

County of Monterey
State of California
NEGATIVE DECLARATION

FILED

JAN 03 2020

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	Sanford T Colb & Company
File Number:	PLN170583
Owner:	Sanford T Colb & Company
Project Location:	36995 Palo Colorado Road, Carmel
Primary APN:	418-031-027-000
Project Planner:	R. Craig Smith
Permit Type:	Combined Development Permit consisting of a Coastal Development Permit and Variance
Project Description:	Demolition of existing single family dwelling and new construction of replacement single family dwelling.

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:	January 7, 2020
Review Period Ends:	February 6, 2020

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

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING

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

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



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION MONTEREY COUNTY ZONING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit, File Number PLN170583; Sanford T Colb & Company; at 36995 Palo Colorado Road, Carmel; APN 418-031-027-000 (see description below). The project involves the demolition of the existing single-family dwelling and the construction of a new single-family dwelling.

The Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency – Planning, 1441 Schilling Place, 2nd Floor, Salinas, California. The Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: <http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma/-planning/resources-documents/environmental-documents/pending>.

The Zoning Administrator will consider this proposal at a meeting on February 27, 2020 at the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from January 7, 2020 to February 6, 2020. Comments can also be made during the public hearing.

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the demolition and construction of a single family dwelling and retaining walls; 2) a Coastal Development Permit to allow development within 100-feet of an environmentally sensitive habitat area; 3) a Coastal Development Permit to allow development on slopes in excess of 30% and 4) a Variance to reduce the rear yard setback from 20 feet to 7 feet.

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: Sanford T Colb & Company; File Number PLN170583

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

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

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. California Coastal Commission
4. California Department of Fish & Wildlife, Region 4, Renee Robison
5. Monterey County RMA-Public Works
6. Monterey County RMA-Environmental Services
7. Monterey County Environmental Health Bureau
8. Sanford T Colb & Company, Owner
9. Jay Auburn C/O Studio Schicketanz, Agent
10. The Open Monterey Project
11. LandWatch Monterey County
12. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

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

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

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

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Sanford T Colb & Company

File No.: PLN170583

Project Location: 36995 Palo Colorado Road, Carmel

Name of Property Owner: Sanford T Colb & Company

Name of Applicant: Jay Auburn C/O Studio Schicketanz

Assessor's Parcel Number(s): 418-031-027-000

Acreage of Property: 0.355 acre (15,464 sq. ft.)

General Plan Designation: Rural Density Residential, Coastal Zone

Zoning District: RDR/40-D(CZ)

Lead Agency: Monterey County Resource Management Agency, Planning Division, RMA)

Prepared by: R. Craig Smith, Associate Planner

Date Prepared: January 2, 2020

Contact Person: R. Craig Smith, Associate Planner

Phone Number: (831) 796-6408

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project

The project application (herein after referred to as “Project”), consists of the demolition of an existing 730 square foot residential dwelling, retaining and deflection walls, deck, stairs and shed (1,474 sq. ft. cumulative coverage) and the subsequent construction of a single-story 1,194 square foot single-family dwelling, deck, shed, retaining and deflection walls and stairs (1539 sq. ft. cumulative coverage).

The Project requires a Combined Development Permit consisting of:

- 1) Coastal Administrative Permit and Design Approval to allow for the demolition and construction of the structural development described above;
- 2) Coastal Development Permit for development within 100 feet of an environmentally sensitive habitat area (ESHA);
- 3) Coastal Development Permit for development on slopes of 30 percent or greater;
- 4) Variance to reduce the rear yard setback from the required 20 feet to seven (7) feet (utilizing the extent of the existing footprint).

The project also includes a new Alternative Treatment Septic System and relocating the at-grade propane tank to an underground vault. There are no trees proposed for removal. The project proposal will be presented to the Appropriate Authority approximately 60 days after the close of the public comment period associated with this Initial Study. The parcel is located at 36995 Palo Colorado Road, Big Sur Area, Coastal Zone.

B Surrounding Land Uses and Environmental Setting

Regional Setting

The proposed single-family dwelling is located in the Palo Colorado Canyon within the northern reaches of Big Sur. Palo Colorado Canyon is approximately 12 miles south of Carmel and originates in the uplands east of the Pacific with the mouth of the canyon located on the alluvial plain at Highway 1 and Palo Colorado Creek emptying into the Pacific. Palo Colorado Road traces the creek through three (3) miles of Palo Colorado Canyon to a point where the road departs from the canyon and climbs over the mountain to an area known as “The Hoist” before the road descends into the Rocky Creek watershed. The canyon contains at times dense redwood forestation and eucalyptus groves at the upper reaches with exposure to sunlight, and at the western mouth of the canyon. Palo Colorado Canyon is developed as a community of low-density single-family residential dwellings, mostly within the canyon and in some instances on the slopes of the canyon. The subject property is a small lot developed with a small single-family structure within a dense redwood forest.

Site Setting

The project site is a 0.42 acre parcel located approximately 7/10ths of a mile east of Highway 1 within the canyon; Palo Colorado Creek runs through the southern and western portions of the parcel. The cabin and building site are located approximately 12 feet above the top of the northern banks of the creek, and approximately 12 feet laterally from the same bank. There are numerous

redwood trees on the site and in the vicinity. The site is constrained by the redwood forestation and instances of slopes in excess of 30 percent. The project site is previously developed with a 730 sq. ft. single-family dwelling with a small retaining wall approximately eight (8) feet from top of bank, located between the creek and the residence; a foot bridge spans Palo Colorado Creek, connecting the parking area adjacent to Palo Colorado Road to the dwelling. The proposed replacement dwelling would be located on the existing building site, predominately within the existing footprint, and other portions of the site that were disturbed when the original residence was built.

According to the County's GIS database and the archaeological report prepared for the project, the project area is located within an area of high archaeological sensitivity. However, the nearest recorded archaeological resource is located approximately $\frac{3}{4}$ mile west of the project site at the mouth of Palo Colorado Creek. See Section VI.5 below for a detailed discussion.

C. Other public agencies whose approval is required:

The project is subject to review by the California Coastal Commission; however, the project is not subject to permits or other forms of entitlements because the County has an adopted Coastal Land use Plan and Coastal Implementation Plan. Though the project is located approximately 12 feet from the top of bank of Palo Colorado Creek, the project is not subject to a permit from California Fish and Wildlife because there are no proposed discharges into the creek and there is no proposed development located on the banks of the creek. No alterations to the creek or creek banks are proposed.

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

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

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

1982 Monterey County General Plan

The project site is subject to the Monterey County certified Local Coastal Plan (LCP). Policies of the *1982 Monterey County General Plan* (General Plan) apply where LCP policies are silent. Noise and energy policies are the primary sections that are addressed within the General Plan and not within the LCP. The proposed project is consistent with the Rural Density Land use designation of this residential site, continuing the existing land use. The proposed project is the demolition of an existing residential dwelling and subsequent new construction of a residential dwelling on a developed parcel within a rural but built-out single-family residential neighborhood. Therefore, the project proposal is consistent with the General Plan. **CONSISTENT.**

Water Quality Control Plan. The Regional Water Quality Control Board incorporates the County's General Plan in its preparation of regional water quality plans. The project is consistent with the 1982 Monterey County General Plan and with the Association of Monterey Bay Area Governments (AMBAG) regional population and employment forecast and, therefore, is consistent with the Regional Water Quality Control Plan. Section VI.9 (Hydrology and Water Quality) below discusses whether the proposed project violates any water quality standards or waste discharge requirements, substantially depletes groundwater supplies or interferes substantially with groundwater recharge, substantially alters the existing drainage pattern of the site or area or creates or contributes runoff water that would exceed the capacity of existing or planned stormwater drainage. **CONSISTENT**

Air Quality Management Plan

The 2012-2015 and the 2008 Air Quality Management Plan (AQMP) for the Monterey Bay Region (Source 9) address attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB) that includes unincorporated Big Sur areas. California Air Resources Board (CARB) uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration over a consecutive three-year period. The closest air monitoring site in Big Sur has given no indication during project review that implementation of proposal for a replacement single-family residence would cause significant impacts to air quality or greenhouse gas emissions (GHGs). **CONSISTENT.**

Big Sur Coast Land Use Plan

The project site is subject to the *Big Sur Coast Land Use Plan* that provides development standards and policies for unincorporated Big Sur. The subject parcel consists of 0.42 acres and is developed with one single-family dwelling. The project includes the demolition of the existing single-family dwelling and the subsequent construction of a replacement single-family dwelling. The Project will conform to the applicable development policies of the General Plan and the Big Sur Coast Land Use Plan. If the Variance request is approved, the Project will conform to Title 20, the Coastal Implementation Plan, zoning ordinance for the coastal zone. **CONSISTENT.**

Local Coastal Program

In the Big Sur area, the Local Coastal Plan (LCP) includes the Big Sur Coast Land Use Plan (discussed above) and Implementation Plans Part 1 (the Monterey County Coastal Zoning Ordinance) and Part 3 (Regulations for Development in the Big Sur Coast Land Use Area). The proposed project site is currently zoned as RDR and consists of a single-family home on a parcel of approximately 0.42 acres, approximately 7/10ths of a mile east of the Pacific Ocean. The project consists of the demolition of the existing single-family dwelling and subsequent construction of a replacement single-family dwelling. The proposed project is consistent with policies of the Big Sur Coast Area Land Use Plan. **CONSISTENT.**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards/Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Traffic | <input 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 is the demolition of the existing single-family dwelling and appurtenant features totaling 1,474 sq. ft. and the subsequent construction of a replacement single-family dwelling and appurtenant features totaling 1,539 sq. ft. Both the existing dwelling and the proposed dwelling are single-story structures. The project site is not within a designated or mapped viewshed. The project would not damage any scenic resources and would not result in ridgeline development and the project site is not part of a scenic vista or panoramic view. The project would not substantially degrade the existing visual character of the site and its surroundings. There is no change proposed to the existing residential zoning, and the project would not create any new sources of substantial light or glare which would adversely affect views in the area. The current and proposed residential use of the parcel is consistent with the existing zoning and uses for the area. The subject property contains an existing one-story single-family dwelling that features redwood shingle siding and a flat roof. The replacement dwelling features a flat roof and a mixed material pallet of stucco, wood, and metal siding with the dwelling placed on a concrete footing. The colors are neutral and non-reflective. The replacement dwelling and appurtenant features are nominally – approximately 55 sq. ft. – larger than the existing development, the result is a development of substantially the same scale as the existing development. *The Project would not result in impacts to aesthetics in the neighborhood.* (Reference IX: 1, 2, 3, 4, 5, & 7). *No Impact*
2. Agricultural and Forest Resources: The subject property is zoned RDR (Rural Density Residential), which allows recreational, public, residential, and limited agricultural services. Data contained within the Monterey County Geographic Information System (GIS) indicates that the subject property does not contain farmland that is Prime, Unique, or of Statewide or Local Importance; nor is it encumbered by a Williamson Act contract. As described in the Section II.B – Surrounding Land Uses and Environmental Setting of this Initial Study, the subject property contains an existing residential structure on a lot of approximately 15,461 square feet (.355 acre), zoned for residential uses, within an established rural residential area of characterized by lots approximating one (1) acre. There are no ongoing agricultural uses on the property or vicinity observed during staff's onsite visit. The project would not change the environment of the property or surrounding area. No redwoods or other trees are proposed for removal to accommodate the proposed project. *The project would not result in conversion of prime agricultural lands to non-agricultural uses or impact agricultural resources and would have no impact on forest resources.* (Source: 1, 3, 6, & 7) *No Impact.*
6. Energy: As described in the Section II.A – Description of Project of this Initial Study, implementation of the project includes the construction of a replacement single-family residence on a developed lot within a built-out residential neighborhood. The project would meet all building requirements to meet Title 24 of the Uniform Building Code (UBC). The project would consume the typical amount of energy expected for a single-family residence for functions such as internal building lighting, heating or air conditioning. *The Project would not result in impacts to energy resources.* (Source: 1, 3, & 4) *No Impact.*

9. Hydrology/Water Quality: The proposed project would not violate any water quality standards or waste discharge requirements nor substantially alter the existing drainage pattern of the site or area. The proposed project is not located within a 100-year floodplain and would not impede or redirect flood flows. The proposed project would not require a SWPPP because the project consists of a replacement single-family residence with a modest increase in footprint coupled with a modest increase in permeable surfaces on the 0.355-acre site. Additionally, the project includes BMPs to control storm-water runoff or erosion during the construction phase of the project. *The project would not result in impacts related to hydrology or water quality.* (Source: 1, 6, & 7) *No Impact.*
10. Land Use/Planning: The proposed project involves the demolition of an existing one-story single-family dwelling and subsequent construction of a replacement one-story single-family dwelling. The existing parcel is zoned Rural Density Residential, 40 acre parcel size, with a Design Control overlay district (Coastal Zone) [RDR/40-D (CZ)], and the surrounding area has this same zoning and land use designation; the adjacent land uses are single-family residential. The project will have no impact on this designation or use, and the proposed project is consistent with this designation and use. The site does not support any development beyond the existing single-family dwelling. Therefore, the project would not physically divide, disrupt, or otherwise have a negative impact upon an established community, the existing neighborhood, or adjacent properties. Also, the project would not conflict with any habitat conservation plan or natural community conservation plan, as none are applicable to the project site. The proposed project was reviewed for consistency with the 1982 Monterey County General Plan and the Big Sur Area Local Coastal Plan (LCP). As designed and conditioned, the project is consistent with applicable General Plan and LCP policies as discussed in Section III. The proposed replacement single-family dwelling would meet height limitations, front and side setbacks, site coverage and FAR limitations. With approval of a Variance, the project would comply with Tile 20, the Coastal Implementation Plan regulations regarding the rear yard setback. *The project would not result in impacts to land use and planning.* (Source: IX. 1, 2, 3, 4, 5, & 7) *No Impact*
11. Mineral Resources: According to County resource maps, no mineral resources have been identified on the project site or would be affected by the project. County resources maps have not changed since the implementation of this project and no mineral resources are currently associated with this parcel. Additionally, a site visit conducted by staff verifies that there are no mineral resources for commercial use on the site. Therefore, the proposed project had no impacts on mineral resources. *The project would have no impact on mineral resources.* (Reference IX: 1, 2 & 7) *No Impact.*
14. Population/Housing: Implementation of the Project would add a nominal amount of square footage in excess of the existing single-family residence but resulting in no additional residential units or the displacement of existing housing units. Therefore, the Project would not cause an increased demand for additional housing or substantially induce population growth in the area, either directly or indirectly, as no new public infrastructure would be extended to the site. *The project would have no significant impacts related to population and/or housing.* (Source: 1 & 7) *No Impact.*
15. Public Services: As described in Section II.A – Description of Project of this Initial Study, the Project includes the demolition of the existing single-family dwelling and subsequent

construction of a single-family dwelling. This replacement structure would not result in impacts to existing public services provided by the Mid-Coast Volunteer Fire Company, Monterey County Sheriff Department, schools within the Carmel Unified School District, or public parks (also see evidence for Recreation below). The project would not result in the expansion of other public facilities such as public roads (also see Section VI.16). *The project would have no impact to public services.* (Source: 1 & 7) *No Impact.*

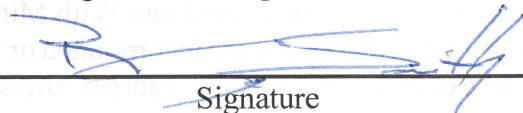
16. Recreation: As described in Section II.A – Description of Project of this Initial Study, the Project includes the demolition of the existing single-family dwelling and subsequent construction of a replacement single-family dwelling. This proposed replacement single-family dwelling unit and demolition of an existing single-family dwelling unit does not trigger the need to provide park or recreation land and/or in-lieu fees established by the 1975 Quimby Act. Therefore, the Project would not result in a significant increase of the use of existing neighborhood and regional parks or other recreational facilities, causing substantial physical deterioration. The Project does not include or require construction or expansion of recreation facilities. *The project would not create significant recreational demands.* (Source: 1, 3, 4 & 7) *No Impact.*
18. Tribal Cultural Resources: The subject parcel is located in the aboriginal territory of the Esselen Tribe of Monterey County (ETMC). Pursuant to Public Resources Code requirements, the Esselen Tribe was notified of the project proposal in a letter delivered via email on June 4, 2019. In June 6, 2019 letter delivered via email, the tribal representative declined a consultation regarding the project because they felt that there would be no impacts to cultural resources. *The project would not create significant transportation demands or increase traffic loads in a significant way.* (Source: 1 & 14) *No Impact.*
19. Utilities/Service Systems: Potable water for the existing lot is provided by a private well located on the property. Existing wastewater service is provided a private septic system on the site. The project includes a new septic system that would comply with State and County regulations for treating affluent waste. Any excess construction materials from the project would be recycled as feasible with the remainder being hauled to landfill. However, the minimal amount of construction waste produced would not affect the permitted landfill capacity. *The proposed project would not result in impacts related to utilities/services.* (Source: 1) *No Impact.*

B. DETERMINATION


On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

R. Craig Smith


Date

Associate Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including off-site as well as on-site, 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 “Earlier Analyses,” as described below, 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 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					
Except as provided in the Public Resources Code Section 21099, would the project:		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II.A (Project Description) and B (Surrounding Land Uses and Environmental Setting), and Section IV.1 (Environmental Factors Potentially Affected), as well as the sources referenced.

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.

Would the project:		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural 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"/>
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 district or air pollution control district may be relied upon to make the following determinations.

Would the project:		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 2, 3, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard? (Source: 1, 2, 3, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Result in significant construction-related air quality impacts? (Source: 1, 2, 3, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 3, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people (Source: 1, 2, 3, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation

In order to provide protection and enhancement of Monterey County's air quality, the Monterey County 1982 General Plan (General Plan, Source 2) Policy No. 20.1.1 requires development decisions to be consistent with the natural limitation of the County's air basins. Additionally, Policy 20.2.4 of the General Plan requires the County to operate in accordance with current regional, state, and federal air quality standards while Policy 20.2.5 encourages the use of the "best available control technology". The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California and has established 14 air basins statewide. The project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the MBARD. MBARD is responsible for enforcing standards and regulating stationary sources through the 2008 *Air Quality Management Plan for the Monterey Bay Region (AQMP)* and 2009-2011 Triennial Plan Revision ("Revision") to evaluate a project's potential for cumulative adverse impact on regional air quality (ozone levels).

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

The Project includes the replacement of a single-family dwelling on the same lot which would not result in a population increase above what was accounted for in the 2018 *Regional Growth Forecast* adopted by the Associate of Monterey Bay Area Governments. The Project would include the temporary use of small and medium-size vehicles and construction equipment through the duration of the demolition and subsequent construction of the replacement structure. However, emissions from these sources have been accounted for in the AQMP. Therefore, the Project would have no impact caused by conflict or obstruction of the AQMP. The construction of the Project could produce temporary odors during construction, but the project incorporates Best Management Practices (BMPs) to control dust and runoff. Regardless, the long-term residential use, the project's operational component, would not result in uses or activities that produce sustaining objectionable odors that would affect a substantial number of people.

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

The NCCAB is in nonattainment status of state standards for Ozone (O₃) and respirable particulates (PM₁₀) (Source 9). Therefore, projects resulting in a substantial increase in particulates PM₁₀ emissions would cause a significant impact to air quality. In addition, ambient ozone levels depend largely on the number of precursors, nitrogen oxide (NO_x) and reactive organic gases (ROG) emitted into the atmosphere. Implementation of the project would result in temporary impacts resulting from construction and grading activities caused by dust generation and fuel combustion of construction vehicles (major sources of primary PM₁₀) and NO_x and ROG emittance.

Construction activities would be contained within less than an acre, approximately 0.355 acre or 15,464 sq. ft. Grading activities for site preparation account for approximately 70 cubic yards of fill. Therefore, construction and grading activities would operate below the 2.2 acres per day threshold established by the CEQA Air Quality Guidelines "Criteria for Determining Construction Impacts," (Table 5.2). The project has been reviewed by RMA-Environmental Services (RMA-ES). In accordance with the regulations contained in Monterey County Code Chapter 16.12, a standard Condition Of Approval has been incorporated requiring stabilization of disturbed areas and implementation of temporary erosion and sediment control measures to the satisfaction of RMA-ES. These impacts are considered less than significant based on the foregoing conditions and best management practices which are required for future development, thus reducing air quality impacts below the threshold of significance.

The Project includes demolition of a residence that could contain lead paint and asbestos found in building and finish materials. Modifications were made to the structure in during 1984-1985, including the foundation and electrical upgrades, but it is uncertain if any hazardous materials were removed at that time. In accordance with MBARD Rule 439, a standard Condition Of Approval has been incorporated with the project requiring the applicant to obtain any necessary permits from the Monterey Bay Air Resources District (MBARD) and implementation of best management practices during demolition. Potential impacts caused by construction activities would be temporary. The short-term emissions relating to potential construction activities are accounted for in the AQMP inventory.

Demolition/construction-related air quality impacts would be controlled by implementing the above-mentioned conditions as part of the project. Therefore, implementation of the proposed project would result in less than significant impacts to air quality caused by pollutants currently in nonattainment for NCCAB and construction-related activities. Air pollutants would increase temporarily and return to base-line conditions after project completion. Therefore, impacts due to exposure of sensitive receptors to pollutant concentrations would be less than significant.

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant Impact 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: 1, 3, 4, 6, 11 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (Source: 1, 3, 4, 6, 11 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 3, 4, 6, 11 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 3, 4, 6, 11 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 3, 4, 6, 11 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 3, 4, 6, 11 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Data for this section was taken from the biological survey of the project site that was conducted in June 2017 and again on May 21, 2018 (Nedeff, LIB180227). The survey was performed to observe plant communities present on the site and to determine if existing conditions were suitable habitat

for any special-status plants or wildlife species, and to determine if any sensitive habitats were present. The project is located within 150 feet of Environmentally Sensitive Habitat Area (ESHA).

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

The project is located on the lower portion of a south-facing slope of steep, narrow Palo Colorado Canyon. The property is bisected by Palo Colorado Creek and as such, supports a degraded riparian habitat dominated by redwood forest and a heavily degraded understory of invasive English ivy and the invasive periwinkle and forget-me-not species. The entire parcel, extending to other parcels in the vicinity, is dominated by the English ivy and blocking the occurrence of native plants typical for a riparian redwood understory. Additionally, no special-status wildlife species were observed on the parcel, or the immediate vicinity. The likelihood that sensitive plants are present, other than the redwoods, or sensitive animals on the lot and in the vicinity of the project is very low given the dominance of English ivy on the site and neighboring properties. No redwoods or other trees are proposed for removal to accommodate the proposed project.

4 (a), (b), & (e). Less Than Significant Impact.

Vegetation communities within the property are dominated by invasive, non-native plants such as English ivy, periwinkle, forget-me-not, calla lily, veldt grass and goose grass. The site is situated within a redwood forest and also contains redwood riparian habitat. Other native trees such as California bay, tan-bark oak, and big-leaved maple are also present. No trees are proposed for removal for the proposed project. However, a small amount of the understory, predominately non-native and invasive species, would be removed to accommodate the demolition and subsequent site preparation.

The proposed project includes the demolition of the existing dwelling, deck, and related foundation and deflection wall. These components would be replaced with a new foundation system including coring for deep foundation footings, a deflection wall, and replacement dwelling. The proposed project would utilize the existing building pad and area disturbed to build the original dwelling and deck. Excavation for the new foundation would be performed with hand tools with the exception of the coring for piers. Conditions and site topography – slopes, the presence of redwoods, including one with 70 inch diameter at breast height, and the proximity of Palo Colorado Creek expose these resources to potential risk from root severance, soil compaction, erosion, and sedimentation of the water course. Redwood trunks would be protected with straw bales or other protective devices and include “storm fencing” to alert workers of the limits of disturbance.

The potential exists for disturbance to the redwood root systems. However, standard Conditions of Approval are placed on projects to maximize tree and root protection. These Standard County Conditions include a qualified biologist being present on site during the removal of the existing foundation system, including the deflection wall and deck, and trenching of the new foundation in proximity to the redwood; removal of the foundation and deflection wall will be done gradually; removal of dirt next to the redwoods would be performed with hand tools, not mechanical equipment; roots one inch in diameter or larger would be preserved via excavation under or bridged over to keep these roots intact. Additionally, conditions would include demarking the limits of the work zone with orange “storm fencing” to alert workers to the extent of the work zone and prevent encroachment into areas outside of the work zone and the inclusion of coconut fiber rolls with silt fences to prevent erosion and soils from entering Palo Colorado Creek.

5. CULTURAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? (Source: 1, 2, 3, 4, 6, 7 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1, 2, 3, 4, 6, 7 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 2, 3, 4, 6, 7 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The data for this section comes from the preliminary cultural resources reconnaissance that was prepared for the project site in January 2017, as part of the CDP application (Schlagheck, LIB180226). The Schlagheck study consisted of a site record search through the Northwest Regional Information Center in Rohnert Park, and a pedestrian reconnaissance of the site followed by a Reconnaissance Study. The records research showed that there were no previous surveys associated with the property and that no archaeological sites have been recorded within the property or adjacent to the property.

5 (a) & (b). Conclusion: No Impact.

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 (c). Conclusion: Less Than Significant Impact.

There are three (3) archaeological sites approximately 3,000 feet west of the site, near the mouth of Palo Colorado Creek. Archaeological reports were prepared for three (3) residential parcels in the vicinity over the last two decades. The closest of the surveys was conducted on a parcel approximately 246 yards east of the project area. All three reports noted that no archaeological resources were discovered during their respective reconnaissance and all reports had negative conclusions. The Schlagheck study notes that no artifacts or cultural indicators were observed on the subject site and the probability of the site containing such artifacts as very low.

Regardless, any future development of the new parcel would be conditioned to protect against the destruction of unexpected discovery of cultural or archaeological resources:

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified

archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.

Based on the cultural resource assessment and documentation, the proposed project would have no impact on historic or paleontological resources.

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: 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (Source: 1, 3, 7)	<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				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 2, 3, 4, 7, & 13) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: 1, 2, 3, 4, 7 & 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 2, 3, 4, 7 & 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides? (Source: 1, 2, 3, 4, 7 & 13)	<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, 2, 3, 4, 7 & 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (Source: 1, 2, 3, 4, 7 & 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial direct or indirect risks to life or property? (Source: 1, 2, 3, 4, 7 & 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 2, 3, 4, 7 & 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a paleontological resource or site or unique geologic feature? (Source: 1, 6 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

The site is located in the seismically active Big Sur region, but not within the Alquist-Priolo Earthquake Fault Zone Map. The site is identified as being located in an area that is characterized by relatively stable uplands in the County's GIS database. Although the project site would be exposed to ground-shaking from any of the faults that traverse Monterey County, the project would be constructed in accordance with applicable seismic design standards contained in the current California Building Code. The nearest fault line to the site is the Palo Colorado fault, an inactive fault located approximately 245 feet south-west of the project site. The San Andreas fault is approximately 40 miles from the site and the off-shore San Gregorio fault is approximately 2-1/2 miles westerly from the project site. The project site does contain loose man-made fill over native alluvial soils with stable decomposed or weathered granite material beginning at approximately 12 feet below the surface and extending to as much as 22 feet below the surface.

7 (a i, iii, iv), (b), (c), (d) & (f). Conclusion: No Impact.

There will be no impact with regards to unstable soils or earthquake faults, liquefaction, or landslide. The project site is characterized by loose soils over stable granite and are not prone to liquefaction because of the granite substrate. There are signs of minor erosional debris flows originating upslope of the existing and proposed development, but these flows are and will continue to be managed with deflection walls. The site is currently developed with deflection walls that redirect any debris flows or minor land sliding. The geotechnical report recommends replacing the deflection walls with appropriately engineered deflection walls to protect the proposed development. The topsoils are loose but are stable and not prone to landslide. The

geotechnical report recommends that the foundation system for the proposed structure be placed on piers anchored into the granite base located below the topsoil, approximately 12 – 22 feet below the surface. There are no expansive soils on the site. Therefore, there are no impacts.

7 (a ii) Strong seismic ground shaking. Conclusion: Less Than Significant Impact.

The geotechnical report found the site suitable for development as the soils were stable. The site is not located within the Alquist-Priolo Earthquake Fault zone. Experts claim that a major earthquake is inevitable in the California Central Coast within the next 50 years. The geotechnical report (Kasunich & Associates, LIB180224) recommends that the proposed building utilize a pier and grade beam foundation system anchored into the granite rock located approximately 12 – 22 feet below the surface. Additionally, the proposed dwelling would have to meet the Uniform Building Code (UBC) and the current Monterey County Building codes as they pertain to seismic design standards and structural safety.

8. GREENHOUSE GAS EMISSIONS				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 2, 3, 8 & 9)	<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, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

According to the United States Environmental Protection Agency (EPA), greenhouse gases (GHG) are emitted by natural processes and human activities such as electricity production, motor vehicle use, and agricultural uses. These gases trap heat in the atmosphere and the elevation of GHGs has led to a trend of unnatural warming of the earth's climate, otherwise known as the "greenhouse effect". In order to reduce the statewide level of GHG emissions, the State Legislature adopted California Assembly Bill 32 (AB 32) California Global Warming Solutions Act of 2006. AB 32 established a comprehensive statewide program of regulatory and market mechanisms to achieve reductions in GHG emissions, thereby reducing the State's vulnerability to global climate change. The Monterey Bay Air Resources District (MBARD) is responsible for the monitoring of air quality and regulation of stationary sources throughout the North Central Coast Air Basin, where the proposed Project is located, by enforcing standards and regulating stationary sources through the 2008 Air *Quality Management Plan for the Monterey Bay Region* (AQMP) (Source 5) which evaluates a project's potential for a cumulative adverse impact on regional air quality (ozone levels).

Greenhouse Gas Emissions 8 (a) – Less than Significant Impact

The Project includes the demolition of an existing single-family dwelling and subsequent construction of a replacement single-family dwelling. From an operational GHG emission standpoint, this would result in no change to the baseline of the surrounding area. Temporary construction activities of the proposed Project would be the main contributor to GHG emissions. However, quantifying Project emissions at this time would be too speculative. Therefore, in lieu of State guidance or locally adopted thresholds, a primarily qualitative approach was used to evaluate possible impacts from the proposed Project.

Ambient ozone levels depend largely on the number of precursors, such as nitrogen oxide (NO_x) and reactive organic gases (ROG), emitted into the atmosphere. Implementation of the Project would result in temporary impacts resulting from construction and grading activities that require fuel combustion of construction vehicles, a primary source of NO_x and ROG emittance. Typical construction equipment would be used for the Project and NO_x and ROG emitted from that equipment have been accommodated within the AQMP. Therefore, implementation of the Project would produce no more than the threshold of significance of 82 pounds per day of GHG precursors and these precursor emissions would have a less than significant impact on GHGs (Source: IX. 1, 8, 9).

Greenhouse Gas Emissions 8 (b) – No Impact.

As described above, the project's temporary construction and permanent use emissions are below the applicable GHG significance thresholds established by CARB, and the MBUAPCD has no established GHG thresholds. The project would not conflict with any local or state GHG plans or goals. Therefore, the project would not result in impacts.

9. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 2, 3 & 6)	<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 Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 2, 3)	<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 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Project is for the demolition of an existing residential structure and subsequent construction of a replacement single-family residential structure within a residentially zoned site, surrounded by residential uses. Due to the nature of the project, hazards and hazardous materials would not be typically found over the life span of the residential project. However, based on the age of the existing single-family dwelling, its demolition could have the potential to temporarily expose the immediate area to hazardous materials. The project encompasses the replacement of the existing single-family residence with a new single-family residence and there would be no activities associated with the intended use of the new dwelling that would produce or release hazardous emissions or handle hazardous materials during the lifetime of the structure or residential use.

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

The proposed use does not include routine transport or disposal of hazardous materials, produce hazardous emissions, nor is it located on a hazardous materials site per the State Cortese List. There are no hazardous materials or processes associated with the residential use of the property once the project is implemented. In addition, the subject property is not located in proximity of an airport or private airstrip but is located within an area that is considered a built-out rural residential neighborhood. The project on the subject property would not have an effect on the Multi-jurisdictional Hazard Mitigation Plan adopted by Monterey County. Therefore, implementation of the project would have no impact on the environment based on these hazards.

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

It is unknown when the existing single-family residence was originally built. Taking a conservative stance, it is possible that the current dwelling was constructed during a time when

construction materials typically contained asbestos and lead paint. As mentioned earlier in this study, alterations were made to the dwelling, limited to foundations and electrical, in the 1980s. However, it is unknown if any hazardous materials were removed during these activities. Nonetheless, implementation of the project could have the potential to create a temporary impact during demolition. To address this impact, the project has been conditioned to incorporate work-practice standards in accordance with Monterey Bay Air Resources District Rule 439 (Condition No. 11). Compliance with these standards would ensure that any hazardous materials do not become airborne during demolition activities. Therefore, the project as conditioned, would have a less than significant impact to the environment due to potential release of hazardous materials.

10. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? (Source: 1, 2, 3, 4 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (Source: 1, 2, 3, 4 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
	i) result in substantial erosion or siltation on- or off-site? (Source: 1, 2, 3, 4 & 7)				
	ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? (Source: 1, 2, 3, 4 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 2, 3, 4 & 7)				
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Source: 1, 2, 3, 4 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Source: 1, 2, 3, 4 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation

The project encompasses the demolition of an existing residential structure and subsequent replacement of the existing single-family residence with a new single-family residence. There would be no operational activities associated with the intended use of the new dwelling that would produce impacts beyond the baseline impacts associated with the existing residential dwelling.

10 (a). Conclusion: No Impact.

The project is for a replacement single-family residence of similar size to the existing single-family residence. The overall development area would result in a nominal increase of developed space. Waste is discharged to a new, State-approved septic disposal system located on site. Storm water runoff is collected from the structure via a gutter and downspout system and directed to discharge areas that include energy dissipaters. Other site runoff is captured by swales or energy dissipaters.

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

(b). The site is currently developed with a single-family dwelling located within 100 feet of Palo Colorado Creek, a year-round flowing stream. The existing development derives water from a private well located on the property. The replacement single-family dwelling would not have a substantial increase in water demand over the historical water demands associated with the existing development. Furthermore, the new dwelling would be required to meet current Building code standards in regard to water fixture efficiency. Site coverage reflects a modest increase over the existing site coverage, but runoff is directed towards swales or energy dissipaters before the water enters the stream.

(c) The project would not substantially alter the existing drainage pattern of the site. The project requires approximately 70 cubic yard of grading - all fill material imported to the site. The project would not substantially alter the contour of the topography of the site. The project is located approximately 10 feet above the banks of Palo Colorado Creek and approximately 20 feet from the centerline of the creek. The project would not interfere with the natural course of the creek and does not require the alteration of the stream in any manner.

i). The project would not result in erosion or siltation of Palo Colorado Creek. The project does include short-term construction impacts relating to grading, but the project is conditioned to include Best Management Practices (BMPs) that include straw rolls and siltation barriers to capture potential erosion materials that keep such materials on site.

ii). The project includes a new single-family dwelling that replaces an existing single-family dwelling. The replacement dwelling includes a nominal increase in the over-all footprint of the development, including any appurtenant patios. The amount of runoff would not result in flooding on site or off site and would be a negligible increase over baseline conditions. However, the project includes improved stormwater runoff management through the collection of runoff and directing the runoff to swales and/or energy dissipaters before any runoff enters the stream.

iii). The project site is bisected by Palo Colorado Creek, a natural drainage system. There are no existing or planned stormwater drainage systems in the area. The project is limited to single-family residential uses and would not be considered a source for polluted runoff. The project includes landscaping with native plants that are typically found in a redwood forest understory habitat and do not require extensive maintenance regimes to maintain health and vigor.

d). The project is limited to one single-family dwelling and the uses associated with such development. It is unlikely that the project site would be utilized to store quantities of hazardous materials beyond those products associated with residential home cleaning activities.

e). The project site is not subject to a water quality control plan or sustainable groundwater management plan. The project vicinity is characterized by single-family development on individual lots. The project includes swales and/or energy dissipaters to manage the quality and quantity of stormwater runoff.

11. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3)	<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.

12. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 2, 3)	<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 Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The subject property is located within a low-density residential area where there are sensitive noise receptors established. Operational components of a replacement single-family dwelling, once completed, would have no impact on existing noise levels in the area. However, there would be temporary noise impacts during any construction associated with a replacement single-family dwelling.

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

Foreseeable construction activities could produce noise not typically found in the area. Any site preparation (excavation and compaction) relating to the construction of a new single-family dwelling would have the potential to create ground-borne vibrations. Since these impacts would be temporary, they are not considered significant. Furthermore, Monterey County Code Chapter 10.60 establishes regulations for noise requirements and compliance with these regulations would ensure any noise impacts be reduced to a less than significant level.

13 (c). Conclusion: No Impact.

Data contained in the Monterey County Geographic Information System (Source 6), and as observed during staff's site visit (Source 7), confirms that the subject property is not within an area subject to an airport land use plan, within 2 miles of an airport, or within the vicinity of a private airstrip. The operational component of the Project – a replacement single-family dwelling - would not result in the change of use of or the intensification of the existing single-family dwelling. Therefore, implementation would not expose people to noise levels that exceed Monterey County standards and would not substantially, and/or permanently, increase ambient noise levels. Therefore, the Project would not expose people residing or working in the area to excessive noise levels associated with airports.

14. POPULATION AND HOUSING

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

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection? (Source: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: 1, 2, 3 & 4)	<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 Impact 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: 1, 2, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 2, 3 & 4)	<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. TRANSPORTATION				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Project includes the demolition of an established single-family dwelling and subsequent construction of a replacement single-family dwelling. There would be no change to the residential use of the property. Implementation of the operational component of the project would not result in generation of high-volume, long-term traffic trips. Construction, however, would result in a temporary increase of traffic on roadways in proximity of the subject property.

17 (a), (c), & (d). Conclusion: No Impact.

There are no needed improvements along Palo Colorado Road or other streets in the neighborhood as the result of this project and there would be no substantial increase of hazards due to a design failure or result in inadequate emergency access or parking capacity. The Project for residential use would not conflict with adopted policies, plans, or programs supporting alternative transportation. The replacement single-family dwelling would not introduce new traffic to existing local or regional roadways.

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

Temporary construction impacts would have the potential to conflict with the effectiveness for performance of the circulation system and increase the number of vehicle miles traveled in the area. The implementation of the project requires works to utilize the existing public roadways to access the project site. There will be additional vehicle miles traveled as the result of the demolition of the existing dwelling and the removal of the materials and debris to the appropriate disposal site(s). The applicant has submitted a preliminary Construction Management Plan (Source 1) that does identify the intended haul routes, areas on the site where materials would be stockpiled, maximum movement of cubic yards of dirt per day, and the maximum of truck trips per day.

18. TRIBAL CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) (Source: 1, 2, 3, 4, 7 &15); or		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Source: 1, 2, 3, 4, 7 &15)		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Project includes the demolition of an established single-family dwelling and subsequent construction of a replacement single-family dwelling. There would be no change to the residential use of the property.

18 (a)

i). Conclusion: No Impact.

The project is not listed in the Monterey County Local Official Register of Historic Resources or the California Register of Historic Resources.

ii). Conclusion: Less Than Significant Impact.

A January 2017 archaeological reconnaissance conducted for the project proposal did not identify any cultural artifacts on the property or note that the site was a location with historical spiritual or ceremonial status for a native American tribe. Records research at the Northwest Information Center of the California Historical Resources Information System at Sonoma State University did not indicate that the property or the immediate vicinity was associated with events that have made a significant contribution of the broad patterns of California's history and cultural heritage. Furthermore, the report concluded that it is unlikely that any artifacts would be unintentionally discovered during the construction of the dwelling that would signify a place of cultural significance. A Standard Condition of Approval will be placed on the project that if any artifacts are discovered that work would stop and that a qualified archaeologist and the County RMA would be notified of the discovery.

19. UTILITIES AND SERVICE SYSTEMS				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (Source: 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

19. UTILITIES AND SERVICE SYSTEMS				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (Source: 1, 2, 3, 4, 6)	<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				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (Source: 1, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, 3, 4 & 6)	<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, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The proposed subdivision is located in an area that is considered Very High for fire hazard by a public agency, the State Responsibility Area (SRA). The risk of fire is above the normal risks associated with single-family residential development within a developed residential neighborhood. The project site – and neighborhood – are served by the Mid-Coast Volunteer Fire Company.

20 (c) and (d). Conclusion: No Impact.

The proposed project is located in Palo Colorado Canyon, an area of the northern reaches of Big Sur that is developed as a low-density single-family neighborhood. The proposed demolition

and subsequent reconstruction of a single-family dwelling and any future operational activities will not impair any existing response plan or emergency evacuation plan, does not require the installation or maintenance of additional infrastructure, or expose people or structures to landslide or downstream flooding.

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

Temporary construction-related activities and vehicles could foreseeably impact an emergency evacuation plan, though the impact would be negligible given the scope of the project and number of workers required to implement the project. Furthermore, the Construction Management Plan identifies areas dedicated to stockpiling of supplies, washout area, and any hazardous materials storage are located such that the areas do not interfere with site ingress and egress, including emergency evacuation. The replacement single-family dwelling would be required to meet all current Fire codes, including defensible areas surrounding structural development. The replacement single-family dwelling would be required to comply with all aspects of the Uniform Building Code and the Monterey Building Code in regard to fire safety, including any codes that may be incorporated into construction techniques and fire sprinklers incorporated within any structural development.

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.

21.	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the project:				
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15)	<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: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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/Conclusion/Mitigation

(a) & (b). No Impact.

The project is located within a built-out residential neighborhood characterized by lots approximating one (1) acre. Palo Colorado Creek is located within the neighborhood and bisects the lot; the neighborhood is not a migratory route for wildlife. The project would not 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, or restrict the range of a rare or endangered plant or animal. The project would remove substantial amounts of English ivy from the subject parcel, potentially allowing for the generation of native species in the redwood understory. Furthermore, the Project would not result in impacts to Agriculture and Forest Resources, Biological Resources, Geology and Soils, Hydrology and Water Quality, and Mineral Resources. Based upon the analysis throughout this Initial Study, the project would not result in cumulative impacts. Implementation of the project, as proposed and conditioned, would not result in a considerable cumulative increase in development potential for the project site or the surrounding area.

The cultural resources analysis (see Section VI.5 above) indicates that the site does not contain significant cultural, archaeological, or historical resources, and would not eliminate important examples of the major periods of California history or prehistory.

Additionally, the project would not result in cumulative impacts to Aesthetics, Hazards and Hazardous Materials, Land Use and Planning, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems. See Sections II, III, and VI of this study.

(c) Less Than Significant Impact.

The project is located within a built-out residential neighborhood characterized modest-sized lots approximating one (1) acre. Palo Colorado Creek courses through the neighborhood and bisects the southern portions of the lot. The existing residential dwelling and the proposed replacement single-family dwelling are located about 12 feet above the creek, and the closest point of the development being approximately 12 feet laterally from the top of bank. Palo Colorado Canyon and the neighborhood are not a migratory route for wildlife. The project would not 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, or restrict the range of a rare or endangered plant or animal. The Project would not result in impacts to Agriculture and Forest Resources, Biological Resources, Geology and Soils, Hydrology and Water Quality, and Mineral Resources. Based upon the analysis throughout this Initial Study, the project would not result in cumulative impacts as the project is limited to the demolition of an existing single-family dwelling and the subsequent construction of a replacement single-family dwelling of similar size. Implementation of the project, as proposed and conditioned, would not result in a considerable cumulative increase in development potential for the project site or the surrounding area. See Sections II, III, and IV of this study.

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

VIII. 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.dfg.ca.gov.

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

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN170583 and the attached Initial Study/Proposed Negative Declaration.

IX. REFERENCES

1. Combined Development Application/Variance Application/Plans (PLN170583).
2. Monterey County General Plan.
3. Big Sur Coast Land Use Plan.
4. Monterey County Coastal Implementation Plan, Part 3 (Big Sur CIP)
5. Monterey County Coastal Implementation Plan, Part 1 (Title 20 Zoning Ordinance)
6. Monterey County Geographic Information System (GIS)
7. Site visit conducted by the project planner on January 8, 2019
8. The 2012-2015 Air Quality Management Plan (AQMP), including the 1991 AQMP and the 2009-2011 Triennial Plan Revision.
9. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, revised February 2008; 2008 Air Quality Management Plan Monterey Bay Unified Air Pollution Control District, dated August 2008; and Rule 402 – Nuisance Monterey Bay Unified Air Pollution Control District, adopted September 1, 1968, revised August 21, 2002.
10. Archaeological Records Search and Site Reconnaissance, January 2017 (Monterey County File No. LIB180226), prepared by John Schlagheck, M.A., RPA of Urban Planning & Archaeology, Archaeological Consultants, Santa Cruz, CA.
11. Biological Assessment, June 23, 2017 (Monterey County File No. LIB180227), and Addendum (May 21, 2018), prepared by Nicole Nedeff, Carmel Valley, CA.
12. Addendum to Biological Assessment, May 21, 2018 (Monterey County File No. LIB180227), prepared by Nicole Nedeff, Carmel Valley, CA.
13. Geotechnical Investigation, June 6, 2017 (Monterey County File No. LIB180224) Prepared by Haro, Kasunich and Associates, INC, Watsonville, CA.
14. Focused Geologic (Fault) Evaluation, June 10, 2018 (Monterey County File No. LIB180225), prepared by Craig S. Harwood, Engineering Geologist, Ben Lemond, CA.
15. Esselen Tribe of Monterey County consultation memo, July 6, 2019, Carie Herthel, Vice Chairperson/Cultural Officer, Eselen Tribe of Monterey County (Monterey County File No. PLN170583), CA.