

# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

### PLANNING

1441 SCHILLING PLACE, 2<sup>nd</sup> FLOOR, SALINAS, CA 93901

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



## INITIAL STUDY

### BACKGROUND INFORMATION

<b>Project Title:</b>	SPRECKELS INDUSTRIAL PARK LLC
<b>File No.:</b>	PLN180496
<b>Project Location:</b>	121 & 129 SPRECKELS BLVD, SPRECKELS
<b>Name of Property Owner:</b>	SPRECKELS INDUSTRIAL PARK LLC & SPRECKELS WATER COMPANY
<b>Name of Applicant:</b>	TANAMURA & ANTLE
<b>Assessor's Parcel Number(s):</b>	177-021-016-000 & 177-021-023-000
<b>Acreage of Property:</b>	155 acres into two parcels of 109 acres (Parcel 1) and 46.3 acres (Parcel 2), respectively.
<b>General Plan Designation:</b>	INDUSTRIAL
<b>Zoning District:</b>	AGRICULTURAL INDUSTRIAL
<b>Lead Agency:</b>	County of Monterey, Resource Management Agency – Planning
<b>Prepared By:</b>	Jaime Scott Guthrie, AICP, Associate Planner
<b>Date Prepared:</b>	April 2020
<b>Contact Person:</b>	Jaime Scott Guthrie, AICP, Associate Planner
<b>Phone Number:</b>	831-796-6414

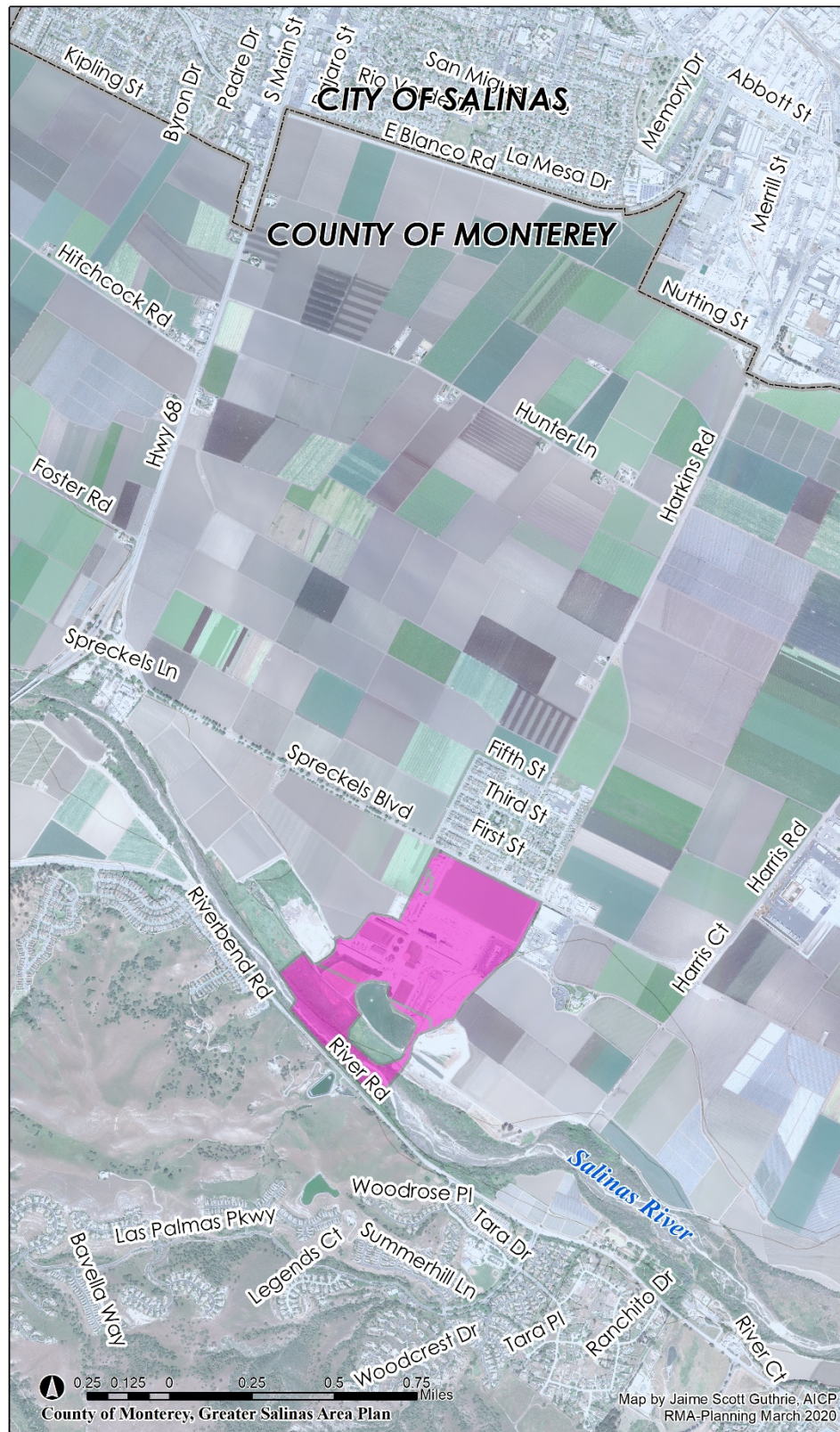
## ***II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING***

### **A. Surrounding Land Uses and Environmental Setting:**

The 155-acre subject property (**Figure 1**) is located at 121 and 129 Spreckels Boulevard zoned Agricultural Industrial. The site is bound to the north by the residential community of historic Spreckels, to the south by River Road, and to the east and west by farmlands. Southwest of River Road is the Las Palmas Ranch subdivision at the base of Sierra de Salinas foothills. The boundary between the County of Monterey and the City of Salinas is approximately 2.75 miles northeast of the northeast corner of the subject property. An approximately forty-one acres of property, owned and operated by California American Water (Cal-Am) and that includes a digester pond for wastewater treatment, is within the boundaries of the subject property (**Figure 2**). The Salinas River runs along the southwest edge of the subject property that would be contained in the proposed Parcel 2. Existing uses on proposed Parcel 1 of the subject property include produce wholesale, packaging supply, and farmworker housing. No development exists on proposed Parcel 2 of the subject property. (Source: 1, 3, 6, 9, & 18)

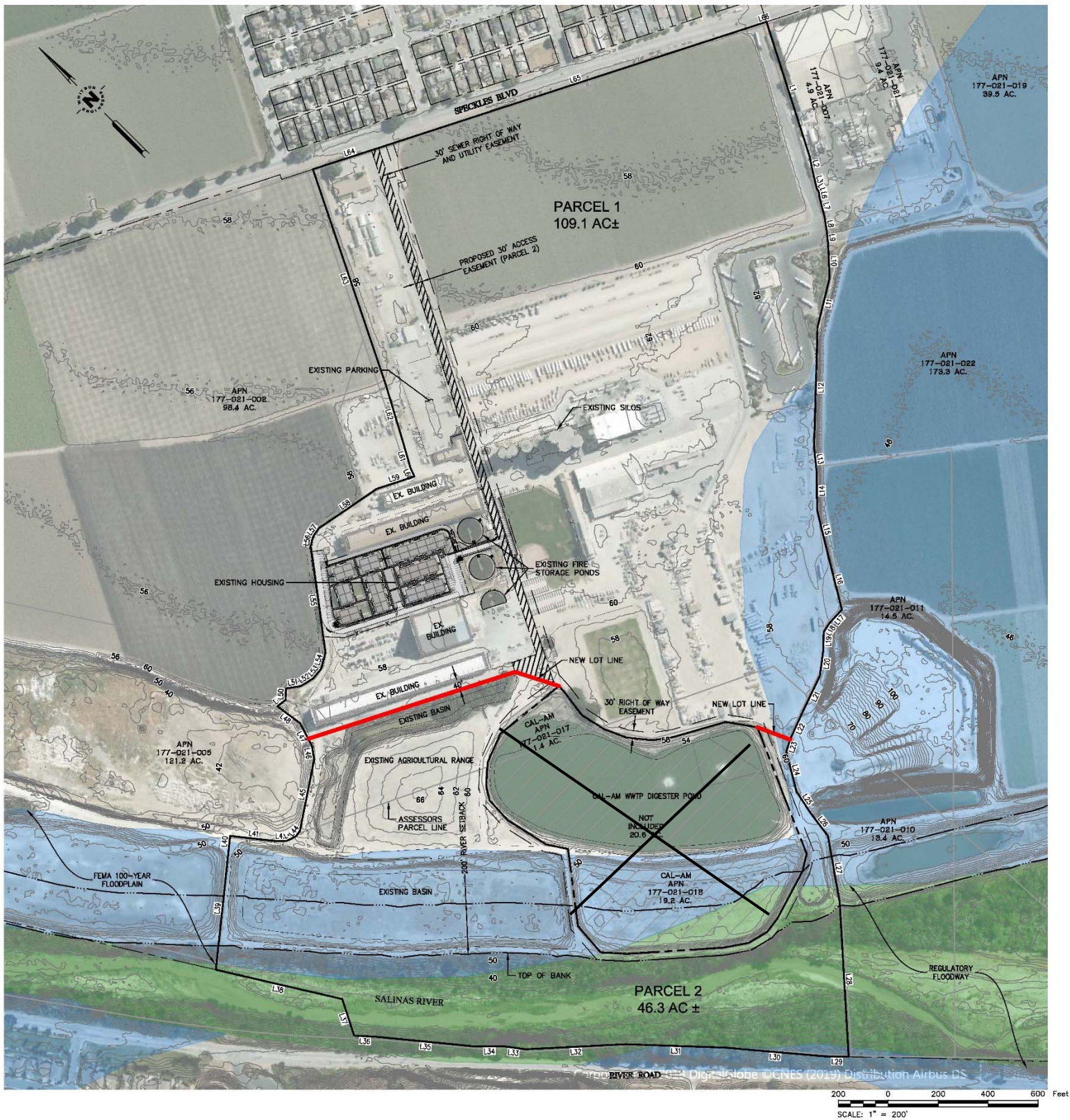
### **B. Description of Project:**

The purpose of the proposed project is for Spreckels Industrial Park LLC to subdivide a 155-acre parcel into two parcels of 109 acres (Parcel 1) and 46.3 acres (Parcel 2), respectively. (**Figure 2**) The resulting smaller Parcel 2 is expected for future use as a solar energy field to support the uses on the resulting larger Parcel 1. No site development is included as part of this project. Approximately two-thirds of proposed Parcel 2 is identified in the Federal Emergency Management Agency (FEMA) floodplain with the southeasterly third portion of proposed Parcel 2 comprising a section of the Salinas River floodway. The minor subdivision project does not include the forty-one acres of Cal-Am property. The proposed line of subdivision separates the northeast side of the Cal-Am property from the eastern half of the southeast side of proposed Parcel 1. (Source: 1, 3, 6, 9, & 18)



**Figure 1. Vicinity Map** – Location of the proposed subdivision of a 155-acre parcel at 121 and 129 Spreckels Boulevard in the Greater Salinas Area Plan of Monterey County. The southwesterly portion of the parcel is on the northeast bank of the Salinas River. The top of the map shows the boundary of City of Salinas to the north and County of Monterey to the south. (Source: 3, 6, 9, & 18)





**Figure 2. Site Map** – Location of the 155-acre parcel proposed for a minor subdivision into two parcels of 109 acres (Parcel 1) and 46.3 acres (Parcel 2), respectively. The red line shows the proposed line of subdivision to create Parcel 1 to the north and Parcel 2 to the south. At the bottom of the site map, the forty-one acre Cal-Am property is crossed out to indicate it is not included in this project. (Source: 1, 3, & 18)

**C. Project Approvals Required:**

The subject property is governed by policies and regulations contained in the 2010 Monterey County General Plan (General Plan), the Greater Salinas Valley Area Plan (GSVAP), and the Monterey County Subdivision Ordinance (Title 19) and Inland Zoning Ordinance (Title 21). Implementation of the project requires approval of the application for a Vesting Tentative Map to allow the Minor Subdivision. (Source: 1, 2, 3, 4, 5, 6, & 8)

Subsequent to obtaining the above discretionary permit approval, the project would require filing a final or parcel map in accordance with the established procedures of Title 19. In addition, any conditions of approval required by the reviewing agencies would require compliance prior to processing a final or parcel map. (Source: 1, 2, 5, & 8)

**D. Potential Impacts Identified:**

The subject property does not contain Prime or Unique Farmlands or state protected forest land; has no evidence of historic, cultural, or tribal cultural resources; does not contain factors that would result in adverse impacts to geology or soils; is not near any airport or airstrip; is not a mineral resource recovery site; and does not expose people or structures to wildfire risk. Implementation of the minor subdivision would not compromise any visual resources or increase air pollution; does not include wasteful consumption of energy resources, generation of GHG emissions or the transport, storage, or disposal of hazardous materials; would not divide an established community; would not cause an increase in noise levels; does not include an increase in residents or visitors who would require public services or recreation facilities; would not cause reduction of the existing level of services for fire, police, public schools, or parks; would not contribute additional vehicle miles traveled (VMT) or conflict with implementation of the circulation system; and would not require large amounts of potable water or create large amounts of wastewater or solid waste. Therefore, the project would have no impact on aesthetics, agriculture and forest resources, air quality, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards/hazardous materials, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, or wildfire. (See Section VI Environmental Checklist of this Initial Study)

Potential indirect impacts from implementation of the minor subdivision have been identified to biological resources and hydrology/water quality. However, no development is proposed on either of resulting Parcels 1 or 2, thereby, reducing potential impacts to less than significant level. (See Sections VI.4 & VI.10 of the Environmental Checklist in this Initial Study)

Project implementation, when combined with potential impacts from future projects, could have the potential to degrade the quality of biological resources. Mitigations are incorporated that reduce to less than significant the identified potential impacts. (See Section VII.a of the Mandatory Findings of Significance in this Initial Study)

Potential cumulative impacts to both biology and hydrology/water quality could result from incremental effects of each development project subsequent to the implementation of this minor subdivision. Mitigations are incorporated that reduce to less than significant the identified potential impacts. (See Section VII.b of the Mandatory Findings of Significance in this Initial Study)

Project implementation would cause no environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. (See Section VII.c of the Mandatory Findings of Significance in this Initial Study)



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

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

General Plan	<input checked="" type="checkbox"/>	Air Quality Mgmt. Plan	<input checked="" type="checkbox"/>
Specific Plan	<input type="checkbox"/>	Airport Land Use Plan	<input type="checkbox"/>
Water Quality Control Plan	<input checked="" type="checkbox"/>	Groundwater Management Plan	<input checked="" type="checkbox"/>

#### ***2010 Monterey County General Plan***

The project site is subject to the *2010 Monterey County General Plan* (General Plan) which provides regulatory framework, through goals and policies, for physical development. The proposed project is consistent with the industrial land use designation of this site. Therefore, the Project proposal is consistent with the General Plan. (Source: 1, 2) **CONSISTENT**.

#### ***Air Quality Management Plan***

The Air Quality Management Plan (See Source 11) for the Monterey Bay Region addresses attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB), including the Greater Salinas Valley area. No residential development is proposed; therefore, no population increase would occur that is not already accounted for in the AQMP. No construction is proposed that would temporarily contribute precursors of ozone to emission inventories of state- and federally-required air plans nor would the project cause an increase of stationary emissions. (Source: 1, 11) **CONSISTENT**.

#### ***California Sustainable Groundwater Management Act (SGMA) of 2014***

The project site is subject to the state *Sustainable Groundwater Management Act (SGMA)* of 2014 that assigns priority status to 515 water basins throughout California based on a basin's state of overdraft along with the population density served by each basin. The State Department of Water Resources implements the requirements of SGMA. Along with analysis for the prioritization process, provisions of SGMA include a requirement that Groundwater Sustainability Agencies (GSAs) complete the development of groundwater sustainability plans (GSPs) or alternatives by 31 January 2020 or 31 January 2022. The proposed subdivision does not include facilitation of residents, visitors, or employees; therefore, there is no need for plumbing fixtures. No additional water is required for the subdivision. Project implementation would not contribute to overdraft of a water basin nor inhibit recharge of groundwater. (Source: 1) **CONSISTENT**.

#### ***Water Quality Control Plan***

The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board (CCRWQCB) which regulates sources of water quality related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. The minor subdivision does not include conversion of pervious surfaces to impervious and would not generate pollutant runoff, does not include implementation of a septic system, and does not require sewage disposal. (Source: 1) **CONSISTENT**.

#### ***IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION***

##### **A. FACTORS**

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

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality                                   |
| <input checked="" type="checkbox"/> Biological Resources    | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Energy  |
| <input type="checkbox"/> Geology/Soils                      | <input type="checkbox"/> Greenhouse Gas Emissions         | <input type="checkbox"/> Hazards/Hazardous Materials                   |
| <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning                | <input type="checkbox"/> Mineral Resources                             |
| <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing               | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation                   | <input type="checkbox"/> Tribal Cultural Resources                     |
| <input type="checkbox"/> Utilities and Service Systems      | <input type="checkbox"/> Wildfires                        | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

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

- ☐ Check here if this finding is not applicable

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

**EVIDENCE:** VI.01 Aesthetics – Data contained within the Monterey County Geographic Information System (GIS) shows that none of proposed Parcel 1 and a narrow sliver of proposed Parcel 2 are visually sensitive. The narrow portion of proposed Parcel 2 identified as visually sensitive comprises the Salinas River and is subject to development constraints that protect the river’s habitat and visual resource capacity. The minor subdivision does not include site disturbance nor would it



result in a lot configuration that would create building sites completely within a visually sensitive area. Therefore, the project would not damage scenic resources or degrade the visual character of the site nor its surroundings. No construction is proposed that would create a new source of substantial light or glare. Future project proposals on the proposed Parcel 2 will be subject to review for potential impacts to aesthetics. In conclusion, implementation of the minor subdivision would have no impact on aesthetic resources. (Source: 1, 2, 3, 4, and 6) **NO IMPACT**

VI.02 Agriculture and Forest Resources – The subject property is zoned Agricultural Industrial for uses supportive of agricultural uses. The surrounding properties designated as farmland are in row crop production and the proposed minor subdivision would cause neither decrease in farmland nor a loss of agricultural uses. The resulting lot configuration and size of the resulting parcels would not conflict with the agriculturally related uses on the site and surrounding area. There are no forest resources on or in proximity of the subject property. Therefore, implementation of the project would have no impact on agriculture or forest resources. (Source: 1, 2, 3, 4, 6, 15, and 18) **NO IMPACT**

VI.03 Air Quality – No construction is proposed that would contribute either a temporary or permanent increase in a criteria pollutant and there is no change in use that would place people in greater exposure to pollutants or odors. Each project proposed in the future on either proposed Parcels 1 or 2 would be subject to review for potential impacts to air quality. The proposed minor subdivision would have no impact on air quality. (Source: 1, 4, 6, 11, and 18) **NO IMPACT**

VI.05 Cultural Resources – Data contained within the Monterey County Geographic Information System (GIS) indicates archaeological sensitivity of the subject property is low and there is no evidence indicating historical significance on the property. No human remains are known to have been interred on the property. In conclusion, the project would have no impact on cultural resources. (Source: 1, 3, 6, 7, and 12) **NO IMPACT**

VI.06 Energy – No construction is proposed requiring energy to the project and there is no intensification of use that would increase consumption of resources. Projects proposed in the future would be required to operate (effective January 1, 2020) in accordance with the 2019 Building Energy Efficiency Standards of Title 24, Part 6 California Energy Code which is the County's adopted Energy Code (Chapter 18.06). Therefore, the project would not result in wasteful, inefficient, or unnecessary consumption of energy resources, and would not conflict with a state or local plan for energy efficiency. (Source: 1 and 4) **NO IMPACT**

VI.07 Geology/Soils – Most of proposed Parcel 2 is within 660 feet of the Reliz fault and is subject to high risk of liquefaction. However, no development exists on the proposed Parcel 2 and the project does not include development on the subject property. Future project proposals at the proposed Parcel 2 will be subject to review by RMA-Environmental Services (ES) and RMA-Building Services to identify the potential for substantial soil erosion, destabilized soil or geologic unit,

or expansive soils that might be a risk to life or property. The minor subdivision project would not expose people or structures to the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, or landslides. The project is not subject to the *Alquist-Priolo Earthquake Fault Zoning Act (A-P Act)*. Therefore, the project would not result in adverse impacts to geology or soils. (Source: 1, 4, 6, and 19) **NO IMPACT**

VI.08 Greenhouse Gas Emissions – No construction is proposed that would generate greenhouse gas (GHG) emissions or GHG precursors. Future projects on either proposed Parcels 1 or 2 would be subject to review for potential GHG emissions. The proposed minor subdivision would have no impact on GHG emissions. (Source: 1, 4, and 11) **NO IMPACT**

VI.09 Hazards/Hazardous Materials – No construction or demolition will take place. The site is not within two miles of a public airport. Although Spreckels Elementary School is within a quarter mile of the proposed Parcel 1, each project proposed in the future on either proposed Parcels 1 or 2 would be subject to review by Monterey County Regional Fire Protection Department (FPD) and Environmental Health Bureau (EHB) to identify the potential for use, transport, or disposal of hazardous materials or for interference with an adopted emergency response or evacuation plan. The minor subdivision would not expose people to significant risk of loss, injury, or death involving wildland fires. (Source: 1, 4, 6, 13, 14, and 18) **NO IMPACT**

VI.11 Land Use/Planning – The subject property is zoned Agricultural Industrial and is surrounded by farmlands and residential uses that are existing. No physical construction is proposed that would divide an established community. There are no conflicts with the General Plan, GSVAP, Titles 19 or 21, or with any other agency regulations. The resulting lot configuration and size of the resulting parcels would be in conformance with development standards for the zoning. Each project proposed in the future on either proposed Parcels 1 or 2 requiring discretionary approval would be subject to review by RMA-Planning. Therefore, the minor subdivision would have no impact to land use or planning. (Source: 1, 2, 3, 4, 5, and 6) **NO IMPACT**

VI.12 Mineral Resources – Data contained in the Monterey County Geographic Information System (GIS) verifies there are no mineral resources for commercial use on the site, and the project does not include mining of mineral resources. Therefore, the project would not result in the loss of availability of mineral resources. (Source: 1, 2, 3, 6, and 15) **NO IMPACT**

VI.13 Noise – No construction or demolition is included in the project that would result in increased noise levels or groundborne vibration, nor is the site located within an airport land use plan or within the vicinity of a private airstrip. Therefore, the minor subdivision would have no noise-related impacts. (Source: 1, 4, 6, and 18) **NO IMPACT**

VI.14 Population/Housing – No construction is included in the project that would induce population growth or cause displacement of people from existing housing. Future development on proposed Parcel 2 is anticipated for a solar energy field, farmworker housing is existing on proposed Parcel 1, and there is no further housing proposed on either proposed Parcels 1 or 2. Therefore, the minor subdivision would have no impact on population or housing. (Source: 1, 4, and 18)  
**NO IMPACT**

VI.15 Public Services – No construction is included in the project that would substantially increase the need for public services or facilities provided by Monterey County Regional FPD, Monterey County Sheriff Department, schools within the Spreckels Union or Salinas Union High School Districts, or public parks. Each project proposed in the future on either proposed Parcels 1 or 2 would be subject to review by Monterey County Regional Fire Protection Department (FPD) and Environmental Health Bureau (EHB) to identify the potential impact on performance objectives on public services and facilities. Implementation of the minor subdivision would have no impact on public services. (Source: 1, 4, and 6)  
**NO IMPACT**

VI.16 Recreation – Implementation of the minor subdivision does not trigger the need to provide park or recreation land and/or in-lieu fees established by the 1975 Quimby Act, nor would the project result in any increase of the use of existing neighborhood and regional parks or other recreational facilities, causing substantial physical deterioration. No construction or expansion of recreation facilities is included or required nor would the minor subdivision create significant recreational demands. (Source: 1, 4, 5, and 6) **NO IMPACT**

VI.17 Transportation – The project is a minor subdivision that does not include implementation of any structures or intensification of use. No vehicle miles traveled (VMT) would be generated by the project. Implementation of the minor subdivision would not conflict with any plan, policy or ordinance addressing the circulation system. The project does not include implementation of infrastructure that would create hazardous road conditions or impede emergency access. Each project proposed in the future on either proposed Parcels 1 or 2 requiring discretionary approval would be subject to review by RMA-Planning for potential contribution to VMT and integration with the circulation system and by RMA-Public Works and Facilities and Monterey County Regional FPD for road design compatible with access and safety standards. Therefore, the project would have no impact on transportation. (Source: 1, 4, and 6) **NO IMPACT**

VI.18 Tribal Cultural Resources – The project is on a parcel identified in County GIS records as being in an area of low sensitivity for potential cultural resources. In accordance with Public Resources Code Section 21080.3.1, formal notification of application for this planning permit was sent to the Esselen Tribe of Monterey County and to the Salinan Tribe on 30 September 2019. Neither tribe requested a tribal consultation. Therefore, no tribal consultation was conducted for this project. The site is neither listed nor 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, 3, 7, 12, 24, and 25) **NO IMPACT**

VI.19 Utilities and Service Systems – No construction is proposed requiring utilities for operations and there is no intensification of use that would increase consumption of resources or service requirements. Although not within this project scope of work, future development on proposed Parcel 2 is anticipated for a solar energy field which would not generate solid waste or wastewater, and would not require water, power, or communication services. Proposed Parcel 1 includes existing residential and industrial uses and no additional occupancy or construction is included in this project. Future project applications on either proposed Parcels 1 or 2 requiring discretionary approval would be subject to review by EHB and by RMA-Environmental Services for the potential need for alteration or expansion of utilities and compliance with regulations. Therefore, the project would have no impact on utilities and service systems. (Source: 1 and 4) **NO IMPACT**

VI.20 Wildfires – Based on the data contained in the Monterey County Geographic Information System (GIS), the subject property is not within a state responsibility area. The southwest boundary of the proposed Parcel 2 is across River Road from a state responsibility area (SRA) identified as moderate risk for fire hazard. However, future development on proposed Parcel 2 is anticipated for a solar energy field that would be unoccupied by humans and would be subject to review by Monterey County Regional FPD and RMA-Planning to implement appropriate access for supporting hazard response. Therefore, the minor subdivision would not result in increasing numbers of people or structures to wildfire risks. (Source: 1, 4, and 6) **NO IMPACT**

## **B. DETERMINATION**

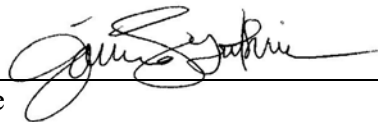
On the basis of this initial evaluation:

- ☐ 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

\_\_\_\_\_  
April 20, 2020  
Date

*Jaime Scott Guthrie, AICP, 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 offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

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

## VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS					
Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 3, & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 3, & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public Views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (Source: 1, 2, 3, 4, & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1 & 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 II.B (Environmental Setting) and Section IV.A (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 forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 6, & 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 4, & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 2, 4, 6, & 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 6, & 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 3, & 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 II.B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.



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### 3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1 & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality? (Source: 1, 4, & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in significant construction-related air quality impacts? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 4, 6, & 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Source: 1 & 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 II.B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

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### 4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 2, 3, 4, 6, 10, & 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 2, 3, 4, 6, 10, 21, & 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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, 6, 10, & 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, 6, 10, & 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 2, 3, 4, & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 2, 3, 4, 6, 10, 20, & 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The location of proposed Parcel 2 in the floodplain and comprising the Salinas River, is replete with riparian habitat that has potential to support many protected and special status species. A riparian area disconnected from the river exists along the northern boundary of proposed Parcel 2. The riparian areas exist within wetlands that are protected under the federal Clean Water Act (CWA) and are considered Environmentally Sensitive Habitat (ESHA) by the state. The Salinas River is known as a migration corridor for the South-Central California Coast Steelhead (SCCCS). The SCCC is a Threatened species protected under the federal Endangered Species Act (ESA) and within the jurisdiction of the National Oceanic and Atmospheric Administration (NOAA) Fisheries. The Western pond turtle and the Coast range newt are California Department of Fish and Wildlife (CDFW) species of concern that have a high potential to occur within the project site due to the presence of suitable habitat. Occurrence of both the turtle and newt has been reported by the California Natural Diversity Database (CNDDDB) within approximately one mile of the project site in the Salinas River riparian corridor. Species that have moderate potential to occur on or in vicinity of the project site include Townsend's big-eared bat, Monterey dusky-footed woodrat, Cooper's hawk, Tricolored blackbird, burrowing owl, Foothill yellow-legged frog, California red-legged frog, Two-striped garter snake. Vegetative species that have moderate potential to occur on or in vicinity of the project site include Congdon's tarplant, Jolon clarkia, Hutchinson's larkspur, Legenere, and Pacific Grove clover. (Source: 1, 2, 3, 4, 6, 10, 20, 21, and 23)

#### **4(e) and (f). Conclusion: No Impact.**

Implementation of the proposed project would not conflict with any Monterey County policies or ordinances adopted for the protection of biological resources. Consistency with Monterey County Code Title 21 Standards for Environmentally Sensitive Habitats (ESHA) Section

21.66.020 would meet the *General Plan* goal of preserving and conserving the County's native vegetation and wildlife. (Source: 1, 2, 3, 6, 10, 20, and 21)

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

The minor subdivision includes no development of structures. Although a solar energy field on proposed Parcel 2 is considered for future development, the project proposal would be subject to application of a Use Permit that requires review for potential impacts to protected and special status species, sensitive habitats, wetlands, and migratory fish and wildlife. Therefore, implementation of the minor subdivision would result in less than significant impact on these biological resources. (Source: 1, 2, 3, 4, 6, 10, 20, 21, and 23)

5. CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5? (Source: 1, 3, 6, 7, & 12)	<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, 3, 6, 7, & 12)	<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, 3, 6, 7, & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

6. ENERGY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (Source: 1 & 4)	<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 & 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 II.B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

7. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 4, & 19) 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 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 4, & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: 1, 4, & 6)	<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, 4, & 6)	<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, 4, 6, & 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in the current California Building Code, creating substantial risks to life or property? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1 & 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 II.B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.



8. GREENHOUSE GAS EMISSIONS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 4, & 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

9. HAZARDS AND HAZARDOUS MATERIALS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1 & 4)	<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 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 4, 6 & 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 4, 6 & 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (Source: 1 & 6)	<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, 4, 6 & 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. HAZARDS AND HAZARDOUS MATERIALS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. (Source: 1, 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 II.B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

10. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements? (Source: 1 & 4)	<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 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial <u>erosion or siltation</u> on- or off-site? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source: 1, 3, 6, 18, & 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 3, 6, 18, & 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Otherwise substantially degrade water quality? (Source: 1, 3, 6, 18, & 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1, 3, 6, 15, 18, & 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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**10. HYDROLOGY AND WATER QUALITY**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 3, 6, 15, 18, & 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 3, 6, 15, 18, & 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 3, 6, 16, 17, & 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** Location of proposed Parcel 2 along the Salinas River is in the floodway of a 100-year floodplain as defined by the Federal Emergency Management Agency (FEMA). The minor subdivision would separate current uses on proposed Parcel 1 from the vacant proposed Parcel 2. Current uses on proposed Parcel 1 include agricultural industrial businesses and supportive apartment housing for employees. There is no further development intended on proposed Parcel 1. Future development on proposed Parcel 2 is intended as a solar energy field that would not require residential water connections or sewage treatment. No site development is included with this minor subdivision. Title 15 Public Services of the Monterey County Code (MCC) regulates water quality and waste discharge and Title 16.16 of the MCC regulates development within floodplains. (see Source 1, 6, 15, and 22)

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

The project does not include development of any structures. Therefore, implementation of the minor subdivision would not violate any water quality standards or waste discharge requirements and would not place housing or businesses within the flood hazard area to create substantial erosion or siltation or redirect flood flows. No intensification of use is proposed that would increase residents or tenants on either of the proposed parcels. Therefore, operation of the project would require no additional groundwater, would not inhibit groundwater recharge, and would not contribute to degradation of water quality. No erosion or siltation, or alteration of the course of the Salinas River would be caused by project-related construction. (Source: 1)

**10(d) and (i). Conclusion: Less Than Significant Impact.**

The minor subdivision is proposed without establishment of any structures on either of Parcels 1 or 2. Although the future implementation of a solar energy field would place the structural arrays in the floodplain and increase the impermeable surface of proposed Parcel 2, potentially increasing the amount of surface runoff in a manner that could result in flooding onsite, any future development would be subject to review by RMA-Environmental Services (ES). RMA-ES project review would identify potential impacts to drainage patterns, surface runoff, and the floodplain. Therefore, implementation of the minor subdivision would result in less than significant impact to surface runoff and the floodplain. (Source: 1, 4, 6, 15, and 22)

11. LAND USE AND PLANNING					
		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Physically divide an established community? (Source: 1 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 4, 5, & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3, 4, 5, & 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 II.B (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 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, 6, & 15)	<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, & 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 II.B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

<b>13. NOISE</b>				
<b>Would the project result in:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 6, & 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 6, & 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### **Discussion/Conclusion/Mitigation:**

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

<b>14. POPULATION AND HOUSING</b>				
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

14. POPULATION AND HOUSING		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?<br>(Source: 1 & 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 II.B (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 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, 4, & 6)         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Police protection? (Source: 1, 4, & 6)       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools? (Source: 1 4, & 6)                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Parks? (Source: 1, 4, & 6)                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Other public facilities? (Source: 1, 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 II.B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

16. RECREATION		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 4, 5, & 6)	<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, 4, 5, & 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 II.B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

17. TRANSPORTATION/TRAFFIC		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with the goals, objectives, and policies of the 2018 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



17. TRANSPORTATION/TRAFFIC		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
e)	Result in inadequate emergency access? (Source: 1, 4, & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1 & 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 II.B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

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, 3, 7, 24, & 25); 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, 3, 7, 12, 24, & 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

19. UTILITIES AND SERVICE SYSTEMS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1 & 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 II.B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

20. WILDFIRE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</b>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (Source: 1, 4, & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (Source: 1, 4, & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (Source: 1, 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, 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 II.B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), as well as the sources referenced.

## ***VII. MANDATORY FINDINGS OF SIGNIFICANCE***

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 6, 7, 8, 9, and 19)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source: 1, 2, 3, 4, 6, 7, 8, 9, and 19) ("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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 6, 9, 11, & 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### **Discussion/Conclusion/Mitigation:**

Analysis provided in this Initial Study shows that implementation of the minor subdivision at this location would not have significant impact as an individual project. However, reasonably foreseeable future development could cause this project to contribute incrementally toward potentially significant effects on biological resources and hydrology/water quality that would be reduced to less than significant with applied mitigations.

#### **VII(c). Conclusion: Less Than Significant Impact.**

No site development is included as part of the minor subdivision. Future project proposals on both proposed Parcels 1 and 2 would be subject to the application of a discretionary and/or ministerial permit. As such, future development would require identification of potential impacts on the environment from the project and consistency with MCC regulations. Location of the proposed Parcel 2 in a FEMA regulatory floodplain would be analyzed for a project's likelihood of exposing people or structures to a significant risk of flood-related loss, injury, or death. Therefore, substantial adverse effects on human beings would be less than significant.

#### **VII(a) and (b). Conclusion: Less Than Significant With Mitigation Incorporated.**

##### **Mitigation Measure (MM) VII.a**

Environmental effects of this minor subdivision are individually limited because no construction is proposed for the project. Although future project proposals on both proposed Parcels 1 and 2 are subject to the application of a discretionary and/or ministerial permit that requires identification of all potential impacts on the environment, potential impacts on fish and wildlife habitats and wetlands, in particular, must be established with surveys and assessments prepared by a professional biologist and/or environmental scientist. The Biological Resources Report

prepared in July 2019 by Denise Duffy & Associates (DD&A), Inc. (File No. LIB190229) identifies the Salinas River as a migration corridor for SCCC on proposed Parcel 2 and suitable nesting habitat for protected avian species on proposed Parcel 1. This report would be useful as a launching point for future project-specific environmental review. Therefore, a mitigation is required that the DD&A Biological Resources Report (File No. LIB190229) be recorded with a Notice of Report with the County Recorder.

**Mitigation Measure Action (MMA) VII.a1**

Prior to recordation of the final map, the applicant/owner shall submit to RMA-Planning evidence that a note is placed on the final map for each of Parcels 1 and 2 as follows: “A Notice of Report for library file No. LIB190029 was recorded with the County Recorder due to riparian areas existing on this property that have potential to support special status species and habitat.”

**Mitigation Measure Action (MMA) VII.a2**

Prior to recordation of the final map, the applicant/owner shall submit to RMA-Planning evidence that a Notice of Report has been recorded for each of resulting Parcels 1 and 2 with the Monterey County Recorder.

**Mitigation Measure VII.b**

Although the minor subdivision includes no construction, future site development of proposed Parcel 2 is reasonably foreseeable and has potential to impact the floodplain and existing sensitive habitat and species. To reduce those potential impacts to less than significant, a mitigation is required that a deed restriction be recorded as follows on the resulting Parcel 2:

*Riparian areas existing on this property have the potential to support protected and special status species and habitat. A Biological Resources Report was prepared in July 2019 by Denise Duffy & Associates, Inc. (File No. LIB190229) which identifies those species and habitats that potentially exist on or in vicinity of the property. The Salinas River flows through the parcel which is in a regulatory floodplain defined by the Federal Emergency Management Agency (FEMA). This environmental constraint limits uses on the parcel that could normally be allowed on similar parcels within the vicinity that are zoned Agricultural Industrial.*

**Mitigation Measure Action (MMA) VII.b1**

Prior to recordation of the final map, the applicant/owner shall submit to RMA-Planning evidence that a note is placed on the resulting Parcel 2 final map as follows: “A Deed Restriction was recorded with the County Recorder that limits development of this parcel in the floodplain.”

**Mitigation Measure Action (MMA) VII.b2**

Prior to recordation of the final map, the applicant/owner shall submit to RMA-Planning evidence that a Deed Restriction has been recorded for resulting Parcel 2 with the Monterey County Recorder.

## ***VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES***

### **Assessment of Fee:**

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the California Department of Fish and Wildlife. Projects that were determined to have a “de minimis” effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of “de minimis” effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the California Department of Fish and Wildlife determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of “no effect” on fish and wildlife resources, development applicants must submit a form requesting such determination to the California Department of Fish and Wildlife. A No Effect Determination form may be obtained by contacting the Department by telephone at (916) 653-4875 or through the Department’s website at [www.wildlife.ca.gov](http://www.wildlife.ca.gov).

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

**Evidence:** Based on the record as a whole as embodied in the RMA-Planning files pertaining to PLN180496 and the attached Initial Study / Proposed Mitigated Negative Declaration.

## ***IX. SOURCES***

1. Project Application/Plans for Planning File No. PLN180496
2. *2010 Monterey County General Plan*
3. Greater Salinas Valley Area Plan
4. Title 21 (Zoning) of the Monterey County Code
5. Title 19 (Subdivision) of the Monterey County Code
6. Monterey County Geographic Information System (GIS)
7. *2019 CEQA Statute and Guidelines*
8. Accela Public Information Portal 2019-2020.
9. ArcGIS for Desktop 10.2.2.
10. Denise Duffy & Associates, Inc. July 2019. "Spreckels Industrial Park Biological Resources Report."
11. The 2012-2015 Air Quality Management Plan (AQMP), including the 1991 AQMP and the 2009-2011 Triennial Plan Revision
12. California AB-52 Native Americans: California Environmental Quality Act 2014.  
Available from:  
[https://leginfo.ca.gov/faces/billNavClient.xhtml?bill\\_id=201320140AB52](https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB52)
13. California Department of Toxic Substances Control. "DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List)." Accessed 9 October 2019. Available from: <https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/>
14. County of Monterey Office of Emergency Services (OES). 1 March 2014. *Monterey County Emergency Operations Plan*.
15. California Department of Conservation. (2015). "CGS Information Warehouse: Regulatory Maps." Accessed 25 March 2020. Available from: <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>
16. California Department of Conservation. (2019). "Monterey County Tsunami Inundation USGS 24K Quads." Accessed 25 March 2020. Available from: <https://www.conservation.ca.gov/cgs/tsunami/maps/monterey>
17. National Oceanic and Atmospheric Administration (NOAA). (25 June 2018). "What is a seiche?" Accessed 25 March 2020. Available from: <http://oceanservice.noaa.gov/facts/seiche.html>
18. Google Earth Imagery dated September 14, 2018, 36°37'06.40" N 121°31'00.89" W, Elevation at 49 ft., Eye Alt. 5,378 ft.



19. Department of Conservation California Geological Survey. "EQ Zapp: California Earthquake Hazards Zones Application." 4 April 2019. Accessed 25 March 2020. Available from: <https://www.conservation.ca.gov/cgs/geohazards/eq-zapp>
20. California Native Plant Society Rare Plant Program. (2020). "View Updates and Changes Made Since 2019." Accessed 25 March 2020. *Inventory of Rare and Endangered Plants of California*. Available from: <http://www.rareplants.cnps.org/>
21. California Department of Fish and Wildlife. "Lands Viewer." Accessed 26 March 2020. Available from: <https://www.wildlife.ca.gov/Lands/Viewer>
22. Regional Water Quality Control Board, Central Coast Region. (September 2017). *Water Quality Control Plan for the Central Coastal Basin*.
23. Code of Federal Regulations. 40 CFR §230.3(o), Definition of the term, "waters of the United States".
24. California Public Resources Code. PRC Section 21074, Division 13, Chapter 2.5.
25. California Public Resources Code. PRC Sections 5020.1 and 5024.1, Division 5, Chapter 1, Article 2.