearby. With removal of brush and other vegetation for conversion of land to vineyards, the fuels and fire potential at the site are reduced significantly. All structures, existing and proposed, will be surrounded driveways and irrigated vineyards in excess of 100 feet on all sides, exceeding typical fire clearance standards.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects) (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The project site is located in a rural residential area off Laureles Grade Road known as the Hidden Hills subdivision. Laurels Grade spans from Highway 68 on the north side to Carmel Valley Road in the South. Front slopes of the grade from Highway 68, west of Laurels Grade Road are subject to the Greater Monterey Peninsula Area Plan and the east side of Laurels Grade Road is subject to the Toro Area Plan. At the top of the grade, the guiding area plan transitions to the Carmel Valley Master Plan. This cumulative analysis is focused on residentially designated lands in the Greater Monterey Peninsula Area west of Laurels Grade from Highway 68 to the boundary of the Carmel Valley Master Plan area. Cumulative considerations in this area include hydrology, traffic, biology, cultural and tribal cultural resources.

Conclusion: Less Than Significant Impact

If repeated on a larger scale throughout the geographic area, conversion of lands to vineyards and private winery uses could have considerable cumulative effects; however, as described throughout this document, the proposal includes adequate measures to address site specific impacts, and if similar developments can reduce demands on the Hidden Hills Water System without significantly impacting groundwater in the area, can avoid adding peak hour traffic on roads in the vicinity, can avoid slopes in excess of 30%, are not visible from common public viewing areas, and can adequately control drainage and erosion, cumulative impacts would be less than cumulatively

considerable. It is unlikely that there will be a large demand for similar projects in the vicinity and any similar projects would require its own discretionary review and analysis. The proposed uses are allowed by General Plan and Zoning ordinance policies. Conversion of land to vineyards is allowed ministerially and cottage industries are allowed with a Use Permit. If significant resource constraints are identified in the future, comprehensive land use regulation changes may be needed.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game now the 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 eliminated the provision for a determination of de minimis effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of “no effect” on fish and wildlife resources, development applicants must submit a form requesting such determination to the Department of Fish and Game. Forms may be obtained by contacting the Department by telephone at (916) 631-0606 or through the Department’s website at www.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 Planning Department files pertaining to PLN180257 and the attached Initial Study/Proposed Negative Declaration.

IX. REFERENCES

1. Project File No. PLN180257
2. 2010 Monterey County General Plan
3. Greater Monterey Peninsula Area Plan
4. Monterey County Code
5. Monterey Bay Air Resources District. (2017). *2012-2015 Air Quality Management Plan*. Available from: <https://www.mbard.org/air-quality-plans>
6. Regional Water Quality Control Board, Central Coast Region. (March 2019). *Water Quality Control Plan for the Central Coastal Basin*. Available from: https://www.waterboards.ca.gov/centralcoast/publications_forms/publications/basin_plan/

7. County of Monterey GIS Map Viewer.
8. Soils Surveys Group, Inc. (May 19, 2018 and December 10, 2018). Geotechnical and Percolation Investigation for 11721 Hidden Valley Road, Carmel Valley, CA 93924 (APN: 185-051-019-000), File No. LIB180389
9. Mendoza, Ruben G., PhD., RPA (June 21, 2018). Phase 1 Inventory of Archaeological Resources for 11721 Hidden Valley Rd, Carmel Valley, CA 93924 (APN: 185-051-019-000) File No. LIB180390
10. California Department of Toxic Substances Control. "DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List)." Accessed October 17, 2019. Available from: https://www.envirostor.dtsc.ca.gov/public/deed_restrictions.asp
11. ITE Trip Generation Manual, 10th Edition.
12. Monterey Regional Waste Management District website. <http://www.mrwmd.org/disposal/>
13. Interdepartmental Review Comments in Planning File PLN180257.
14. California Public Resources Code. PRC §4291, Division 4, Part 2, Chapter 3