

# 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



### ***BACKGROUND INFORMATION***

**Project Title:** Steppe Stephen M & Sara R Trs

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**File No.:** PLN180537

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**Project Location:** 2497 San Antonio Avenue, Carmel-by-the-Sea

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**Name of Property Owner:** Steppe Stephen M & Sara R Trs

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**Name of Applicant:** Steppe Stephen M & Sara R Trs

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**Assessor's Parcel Number(s):** 009-412-004-000

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**Acreage of Property:** 0.13-acre

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**General Plan Designation:** Residential – Medium Density (Carmel Area Land Use Plan)

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**Zoning District:** Medium Density Residential [MDR/4-D(18)(CZ)]

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**Lead Agency:** County of Monterey

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**Prepared By:** Jaime Scott Guthrie, Resource Management Agency-Planning;  
and Rincon Consultants, Inc.

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**Date Prepared:** July 2020

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**Contact Person:** Jaime Scott Guthrie, AICP, Associate Planner

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**Phone Number:** 831-796-6414

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

- A. **Description of Project:** The proposed project involves the redevelopment of one parcel (APN 009-412-004-000) located 200 feet south of Carmel-by-the-Sea city limits and within the Carmel Area Land Use Plan (LUP) area in unincorporated Monterey County. The project site address is 2497 San Antonio Avenue, located in-between Satna Lucia Avenue to the north and Isabella Avenue to the south and adjacent to 14<sup>th</sup> Avenue to the east. The 5,726 square foot (sf) (0.13-acre) property is currently developed with a 1,414 sf single-family dwelling and 449 sf detached garage. See Figure 1 for the regional location and Figure 2 for the project site.

The proposed project would involve demolition of an existing 449 sf garage and construction of an approximately 1,165 sf addition (approximately 689 sf addition to the main level and 475 sf to the basement) of an existing 1,414 sf single-family dwelling with a basement (Source IX.1)

In total the proposed project would include 2,002 sf of building coverage (building and deck) on a 5,726 sf parcel. The project would involve grading and subsequent construction of the residence and associated site improvements. Construction would involve 150 cubic yards of cut and 40 cubic yards of fill.

Applicable entitlements include: Combined Development Permit consisting of a Coastal Administrative Permit to demolish an existing 449 sf garage; Design Approval for an approximately 1,165 sf addition (approximately 689 sf addition to the main level and 475 sf addition to the basement) of an existing 1,414 sf single family dwelling with a basement; Coastal Administrative Permit to allow parking within the front yard setback; and Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

**Figure 1 Regional Setting**



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★ Project Location



Fig. 1 Regional Location

**Figure 2 Project Site**



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**B. Surrounding Land Uses and Environmental Setting:**

The project site is located in an unincorporated portion of Monterey County, 200 feet south of Carmel-by-the-Sea city limits and approximately 765 feet east of the Pacific Ocean. The project site is located in the Carmel Area LUP area and is in the Coastal Zone as defined by the California Coastal Zone Act of 1976. The site is situated on an eight to ten percent west facing descending slope (Source: IX.2) and is currently developed with an existing single-family residence and detached garage. The site contains cypress, pine, and oak trees as well as ornamental landscaping. The existing trees and landscaping plants on the site occur very close to the structures. The entirety of the site is covered by structures, paved surfaces, and landscaping. The project site is within a residential neighborhood and numerous single-family homes are present in the surrounding vicinity. The project site and immediately surrounding vicinity are zoned and designated for medium density residential use. Vegetation on surrounding properties is similar to that of the project site, consisting of landscaped residential yards and interspersed with native tree species. Photographs of the site are provided in Figure 3.

**C. Other public agencies whose approval is required:**

Subsequent to approval of the required discretionary permits (entitlements) identified above in Section A, the Applicant would require ministerial permits from the County of Monterey RMA-Building Services. No other public agency approvals would be required.

See Figures 4-6 below for proposed project site plan and elevations.

**Figure 3 Site Photographs**



**Photograph 1.** Existing residence, front view



**Photograph 2.** Existing residence, rear view



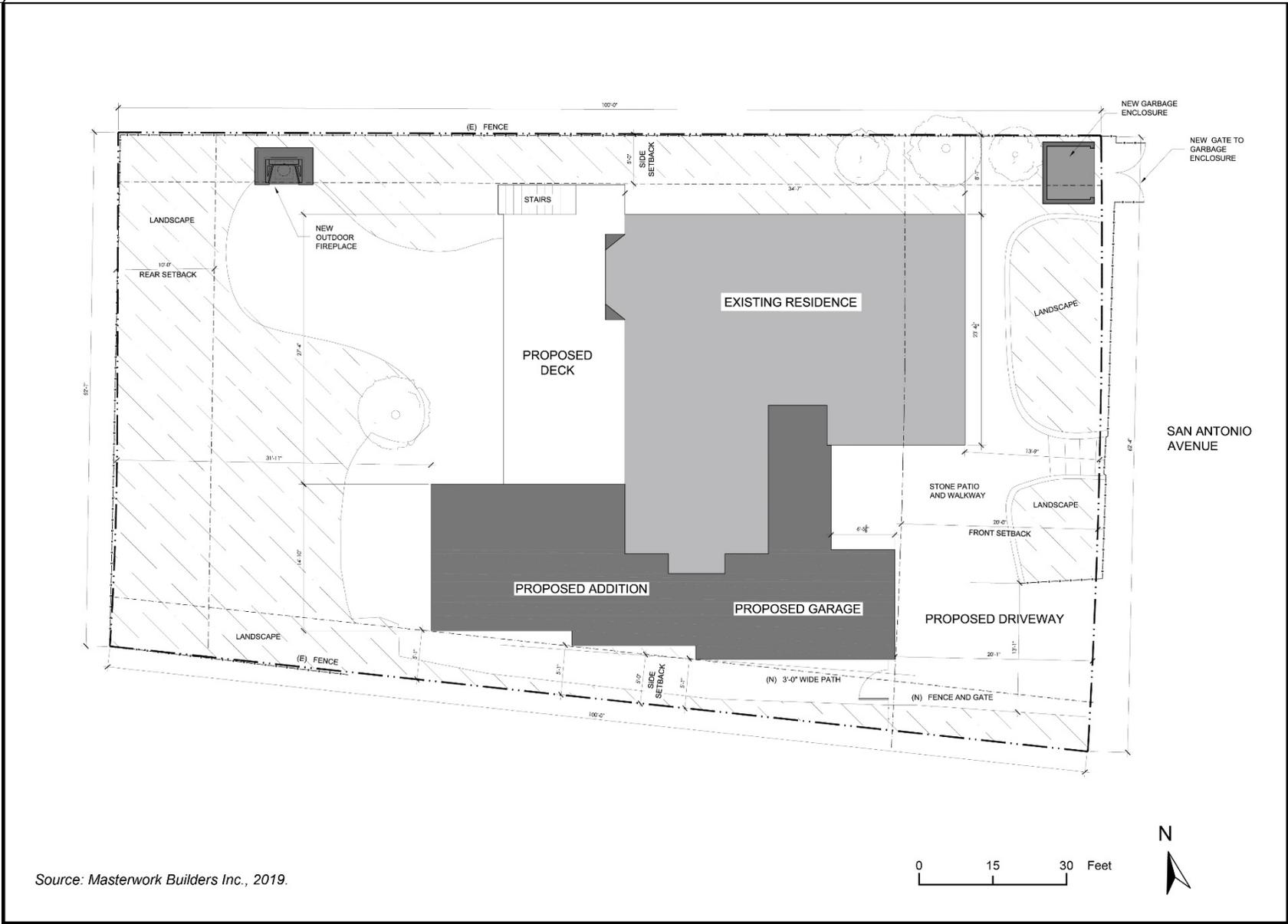
**Photograph 3.** Converted carport behind the residence



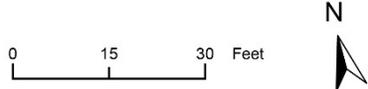
**Photograph 4.** Converted carport behind the residence

*Source: Appendix PLN-1 (photos 1, 2, & 3) and Appendix CUL-1(phot*

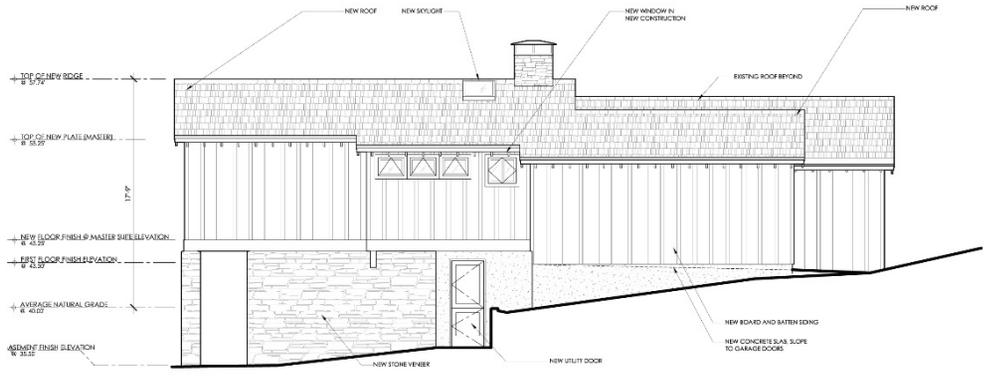
**Figure 4 Site Plan**



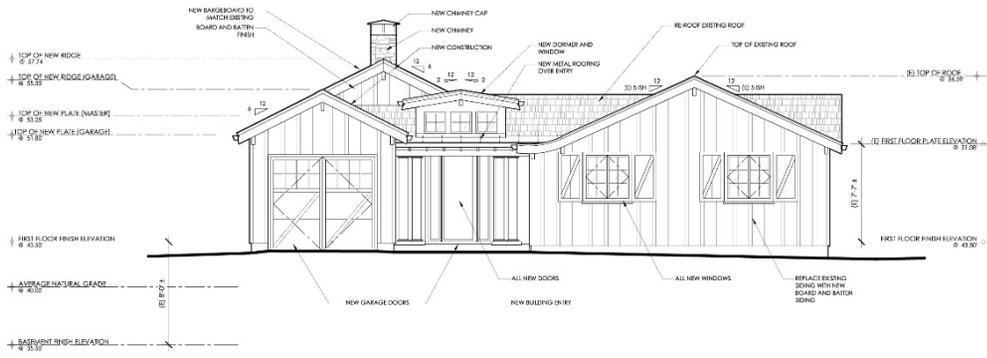
Source: Masterwork Builders Inc., 2019.



**Figure 5 South and East Elevations**

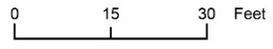


② SOUTH ELEVATION

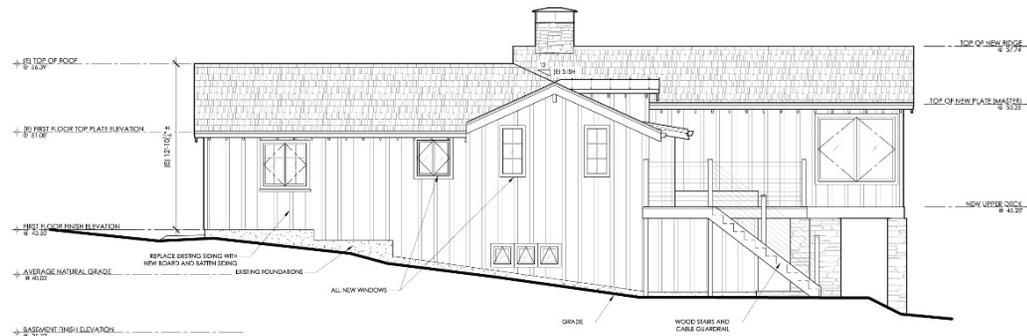


① EAST (STREET) ELEVATION

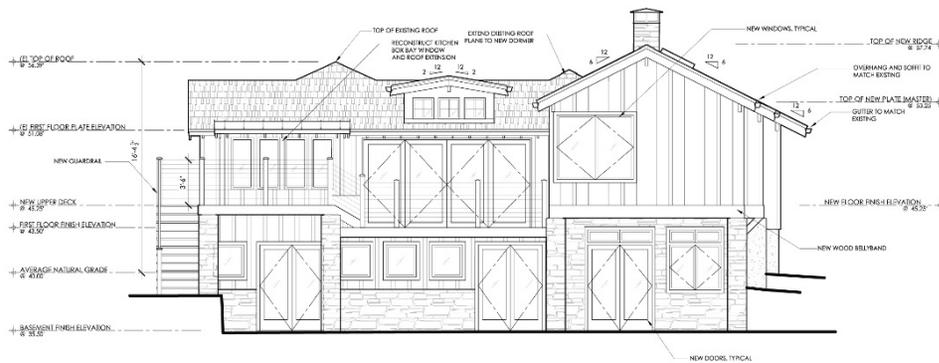
Source: Masterwork Builders Inc., 2019.



**Figure 6 North and West Elevations**

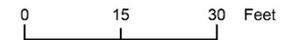


**2 NORTH ELEVATION**



**1 WEST ELEVATION**

Source: Masterwork Builders Inc., 2019.



### **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"/>

General Plan/Area Plan: Within the coastal areas of unincorporated Monterey County, the 1982 General Plan policies apply where the LCP is silent. This typically is limited to noise policies as the LCP policies contain the majority of development standards applicable to development in the coastal areas. The project would involve the redevelopment of a single-family residential home near the city of Carmel-by-the-Sea and is consistent with the noise policies of the 1982 General Plan and would not create any noise other than minor and temporary construction noise (Source: IX.3). **CONSISTENT**

Local Coastal Program-LUP: The project is subject to the Carmel Area LUP, which is part of the Certified Local Coastal Program (LCP) in Monterey County. This Initial Study discusses consistency with relevant LUP policies in Section VI.11 (Land Use and Planning). County staff reviewed the project for consistency with the policies of the Carmel Area LUP and the regulations of the associated Coastal Implementation Plan (CIP, Part 4). In addition, staff reviewed the project for consistency with the site development standards required by the applicable zoning ordinance (Title 20). As discussed herein, the project involves the redevelopment of an existing single-family dwelling. The parcel is zoned Medium Density Residential [MDR/4-D(18)(CZ)]. As proposed, conditioned, and mitigated, the project is consistent with the Carmel Area LUP. **CONSISTENT**

Air Quality Management Plan: The Air Quality Management Plan (AQMP, Source IX.5) 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 project area. Consistency with the AQMP is an indication that the project avoids contributing to a cumulative adverse impact on air quality; not an indication of project specific impacts which are evaluated according to the Monterey Bay Air Resources District's (MBARD) adopted thresholds of significance (Source IX.6). The project includes expanding an existing residential development and therefore would not result in a population increase not already accounted for in the AQMP. The project's construction emissions that would temporarily emit precursors of ozone are accommodated in the emission inventories of state- and federally-required air plans. The project would not cause an increase of stationary emissions. **CONSISTENT.**

Water Quality Control Plan. The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board (CCRWQCB) which regulates sources of water quality related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. Operation of the project would not generate pollutant runoff in amounts that would cause degradation of water quality. In accordance with Chapter 16.12 of the Monterey County Code (MCC), the proposed project has been conditioned by RMA-Environmental Services requiring the applicant to submit a drainage and erosion control plan. The CCRWQCB has designated the Director of Health as the administrator of the individual sewage disposal regulations, conditional upon County authorities enforcing the Regional Water Quality Control Plan, Central Coast Basin (Basin Plan;

Source IX.7). These regulations are codified in Chapter 15.20 of the MCC. For additional discussion on hydrology and water quality, please refer to Section VI.10 of this Initial Study. **CONSISTENT.**

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

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

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

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Aesthetics                           | <input type="checkbox"/> Agriculture and Forest Resources | <input 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 and Soils         | <input type="checkbox"/> Greenhouse Gas Emissions         | <input checked="" type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Hazards/Hazardous Materials          | <input type="checkbox"/> Noise                            | <input checked="" type="checkbox"/> Land Use/Planning                  |
| <input type="checkbox"/> Mineral Resources                    | <input type="checkbox"/> Recreation                       | <input type="checkbox"/> Population/Housing                            |
| <input type="checkbox"/> Public Services                      | <input type="checkbox"/> Utilities/Service Systems        | <input type="checkbox"/> Transportation                                |
| <input checked="" type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Wildfire                         | <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 site is not located in a visually sensitive area as designated by the County. The project site is located in an existing residential neighborhood with numerous single-family homes present in the vicinity. Due to the presence of existing homes in the immediate vicinity, the project would not substantially affect scenic resources or change

the aesthetic quality of the area. The proposed residential addition would have a style and appearance similar to other residences in the surrounding area. Although exterior lighting would be incorporated into the proposed residence, it would not create a new source of substantial light or glare. None of the roadways in the vicinity of the project site are designated as Scenic Highways or Routes by Caltrans or Monterey County. *Therefore, the proposed project would not impact visual resources on the site or in the vicinity* (Sources: IX. 1, 3 & 8).

2. Agriculture and Forest Resources. The project site is located on a residential site developed with a single-family residence, surrounded by residential development, and is designated as Urban and Built Up Land under the Department of Conservation Farmland Mapping and Monitoring Program (Source: IX.9). Project construction would not result in conversion of Important Farmland to non-agricultural uses. The project area is not under a Williamson Act contract (Source: IX.10) and is not located in or adjacent to agriculturally designated lands.

The California Public Resources Code (PRC) defines Forest Land as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits (PRC §12220(g)). The areas of the project site where construction would occur do not contain trees and are not considered to be forest land or timberland. *Therefore, the proposed project would not result in impacts to agriculture or forest resources* (Sources: IX. 1, 9, 10).

3. Air Quality. The project site is located within the NCCAB, which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). Project construction would involve equipment typically used in residential construction projects, such as excavators and trucks, that would emit air pollutants such as carbon monoxide, particulate matter less than 10 microns in diameter and 2.5 microns in diameter, and nitrogen oxides. Construction of a single-family residence and associated site improvement on the property would not result in the emission of substantial amounts of air pollutants. Impacts related to the emission of air pollutants during construction would be minor and temporary in nature.

According to the MBARD CEQA Guidelines, a project would have a significant short-term construction impact if the project would emit more than 82 pounds per day or more of PM<sub>10</sub>. Further, the MBARD CEQA Guidelines set a screening threshold of 2.2 acres of construction earthmoving per day, meaning that if a project results in less than 2.2 acres of earthmoving, the project is assumed to be below the 82 pounds per day threshold of significance. The project site is approximately 0.13-acre. As such, the proposed project would result in less than 2.2 acres of earthmoving per day, and as a result, is below the threshold and would have a less than significant impact to air quality from construction activities. The minor construction-related impacts would not violate any air quality standards or obstruct implementation of the most recent MBARD AQMP. Operational emissions would not be substantial as they would only involve vehicle trips and energy usage associated with one single-family residence. *Therefore, potential impacts from the proposed project would be less than significant to air quality and there would be no conflict with or obstruction to implementation of the applicable air quality plan* (Source: IX. 5 & 6).

4. Biological Resources. See Section VI.4.
5. Cultural Resources. See Section VI.5.
6. Energy. The project would require energy during construction to operate construction equipment and for construction worker vehicle trips to and from the site. The project entails an addition to a single-family residence and associated site improvement on a developed lot. Given the scale of the project, construction energy use would be nominal and short-term. As such, it would not be considered wasteful, inefficient, or unnecessary.

Operational energy demand would include electricity and natural gas, as well as gasoline consumption associated with operational vehicle trips. Monterey Bay Community Power would provide electricity to the site and Pacific Gas & Electric would provide natural gas. The project would be required to comply with all standards set in California Building Code (CBC) Title 24, which would minimize wasteful, inefficient, or unnecessary consumption of energy resources during operation. Because the project consists only of an addition to an existing home, the resulting increase in energy consumption would be minor. Therefore, compliance with existing regulations would ensure the proposed project would not conflict with state or local plans for renewable energy or energy efficiency. *Therefore, the project would not conflict with a plan for renewable energy or result in wasteful or inefficient energy use. There would be no impact* (Source: IX.11).

7. Geology and Soils. See Section VI.7.
8. Greenhouse Gas Emissions. Temporary construction-related greenhouse gas (GHG) emissions would result from usage of equipment and machinery. Operationally, the project would incrementally increase energy consumption at the project site, thus incrementally increasing GHG emissions. However, the increase would not be substantial given that the project involves redevelopment of one single-family residence and associated site improvements. Monterey County does not have a GHG reduction plan with numerical reduction targets applicable to the proposed project by which consistency or conflicts can be measured. However, the 2010 General Plan policies contain direction for the preparation of such a plan with guidance on what goals or measures should be accomplished in development of a plan. The proposed project does not conflict with the policy direction contained in the 2010 General Plan nor the Monterey County Municipal Climate Action Plan or the Association of Monterey Bay Area Government's 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy because it would involve redevelopment of a single-family residence on a site zoned for residential use. *Therefore, the proposed project would not result in significant increases in GHG emissions or conflict with an applicable plan, policy or regulation. Potential impacts would be less than significant* (Source: IX.1, 3, 12 & 13).
9. Hazards/Hazardous Materials. Project construction would require the use of heavy equipment typical of construction projects, the operation of which could result in a spill or accidental release of hazardous materials, including fuel, engine oil and lubricant. However, the use and transport of any hazardous materials would be subject to existing federal, state, and local regulations, which would minimize risk associated with the transport of hazardous materials. Operationally, the project would not involve the use or

storage of hazardous materials, other than small quantities of those typically associated with residential uses, such as fuels used for the operation of motor vehicles, landscaping supplies and cleaning products. The project would not create stationary operations and therefore would not emit hazardous emission within 0.25 mile of an existing or proposed school.

The project would not be located on or within 1,000 feet of a known active hazardous materials site (Source: IX. 14 & 15). The project site is not located near an airport or airstrip. Given that the project would entail the redevelopment of one single-family residence in an existing medium-density residential area the project would not impair or interfere with an adopted emergency response or evacuation plan. The project area is not located in a California Department of Forestry and Fire Protection State Responsibility Area classified as a Very High Fire Hazard Severity Zone (IX.14). *As described above, the proposed project would not result in significant impacts related to hazards/hazardous materials* (Source: IX. 14, 15 & 16).

10. Hydrology and Water Quality. See Section VI.10.
11. Land Use and Planning. See Section VI.11.
12. Mineral Resources. No mineral resources have been identified within the vicinity of the project site. *Therefore, the proposed project would result in no impact to mineral resources* (Source: IX.17).
13. Noise. Construction of the proposed project would generate temporary noise in the vicinity of the site due to the use of heavy equipment such as excavators, graders, large trucks and machinery typically used during residential construction projects. The nearest noise-sensitive receptors to the project site are the existing single-family residences at 2501 and 2489 San Antonio Avenue, adjacent to the site to the north and south, respectively. These existing adjacent residences would be at distances of approximately 10 feet from the construction site. Construction activities would be required to comply with the Monterey County Noise Ordinance as described in Monterey County Code Chapter 10.60. The ordinance applies to “any machine, mechanism, device, or contrivance” within 2,500 feet of any occupied dwelling unit and limits the noise generated to 85 dBA at a distance of 50 feet from the noise source. Noise-generating construction activities are limited to the hours between 7 a.m. and 7 p.m. Monday through Saturday; no construction noise is allowed on Sundays or national holidays. Project construction would also generate a temporary increase in groundbourne vibration levels during the excavation and grading phases of project construction. However, pile driving would not be required, and construction activities would not generate excessive vibration levels. Operationally, the project would not result in a substantial permanent increase in ambient noise given that the site is already developed with a single-family home on a property zoned for residential use. The project is not located in the vicinity of a public airport or private airstrip. *Therefore, the proposed project would result in less than significant impacts related to noise* (Source: IX.18).
14. Population/Housing. The proposed project would redevelop an existing residence but would not add new residential units, and therefore would not result in an increase in population. The project would not alter the location, distribution, or density of housing in the area in any significant way or create demand for additional housing. *Therefore, the*

*proposed project would result in no impact related to population and housing (Source: IX.19).*

15. Public Services. The project site is located in an existing residential neighborhood that is served by the Cypress Fire Protection District, Monterey County Sheriff's Department, and Carmel Unified School District. Because the project entails an addition to an existing single-family home, it would not result in an increase in population. As such, there would be no increase in demand for public services and the project would not necessitate new or physically altered government facilities. *Therefore, the proposed project would result in no impact related to public services.*
16. Recreation. Because the project would not result in an increase in population, there would be no increase in demand for recreational facilities. No parks, trail easements, or other recreational facilities would be impacted by the proposed project. *Therefore, the proposed project would result in no impact related to recreation.*
17. Transportation. The project would involve redevelopment of one single-family residence on a site zoned for such use. CEQA Guidelines Section 15064.3(b)(1) applies to land use projects and describes criteria for analyzing transportation impacts, stating, "Vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact." The Governor's Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA (2018) has set a screening threshold of 110 trips per day to quickly identify when a project would have a less than significant impact due to VMT. The proposed project would not result in an increase in population, and therefore would not result in an increase in VMT associated with the project site. Therefore, the project is below the Governor's Office of Planning and Research screening threshold. As a result, the proposed project can be screened out and would not have an impact due to VMT. During construction, nearby roadways would experience minor and temporary increases in traffic due to construction equipment and worker vehicle trips. Construction equipment would be routed to and from the site using State Route (SR) 1, via Rio Road, Santa Lucia Avenue and San Antonio Avenue. The project would be consistent with existing land uses in the vicinity of the project site and would not conflict with any program, plan, ordinance or policy related to transportation systems. Existing roadways near the project site would not be altered. As such, the project would not create new transportation hazards or incompatible uses and would not interfere with emergency access. *Therefore, the proposed project would result in no impact related to transportation (Source: IX. 20 & 21).*
18. Tribal Cultural Resources. See Section VI.18.
19. Utilities/Service Systems. The existing residence at the project site is served by California American Water (CalAm) for water service, Carmel Area Wastewater District for wastewater service, Monterey Bay Community Power and Pacific Gas & Electric for electricity and natural gas supply, respectively, and the Monterey Peninsula Landfill for solid waste service. Because the project site already receives service for utilities, and the project would not result in an increase in residents at the site, there would be no increase in demand for utilities. *Therefore, there would be no impact related to utilities (Sources: IX. 18 & 21).*

20. Wildfire. The project site is not located in a State Responsibility Area and is not classified as a Very High Fire Hazard Severity Zone. The nearest Very High Fire Hazard Severity Zone is approximately one mile southwest. *Therefore, the proposed project would result in no impact related to wildfire* (Source: IX.16).

**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

20 July 2020

Date

*Jaime Scott Guthrie, AICP, Associate Planner*

## ***V. EVALUATION OF ENVIRONMENTAL IMPACTS***

This Initial Study/Mitigated Negative Declaration has been prepared pursuant to Public Resources Code, Division 13, Section 21000 et. seq. (“The California Environmental Quality Act” or “CEQA”) and the California Code of Regulations, Title 14, Division 6, Chapter 3 (“Guidelines for Implementation of CEQA”).

This document is intended to inform the Zoning Administrator and the public of the potential environmental impacts that may result from the project. In general, the document attempts to identify foreseeable environmental effects, identify ways the potential impacts can be avoided or reduced, establish a threshold used to evaluate the severity of impacts, and identify measures that can be applied to reduce potential impacts (mitigation measures).

This document is focused only on those items where a potential impact to “resources” exist. A brief explanation for a “no impact” determination is provided above. More detailed discussion on potential impacts to biological resources, cultural resources, geology and soils, hydrology and water quality, land use and planning, and tribal cultural resources are described below.

This document represents the independent judgement of the County of Monterey.

## VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Have a substantial adverse effect on a scenic vista?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	In nonurbanized areas, 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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

See Sections II and IV

2. AGRICULTURAL AND FOREST RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**2. AGRICULTURAL AND FOREST RESOURCES**

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.

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Sections II and IV

**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.

<b>Would the project:</b>	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**3. AIR QUALITY**

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

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section II and IV

**4. BIOLOGICAL RESOURCES**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<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, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The project site is in the Coastal Zone, approximately 765 feet east of the Pacific Ocean. The site is 0.13 acre in size and is fully developed with a single-family residence and detached garage. The site is within a medium-density residential neighborhood. The site contains cypress, pine, and oak trees as well as ornamental landscaping. Vegetation on surrounding properties is similar to that of the project site, consisting of landscaped residential yards and interspersed with native tree species. The existing trees and landscaping plants on the site occur very close to the structures. The entirety of the site is covered by structures, paved surfaces, and landscaping. Therefore, the site provides minimal habitat value.

**Biological Resources 4(a) – Less than Significant**

The project site provides minimal habitat value due to its small size and fully developed condition. Trees present at the project site have a low canopy and are in very close proximity to existing on-site structures and adjacent properties. Therefore, there is no suitable habitat for raptors on the project site, although other nesting birds could be present. Nor does the project site contain suitable habitat for other special status plant or animal species. The project would not involve tree removal, and project plans include placement of orange protective fencing around each tree during construction activity. Therefore, the project would not result in a loss of the minimal habitat present at the site. Notwithstanding, the existing trees on-site and on adjacent properties could provide nesting habitat for birds that could be displaced by the disturbance caused by construction activities or by tree trimming occurring during construction. If project-related ground or vegetation disturbance, demolition or construction occur during the bird breeding season (February 15 through August 15) and to identify if nesting habitat exists on the property, a condition is applied to the project to conduct a nesting bird survey not more than 14 days prior to initiation of ground disturbance and project-related activity. Implementation of and adherence to this condition would reduce potential impacts on nesting raptors and migratory birds to less than significant.

**Biological Resources 4(b) and 4(c) – No Impact**

The project site is located in an already developed area, immediately south of Carmel-by-the-Sea, and does not contain habitat that would be considered a sensitive natural community. The 0.13-acre site is fully developed with structures, paved surfaces, and landscaping. There is no riparian habitat on or near the site, and construction activities would be limited to the project site. The nearest riparian habitat is at the Carmel River Lagoon approximately 0.4 mile south of the site. No riparian, wetland, or potentially jurisdictional features are present on or adjacent to the project site. The surrounding residential neighborhood does not contain creeks or other bodies of water. As such, there would be no impact to riparian habitat, sensitive natural communities, wetlands, or potentially jurisdictional features.

**Biological Resources 4(d) – Less Than Significant**

The site is situated within a residential neighborhood, surrounded by roads and numerous single-family homes. Wildlife movement corridors can be both large and small in scale. No riparian corridors or waterways are present in the project site to provide significant opportunities for wildlife movement. The project site could act as a corridor for local wildlife movement, particularly for relatively disturbance-tolerant species such as raccoon or skunk. However, the project site itself is not a distinct or critical wildlife movement corridor and does not, in and of itself, connect two or more distinct and isolated natural areas. Given the small size of the site and the fully developed setting of the surrounding residential neighborhood, no significant disruption

of wildlife movement or connectivity is expected as a result of the proposed project. Impacts would be less than significant.

**Biological Resources 4(e) – No Impact**

The project site contains cypress, pine, and oak trees. No tree removal is proposed. Project plans include placement of orange protective fencing around each tree during construction activity. The County would require as conditions of approval any other measures necessary to ensure protection of trees during project construction.

Section 21.64.260 of the Monterey County Code of Ordinances addresses preservation of oak and other protected trees, prohibiting removal of protected trees without approval by the Director of Planning (Source: IX.18). Because the proposed project does not include tree removal and includes provisions to protect existing trees, there would be no conflict with County regulations protecting trees, or other local policies protecting biological resources. Potential impacts to special status species are addressed separately above under threshold a. There would be no impact.

**Biological Resources 4(f) – No Impact**

The project site is not included in an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. No impact would occur.

**Conclusion:**

*Impacts to biological resources would be less than significant.*

<b>5. CULTURAL RESOURCES</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Cultural Resources 5(a) – No Impact**

A historic assessment for the project site was prepared by PAST Consultants, LLC in December 2018 (Source: IX.22). The existing home was constructed circa 1940, was remodeled in 1984 to extend a bedroom wall, and a carport at the end of the driveway was converted into a guest unit in 1985. According to the historical assessment, the property has no historic associations, is not an outstanding example of a type or method of construction, and is not historically significant under national, state, or county criteria. Therefore, the proposed project would not result in a substantial adverse change in the significance of a historical resource.

## **Cultural Resources 5(b) – Less than Significant with Mitigation Incorporated**

A Phase 1 Archaeological Study (archaeological study) was prepared for the project site by Albion in February 2019. The archaeological study is classified as confidential but is discussed herein as needed to address thresholds of significance under CEQA.

According to the archaeological study, the project site is within the boundary of known archaeological resources (Source: IX.23). Construction of the proposed project has the potential to impact these resources; therefore, impacts are potentially significant. Mitigation Measure No. 1 requires Extended Phase I (XPI)/Phase II investigation for archaeological resources, and Mitigation Measure No. 2 requires a Phase III data recovery excavation, if needed.

### **Mitigation Measure (MM) No. 1:**

The applicant/owner shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeological resources (qualified archaeologist) to conduct an Extended Phase I (XPI)/Phase II archaeological resources investigation to determine the potential extent of archaeological resources on the project site and to evaluate the site for significance. XPI testing shall comprise a series of shovel test pits and/or hand augured units intended to establish the potential presence of archaeological resources on the project site.

If the results of the XPI indicate the potential presence of archaeological resources within the current project site, the qualified archaeologist shall conduct a Phase II investigation to evaluate the site for eligibility in the California Register of Historical Resources (CRHR), National Register of Historic Places (NRHP), and local eligibility. A Phase II evaluation shall include any necessary archival research to identify significant historical associations as well as mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit to characterize the nature of the site, define the artifact and feature contents, determine horizontal boundaries and depth below surface, and retrieve representative samples of artifacts and other remains.

All XPI/Phase II fieldwork shall be observed by a Tribal monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative.

Cultural materials collected from the site shall be processed and analyzed in the laboratory according to standard archaeological procedures. The age of the materials shall be determined using radiocarbon dating and/or other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)" (<http://ohp.parks.ca.gov/pages/1054/files/armr.pdf>). Upon completion of the work, all artifacts, other cultural remains, records, photographs, and other documentation shall be curated at an appropriate curation facility.

### **Mitigation Measure Action (MMA) No. 1.a**

Prior to issuance of permits from RMA-Building Services, the applicant/owner shall submit to the Chief of RMA-Planning for review and approval a signed contract with a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeological resources (qualified archaeologist) for the scope of work required to comply with Mitigation Measure No. 1.

**Mitigation Measure Action (MMA) No. 1.b**

Prior to issuance of permits from RMA-Building Services, the applicant/owner shall submit to the Chief of RMA-Planning for review and approval a signed contract with a Tribal monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative.

**Mitigation Measure Action (MMA) No. 1.c**

Prior to project-related ground disturbance allowed under the permit issued by RMA-Building Services, the applicant/owner shall implement Extended Phase I (XPI)/Phase II in accordance with the approved contracts.

**Mitigation Measure Action (MMA) No. 1.d**

Prior to project-related ground disturbance allowed under the permit issued by RMA-Building Services, a technical report of Phase II investigation shall be submitted to RMA-Planning for review.

**Mitigation Measure (MM) No. 2**

If the results of Phase II site evaluation (MM No. 1) identify the site as eligible for the CRHR, NRHP, and/or local listing, the qualified archaeologist shall conduct a Phase III data recovery excavation. Phase III work shall include extensive subsurface testing and a full analysis of the recovered resources to exhaust the data potential of the site. These studies may include, though not be limited to faunal analysis of all animal bones, radiocarbon dating where appropriate, protein residue analysis of stone tools and groundstone.

All Phase III fieldwork shall be observed by a Tribal monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or by another appropriately NAHC-recognized representative.

A final Phase III Data Recovery report shall be submitted to RMA-Planning for review. Recommendations for data collection contained therein, shall be implemented throughout project-related ground disturbing activities.

**Mitigation Measure Action (MMA) No. 2.a**

Prior to issuance of permits from RMA-Building Services and if results of the Phase II site evaluation (MM No. 1) identify the site as eligible for the CRHR, NRHP, and/or local listing, the applicant/owner shall submit to the Chief of RMA-Planning for review and approval a Phase III Data Recovery excavation research design prepared by a qualified archaeologist.

**Mitigation Measure Action (MMA) No. 2.b**

Prior to issuance of permits from RMA-Building Services and if results of the Phase II (MM No. 1) site evaluation identify the site as eligible for the CRHR, NRHP, and/or local listing, the applicant/owner shall submit to the Chief of RMA-Planning for review and approval a signed Phase III contract with a Tribal monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or another appropriately NAHC-recognized representative.

**Mitigation Measure Action (MMA) No. 2.c**

Prior to project-related ground disturbance allowed under the permit issued by RMA-Building Services and if results of the Phase II site evaluation (MM No. 1) identify the site as eligible for the CRHR, NRHP, and/or local listing, the applicant/owner shall implement Phase III (MM No. 2) in accordance with the approved contracts.

**Mitigation Measure Action (MMA) No. 2.d**

Prior to project-related ground disturbance allowed under the permit issued by RMA-Building Services and if Phase III (MM No. 2) is required a Phase III Data Recovery report shall be submitted to RMA-Planning for review.

**Mitigation Measure (MM) No. 3:**

A qualified archaeological monitor (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) shall be present during soil disturbance for all grading and excavation. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the archaeological monitor. If the find is determined to be significant, work shall remain halted until a plan of action has been formulated, with the concurrence of RMA-Planning, and implemented. To facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring. Mitigation Measure No. 3 shall include the following compliance actions:

**Mitigation Measure Action (MMA) No. 3.a**

Prior to issuance of permits from RMA-Building Services, the owner/applicant shall include a note on the construction plans (each of the demolition and grading sheets) encompassing the language contained in Mitigation Measure No. 3, including all compliance actions. The owner/applicant shall submit said plans to RMA-Planning for review and approval.

**Mitigation Measure Action (MMA) No. 3.b**

Prior to issuance of permits from RMA-Building Services, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include a pre-construction meeting agenda with specific construction activities that the monitor shall be present for, any construction activities where the archaeological monitor will not be present for, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. The contract shall include provisions requiring the monitor be present during soil disturbance for all grading and excavation, and authorizing the monitor to stop work in the event resources are found. In addition, the contract shall authorize the monitor to prepare a report suitable for compliance

documentation to be prepared within four weeks of completion of the data recovery field work described in MM No. 1 and, if applicable, MM No. 2. The contract shall be submitted to RMA-Planning for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

**Mitigation Measure Action (MMA) No. 3.c**

Prior to the issuance of permits from RMA-Building Services, the owner/applicant shall submit evidence that a qualified archaeologist conducted a cultural resource awareness and response training for construction personnel prior to the commencement of any grading or excavation activity. The training shall include a description of the kinds of cultural and tribal cultural resources that are found in the area, protocols to be used in the event of an unanticipated discovery, and the importance of cultural resources to the Tribal community.

**Mitigation Measure Action (MMA) No. 3.d**

If during ground disturbance allowed under permits issued by RMA-Building Services, archaeological resources are unexpectedly discovered, work shall be halted on the parcel until the find can be evaluated and a plan of action formulated and implemented, with the concurrence of RMA-Planning. Data recovery shall be implemented during the construction and excavation monitoring. If intact archaeological features are exposed, they shall be screened for data recovery using the appropriate method for site and soil conditions. The owner/applicant shall allow the on-site Tribal monitor (See Mitigation Measure No. 5) an opportunity to make recommendations for the disposition of potentially significant archaeological materials found.

**Mitigation Measure Action (MMA) No. 3.e**

Within one year following completion of the field work, a final technical report shall be submitted to RMA-Planning and the Northwest Information Center of the California Historical Resources Information System at Sonoma State University, that contains results of all analyses implemented throughout Mitigations Measure Nos. 1-3. Artifacts associated with a finding of human remains shall be reburied in accordance with State Law and penalty for violation pursuant to PRC section 5097.994.

**Cultural Resources 5(c) – Less than Significant**

Due to the project site’s location near archaeological resources, as described above, and because the project involves ground disturbance, there is a potential for human remains to be accidentally discovered. The property is in an area designated “archaeologically sensitive” by the County (IX.23). If human remains are unearthed, State Health and Safety Code Section 7050.5 requires no further disturbance to occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to the Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and make recommendations to the landowner within 48 hours of being granted access. A condition is applied that requires there be no further excavation in the area surrounding the remains until the coroner and the NAHC, if applicable, are contacted and the find is treated in accordance with Public Resources Code Sections 5097.98 – 5097.994. With adherence to existing regulations and conditions of approval, impacts to human remains would be less than significant.

**Conclusion:**

*As designed, the project would result in less than significant impacts to historical resources, and potentially significant impacts to archaeological resources. With adherence to mitigation contained herein, existing regulations, and conditions of approval, the project would have a less than significant impact on cultural resources.*

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

**Discussion/Conclusion/Mitigation:**

See Section II and IV

<b>7. GEOLOGY AND SOILS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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? 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<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 waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

A Soil Engineering Investigation was completed by Landset Engineers, Inc. in January 2019 (Appendix GEO-1, herein referred to as soil report) to determine the suitability of soils at the project site for the proposed construction activity. The fully developed project site is situated on a gentle (eight to ten percent) west-facing descending slope. The existing residence includes a partial basement situated generally in the center of the site and a detached garage in the southwest corner.

Two exploratory borings were drilled at the site on December 19, 2018 at depths ranging from 11.5 to 15.25 feet below ground surface to gather data for the soil report. The boring logs, field observations, and laboratory data were analyzed to determine the suitability of the site for the proposed construction activity. The site is underlain by an approximately eight-foot layer of loose to medium dense silty sand topsoil. Groundwater was encountered at an approximate depth of 14.0 feet below the ground surface. The soil report concludes that the proposed project is feasible from a soil engineering standpoint provided that the report’s recommendations are incorporated into the project plans (Source: IX.2).

**Geology and Soils 7(a.i) – No Impact**

The project site is not located within an Earthquake Fault Zone, as mapped by the California Department of Conservation (Source: IX.26). Faults in the vicinity of the project site include the Hatton, Sylvan Navy, and Berwick Faults (Source: IX.24). However, no major earthquakes have occurred along these faults in more than 100 years, and none are considered active (Source: IX.25). Therefore, rupture of a known active earthquake fault would not occur at the project site. There would be no impact. Other impacts associated with seismic hazards are discussed below.

**Geology and Soils 7(a.ii - a.iii & c) – Less than Significant**

Seismic shaking can cause liquefaction and seismic settlement to occur during earthquake events. Liquefaction is the process by which unconsolidated, saturated soils change to a near-liquid state during ground-shaking. Lateral spreading is the sliding movement of an intact block of land that may occur during an earthquake, potentially causing considerable property damage, and a landslide is a movement of surface material down a slope.

The project site is located in a seismically active area. The San Andreas Fault system is the most active fault system in California, running north-south approximately 40 miles east of the project site. Additional inactive faults, as described above, exist nearer to the project site. It is reasonable to assume that the project site would experience high intensity ground shaking during the lifetime of the project, which could result in the hazards described above.

According to the soil report, the project is feasible from a soil engineering standpoint. The report includes recommendations intended to reduce the potential for structural damage to an acceptable risk level, such as the use of compacted soils at optimum moisture contents. Additionally, the project would be required to comply with all California Building Code standards related to seismic hazards. The County would require incorporation of all recommendations from the soil report into project plans as a condition of project approval. Pursuant to required implementation of these recommendations, impacts would be less than significant.

**Geology and Soils 7(a.iv) – No Impact**

Slopes at the project site are gentle (up to 10 percent) and there is no evidence of past or present slope instability. Previous investigations at the site have indicated no evidence of slope instability (Source: IX.2). The soil report concludes that the potential for landslides at the site is very low. The proposed project would not alter this condition. Therefore, there would be no impact.

**Geology and Soils 7(b) – Less than Significant**

As described above, the project site contains slopes of up to 10 percent and an approximately eight-foot layer of loose to medium dense silty sand topsoil. The site is classified as a moderate erosion hazard area (Source: IX.2). Project construction, particularly during site preparation, excavation, and grading, could result in erosion and loss of topsoil from the site. The project entails grading of approximately 150 cubic yards of cut and 40 cubic yards of fill. No tree removal is proposed. The project would be required to comply with Monterey County Code Chapter 16.12, *Erosion Control* (Source: IX.18). This chapter sets forth required provisions for preparation of erosion control plans that outline methods to control runoff, erosion, and sediment movement. In compliance with these measures, project plans include a grading, drainage, and erosion control plan. Included therein are various erosion control measures, including protection of slopes with straw mulch to prevent erosion until slopes are stabilized. Project plans note that the general contractor shall be responsible for erosion and sediment control and shall provide full particulars to the County prior to commencement of work.

Construction and operation of the project would not result in substantial erosion or loss of topsoil. Compliance with existing regulations would reduce impacts to a less than significant level.

**Geology and Soils 7(d) – No Impact**

Soils at the project site are classified as poorly graded silty sand and have a low potential for expansion (Source: IX.2). According to the soil report, no special measures are required in order to prevent soil expansion. Therefore, there would be no impact related to expansive soil.

**Geology and Soils 7(e) – No Impact**

The existing residence is connected to sanitary sewage collection infrastructure. No septic tank or alternative waste water disposal systems is proposed. Therefore, there would be no impact.

**Geology and Soils 7(f) – Less than Significant with Mitigation Incorporated**

The project site is currently developed and does not contain unique geologic features. Given the small disturbance area for the project, it is unlikely that any previously unknown paleontological resources would be encountered during construction activities. However, ground disturbing activities always involve the possibility of such a discovery. Therefore, Mitigation Measure No. 4 is required to reduce potential impacts to a less than significant level.

**Mitigation Measure (MM) No. 4:**

In the event a previously unknown fossil is uncovered during project-related ground disturbance, all work shall cease until a certified professional paleontologist can investigate the finds and make appropriate recommendations. Recommendations shall include fossil salvage, curation, and reporting requirements.

**Mitigation Measure Action (MMA) No. 4**

Prior to the issuance of permits from RMA-Building Services, the owner/applicant shall include a note on the construction plans (each of the demolition and grading sheets) encompassing the language contained in Mitigation Measure No. 4, including all compliance actions. The owner/applicant shall submit said plans to RMA-Planning for review and approval.

**Conclusion:**

*Compliance with existing regulations, conditions of approval, and Mitigation Measure No. 4 would reduce impacts related to geology and soils to a less than significant level.*

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

**Discussion/Conclusion/Mitigation:**  
See Section II and IV

<b>9. HAZARDS AND HAZARDOUS MATERIALS</b>				
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section II and IV

<b>10. HYDROLOGY AND WATER QUALITY</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The project site is fully developed and connected to stormwater drainage facilities. The majority of the site consists of impervious surfaces, including the existing residence and detached garage, and paved areas. According to the Federal Emergency Management Agency (FEMA), the project site is designated Zone X, Area of Minimal Flood Hazard (Source: IX.28). The site is within the Carmel Point Watershed Protection Area for the Carmel Bay Area of Special Biological Significance (ASBS), as designated by the California State Water Resources Control Board (Source: IX.29). The California Ocean Plan prohibits discharges of waste into ASBS, including pollutants contained within stormwater runoff, unless the State Water Board grants an exemption.

Monterey County operates storm drain systems that discharge into the Carmel Bay ASBS; these discharges are regulated under the County's Phase II Municipal General Permit (Source: IX.30).

#### **Hydrology and Water Quality 10(a) & 10(c.i-c.iv) – Less than Significant**

The project site is fully developed and connected to stormwater drainage facilities. Post-project impervious surface coverage at the site would be similar to existing conditions, and thus would not result in an increase of stormwater flow or pollutants draining from the site. During project construction, soil and pollutants could exit the site, resulting in surface water degradation. However, as described in Section 7, *Geology and Soils*, the project plans include a grading drainage, and erosion control plan in compliance with Monterey County Code Chapter 16.12, *Erosion Control*, which outlines methods to control runoff, erosion, and sediment movement. Monterey County Code Chapter 16.14.100, *Prohibited Discharges*, would also apply to the project. Chapter 16.14.100 prohibits any non-stormwater discharge into the County storm drain system (Source: IX.18). Therefore, there would be no new or increased source of stormwater pollution from the project site and the project would be covered by the County's permitted discharges into the Carmel Bay ASBS.

Due to the small size of the project site and limited scope of construction activity, the project would not contribute runoff water in excess of drainage system capacity, alter drainage patterns, impede or redirect flood flows, or violate water quality standards. Compliance with existing regulations would reduce impacts to a less than significant level.

#### **Hydrology and Water Quality 10(b) and 10(e) – Less than Significant**

The project site is currently developed with a single-family home and detached garage. The project would demolish the garage and construct an addition to the home. The proposed project does not include new housing, and therefore would not result in an increase in water demand. The project site is 0.13 acre in size and mostly covered in structures and other impermeable surfaces. In total the proposed project would result in 2,002 sf of building coverage (building and deck) on a 5,726 sf parcel, slightly increasing the overall impervious surface area on the site. However, due to the small size of the site and because the majority of the site is already covered in impervious surfaces, a substantial decrease in groundwater recharge would not occur. Therefore, the project would not substantially decrease groundwater supplies, interfere with groundwater recharge, or conflict with sustainable groundwater management. Impacts would be less than significant.

#### **Hydrology and Water Quality 10(d) – Less than Significant**

The project site is located approximately 765 feet east of the Pacific Ocean. According to California Geologic Survey mapping, the site is outside of the tsunami inundation area that runs along the coast (Source: IX.27). The tsunami inundation area is mapped roughly along Scenic Road, approximately 350 feet west of the project site. There are no nearby enclosed bodies of water that could result in a seiche. According to FEMA, the project site is designated Zone X, Area of Minimal Flood Hazard (Source: IX.28).

The proposed project would redevelop the project site but would not substantially alter flood exposure of structures or people. Therefore, this impact would be less than significant.

#### **Conclusion:**

*Impacts related to hydrology and water quality would be less than significant.*

**11. LAND USE AND PLANNING**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The project site is within a neighborhood in unincorporated Monterey County outside of the city of Carmel-by-the-Sea. The project site is subject to the Monterey County 1982 General Plan and the Carmel Area LUP.

**Land Use and Planning 11(a) – No Impact**

The proposed project involves construction activity at an existing residence. No new roads or other development features are proposed that would physically divide an established community. There would be no impact.

**Land Use and Planning 11(b) – Less than Significant**

The proposed project would be subject to the policies and regulations of the Carmel Area LUP. The LUP contains policies that pertain to land use and development in the plan area. The project would construct an addition to a single-family residence on a parcel designated for medium density residential use and would not conflict with land use policies specified in the LUP. Prior to implementation, the project would require issuance of construction permits and a Coastal Development Permit (CST) from the County.

The LUP also contains policies related to the protection of biological and cultural resources. As described in Section VI.4, *Biological Resources*, the project site provides minimal habitat value, and the project would not result in substantial adverse effects on biological resources. As described in Section VI.5, *Cultural Resources*, Mitigation Measures No. 1 through No. 3 are required to address the potential discovery of archaeologically or culturally significant discoveries, thus reducing impacts to a less than significant level. Therefore, impacts related to conflicts with a land use plan would be less than significant with mitigation incorporated (Source: IX.4).

**Conclusion:**

*Impacts related to land use and planning would be less than significant.*

<b>12. MINERAL RESOURCES</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section II and IV

<b>13. NOISE</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section II and IV

<b>14. POPULATION AND HOUSING</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
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)?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section II and IV

<b>15. PUBLIC SERVICES</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section II and IV

<b>16. RECREATION</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**  
See Section II and IV

<b>17. TRANSPORTATION/TRAFFIC</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**  
See Section II and IV

**18. TRIBAL CULTURAL RESOURCES**

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

**Discussion/Conclusion/Mitigation:**

As described in Section VI.5, *Cultural Resources*, the project site is considered “archaeologically sensitive” by Monterey County. Additionally, the site is located on land associated with the tribal history of regional native groups.

**Tribal Cultural Resources 18(a) and 18(b) – Less than Significant with Mitigation Incorporated**

Project construction activities would involve ground disturbance that has potential to result in substantial adverse changes to the significance of tribal cultural resources, if such resources were exposed or damaged during construction. Pursuant to Public Resources Code Section 21080.3.1, the Monterey County RMA – Planning Division initiated Assembly Bill (AB) 52 consultation with local tribal representatives on 7 April 2020. As part of the State of California’s response to the COVID-19 pandemic, Executive Order N-54-20 suspended the timeframes in which California tribes are required to request consultation. A lead agency must begin the consultation process for a period of 60 days, effective April 22, 2020. Therefore, the consultation process for this project occurred between April 7 and July 2020, with a final response provided by one tribe on 14 April 2020.

One response was received from a representative of the Ohlone/Costanoan-Esselen Nation, indicating that the project site is located on historic Tribal land. According to the response, the Ohlone/Costanoan-Esselen Nation is opposed to ground disturbance occurring at the project site, and requests further consultation if the project is approved (Appendix TRIBAL-1). Therefore, Mitigation Measure No. 5 is required to reduce potential impacts to tribal cultural resources to a less than significant level. If the project is approved, further tribal consultation would be required

consisting of Tribal monitoring. Tribal monitoring of construction activity, in conjunction with Mitigation Measures No. 1 through 3 (see Section VI.5, *Cultural Resources*) would ensure potential impacts to tribal cultural resources are avoided or reduced and/or proper disposition of the resources.

**Mitigation Measure (MM) No. 5:**

To ensure that Tribal Cultural Resources incur less than significant impacts, a Tribal Monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or another appropriately NAHC-recognized representative, shall be on-site during project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall refer to and comply with Mitigation Measures No. 1, 2 and 3, as applicable. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

Any artifacts found that are not associated with a finding of human remains shall be cataloged by both the Tribal monitor and the qualified archaeological monitor. Once cataloged, the qualified archaeological monitor shall take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one year to a representative of the appropriate local tribe as recognized by the NAHC, or of the Monterey County Historical Society.

Mitigation Measure No. 5 shall include the following compliance actions:

**Mitigation Measure Action (MMA) No. 5.a**

Prior to the issuance of permits from RMA-Building Services, the owner/applicant shall include a note on the construction plans (each of the demolition and grading sheets) encompassing the language contained in Mitigation Measure No. 5, including all compliance actions. The owner/applicant shall submit said plans to RMA-Planning for review and approval.

**Mitigation Measure Action (MMA) No. 5.b**

Prior to the issuance of permits from RMA-Building Services, the applicant/owner shall submit evidence to the satisfaction of the Chief of RMA-Planning that a Tribal monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or another appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of any project-related grading and excavation to a reasonable depth as requested by the Tribal monitor, and in consultation with RMA-Planning.

**Mitigation Measure Action (MMA) No. 5.c**

Prior to project-related ground disturbance allowed under the permit issued by RMA-Building Services, the Tribal monitor or another appropriately NAHC-recognized representative shall submit a letter to RMA-Planning confirming participation in the

monitoring and provide a summary of archaeological and/or cultural finds or no finds, as applicable.

**Mitigation Measure Action (MMA) No. 5.d**

Within one year following completion of the field work, a final technical report shall be submitted to RMA-Planning and the Northwest Information Center of the California Historical Resources Information System at Sonoma State University, that contains results of all analyses implemented throughout Mitigations Measure Nos. 1-3 & 5. Artifacts associated with a finding of human remains shall be reburied in accordance with State Law and penalty for violation pursuant to PRC section 5097.994.

**Conclusion:**

*With incorporation of Mitigation Measure No. 5, the project would result in less than significant impacts to tribal cultural resources.*

19. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the waste water 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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section II and IV

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

**Discussion/Conclusion/Mitigation:**

See Section II and IV

## VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

### Discussion/Conclusion/Mitigation:

#### **Mandatory Findings of Significance (a) – Less Than Significant with Mitigation**

As discussed in this Initial Study, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. Regarding cultural resources, potential impacts to archaeological resources and tribal cultural resources would be reduced to a less than significant level by implementation of Mitigation Measures No. 1 through No. 3 and Mitigation Measure No. 5, requiring further study of potential resources, compliance with recommendations, and archaeological and tribal cultural monitoring during ground disturbance.

#### **Mandatory Findings of Significance (b) – Less than Significant with Mitigation**

As discussed in this Initial Study, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. With implementation of required mitigation, the project would not result in substantial long-term environmental impacts and, therefore, would not contribute to cumulative environmental changes that may occur due to planned and pending development. Potential cumulative impacts of the project would be less than significant with mitigation incorporated.

#### **Mandatory Findings of Significance (c) – Less Than Significant**

Effects on human beings are generally associated with impacts related to issue areas such as air quality, geology and soils, noise, traffic safety, and hazards. As discussed in this Initial Study, the project would have no impact or a less than significant impact in each of these resource areas. As discussed in Section IV.A, *Factors*, the project would have no impact or less than significant impacts on air quality, hazards and hazardous materials, noise and transportation. As discussed in Section VI.7, *Geology and Soils*, the project would not exacerbate existing geologic hazards related to soils and seismic stability. Adherence to existing regulations would reduce potential impacts to a less than significant level. Therefore, the project would not cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

## **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 unless a “no effect” determination can be obtained from the California Department of Fish and Wildlife.

**Evidence:** Based on the record as a whole as embodied in the RMA-Planning files pertaining to PLN180537 and the attached Initial Study/Proposed Mitigated Negative Declaration.

## ***IX. REFERENCES***

1. Project Application and Plans (PLN180537)
2. Soil Engineering Investigation for the Steppe Residence Addition (APN 009-412-004) 2497 San Antonio Avenue Monterey County, California, LandSet Engineers, Inc.
3. Monterey County 1982 General Plan
4. Carmel Area Land Use Plan
5. 2012-2015 Air Quality Management Plan, Monterey Bay Air Resources District
6. CEQA Air Quality Guidelines, Monterey Bay Air Resources District
7. Regional Water Quality Control Plan for the Central Coast Basin Plan, Central Coast Regional Water Quality Control Board
8. List of eligible and official designated State Scenic Highways, California Department of Transportation
9. California Important Farmland Finder, California Department of Conservation
10. Williamson Act Reports and Statistics, California Department of Conservation
11. California Building Code, Title 24
12. Monterey County Climate Action Plan
13. 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy, Association of Monterey Bay Area Governments
14. EnviroStor, California Department of Toxic Substances Control
15. GeoTracker, California State Water Resources Control Board
16. Fire Hazard Severity Zones in SRA: Monterey County, CAL FIRE
17. Mineral Lands Classification Data Portal, California Department of Conservation
18. Monterey County Code of Ordinances
19. California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State
20. CEQA Guidelines Section 15064.3(b)(1)
21. California Code of Regulations, Chapter 16
22. Phase One Historic Assessment for the Steppe Residence Addition (APN 009-412-004) 2497 San Antonio Avenue Monterey County, California, PAST Consultants, LLC
23. Archaeological Study for the Steppe Residence Addition (APN 009-412-004) 2497 San Antonio Avenue, Monterey County, California (confidential)
24. Monterey County – Regional Faults Information

25. Earthquake Zones of Required Investigation, California Department of Conservation
26. Tsunami Inundation Map, California Emergency Management Agency
27. Flood Hazard Information Map, Federal Emergency Management Agency
28. Monterey County Carmel Point Watershed Protection Area Map
29. Monterey County Areas of Special Biological Significance