

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING

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

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BACKGROUND INFORMATION

Project Title:	Vasseghi & Gurries Family Partnership [California American Water Company – Garrapata Water Tanks]
File No.:	PLN190299
Project Location:	35904 Weston Ridge Rd, Monterey & 35781 Hwy 1, Carmel
Name of Property Owners:	Vasseghi Nader & Vasseghi Firozeh and Yolanda & Ron Gurries Family Partnership
Name of Applicant:	Walter Sadler C/O California American Water (Cal-Am)
Assessor's Parcel Number(s):	243-301-030-000 (Gurries Family Partnership) & 243-301-031-000 (Vasseghi)
Acreage of Property:	35781 Hwy 1: 20.80 acres 35904 Weston Ridge Rd: 70.63 acres
General Plan Designation:	Watershed & Scenic Conservation
Zoning District:	Rural Density Residential (RDR/40-D(CZ)) / Watershed & Scenic Conservation (WSC/40-D(CZ))
Lead Agency:	County of Monterey
Prepared By:	R. Craig Smith, RMA-Planning; and Rincon Consultants, Inc.
Date Prepared:	July 23, 2020
Contact Person:	R. Craig Smith, Associate Planner
Phone Number:	831-796-6408

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

- A. **Description of Project:** The proposed project involves the repair of slope failure due to heavy rains at a site that supports two 40,000-gallon water tanks serving the Garrapata Water System, operated by Cal Am. The project site lies in the northern portions of the Big Sur region of unincorporated Monterey County, approximately 0.2 mile east of the Pacific Ocean, east of Highway 1 (see Figure 1 and 2). The project would take place at 35781 Highway 1 (APN 243-301-030) and at 35904 Weston Ridge Road (APN 243-301-031). The water tanks are located on parcel 243-301-031 while site access is from a private driveway connection to Highway 1 through parcel 243-301-030. The project site consists of a portion of the 35904 Weston Ridge Road that contains the existing water storage and distribution infrastructure and slide area. The project site on which construction activity and access would occur is less than one half-acre in size. The slide area subject to repair is approximately 1,800 square feet, as measured through Google Earth.

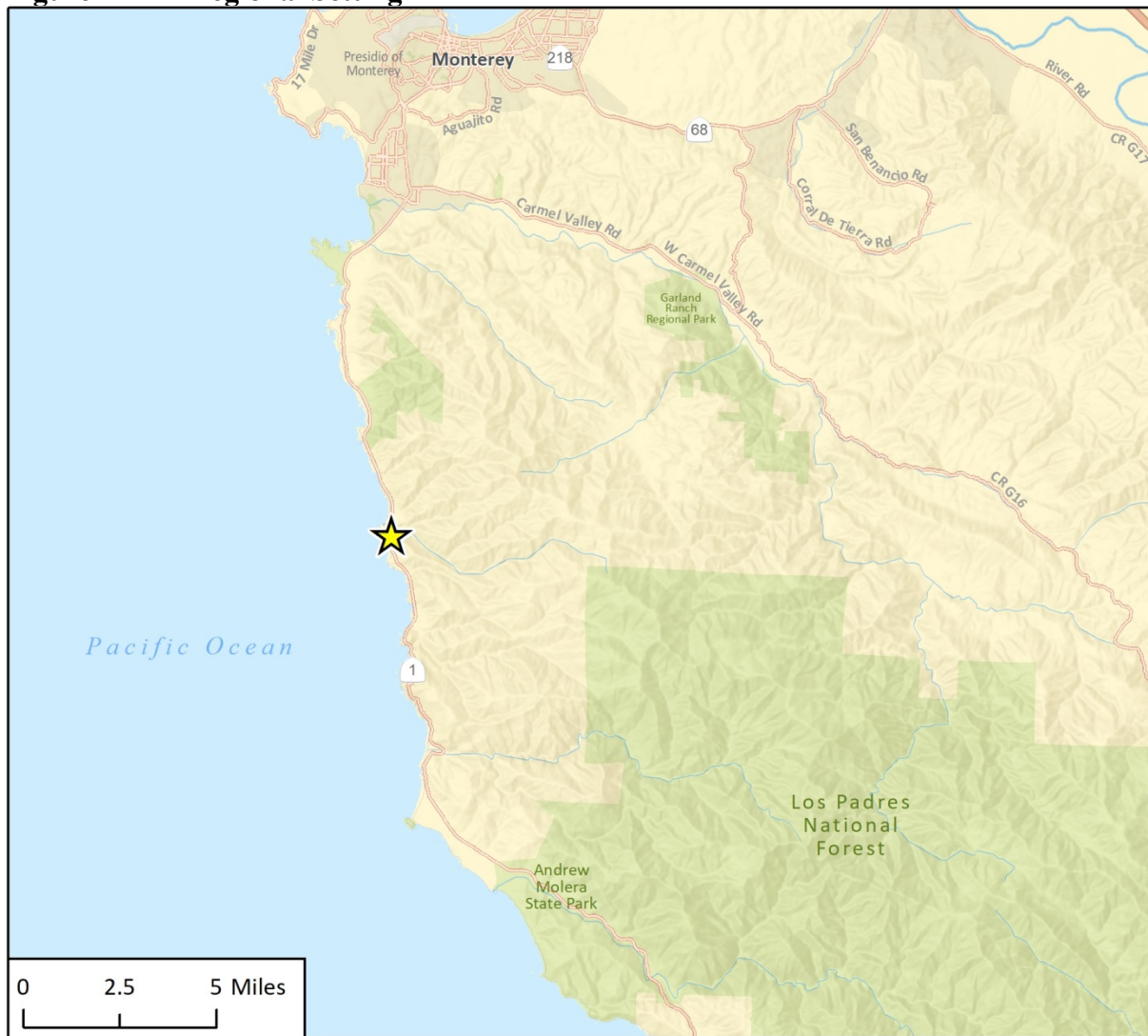
The purpose of the project is to provide structural support for the existing water tanks and to stabilize the slope on which the tanks are located, to avoid slope failure and subsequent destruction of the tanks. Project components would include the following (Source IX.1):

- Installation of new poured-in-place concrete piers at the top of slope
- Connection of the new concrete piers by a reinforced rail wall to support the fill under the tanks by providing horizontal support on the scarp face
- Installation of a reinforced concrete mat with tieback anchors over the slide area starting at the rail and extending downslope to a toe anchor keyed into the bed rock
- Revegetation of the disturbed area with buckwheat and native shrub seeding and plantings

The project would require 90 cubic yards (12 truck trips) of shotcrete to install the concrete mat and 30 cubic yards (four truck trips) of concrete to cover surfaces adjacent to the tanks. The amount of grading would be dependent upon site conditions discovered during the start of construction activity. Grading would be limited to the removal of loose slide debris necessary for slope stabilization. The project would not include removal of any trees. Debris off-haul is estimated at 20 cubic yards (five truck trips). Construction activity would last for approximately 90 days.

See Figure 3 for the current condition of the slide area, with plastic tarps in place for temporary slide control.

Figure 1 Regional Setting



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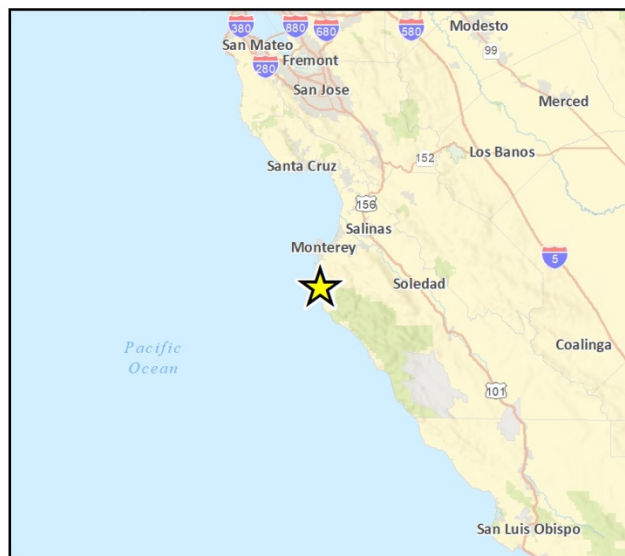


Fig. 1 Regional Location

Figure 2 Project Site



Figure 3 Site Photographs



Photograph 1. Project site, looking west towards project staging area and SR 1, showing current temporary plastic tarping for slide control



Photograph 2. Project site vegetation



Photograph 3. Project site vegetation

(Source: IX.20)

B. Surrounding Land Uses and Environmental Setting:

The project site is located in an unincorporated portion of Monterey County in the Big Sur Coast Land Use Plan (LUP) area. The site is approximately 2.0 miles south of Garrapata State Park, and approximately 0.2 mile east of the Pacific Ocean on the landward side of Highway 1. The site is on a steep slope that rises from the eastern side of Highway 1 into a hillside of the Santa Lucia Mountain Range. The surrounding area is largely undeveloped but does include sparsely dispersed residences. The project site is located in the Coastal Zone as defined by the California Coastal Zone Act of 1976. The project site (243-301-031-000) is dual zoned Rural Density Residential, and Watershed and Scenic Conservation under the Big Sur Coast LUP; the water tanks are located on a portion of the parcel zoned WSC/40-D (CZ) that contains a Design district overlay that provides for review of development projects regarding “location, size, materials” to assure protection of public views and neighborhood character.

Two vegetation communities occur at the project site, northern coastal scrub and ruderal vegetation. Vegetation at the site generally consists of low, dense shrub cover that includes coast sage brush, coyote brush, and a variety of other shrubs and grasses. Seacliff buckwheat, which provides habitat for endangered Smith’s blue butterfly, has also been identified at the site. Due to the presence of endangered species habitat, the project site is considered an environmentally sensitive habitat area (ESHA) under the California Coastal Act (Source IX.2).

C. Other public agencies whose approval is required:

The proposed project would require a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow development on slopes of 30 percent or greater to conduct the repair of slope failure due to heavy rains; and a Coastal Development Permit to allow development within 100 feet of ESHA. The County of Monterey's Coastal Plan has been certified by the State of California Coastal Commission; therefore, the County is authorized to issue Coastal Development Permits. No other public agency approvals would be required.

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 type="checkbox"/>	Local Coastal Program-LUP	<input checked="" type="checkbox"/>

General Plan. The proposed project was reviewed for consistency with the 1982 Monterey County General Plan Section IV (Land Use and Planning) and does not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (refer to the Local Coastal Program - LUP discussion below). Furthermore, the proposed project does not conflict with any applicable habitat conservation plan or natural community conservation plan. The project includes the repair and stabilization of a small section of slope that support a water storage and distribution system. The proposed project meets all site development standards and is consistent with the land use designation. The proposed development, as conditioned, is consistent with applicable policies. As discussed herein, the proposed project would have no impact on land use planning. **CONSISTENT**

Local Coastal Plan

The project site is subject to the *Big Sur Coast Land Use Plan* that provides development standards and policies for unincorporated Big Sur. The subject parcel where the tanks are located is a 70.6 acre parcel developed with one single-family dwelling; the tanks are located on a portion of the parcel that is undeveloped with the exception of the tanks. The parcel used to access the project location is a 20.8 acre parcel developed with a single-family dwelling with the area in the vicinity of the tanks undeveloped with the exception of the gravel access road to the tanks. The project includes the repair and stabilization of an approximately 1,800 sq. ft. section of slope that supports the water tanks. The Project will conform to the applicable development policies of the General Plan and the Big Sur Coast Land Use Plan. **CONSISTENT.**

Air Quality Management Plan. Consistency with the 2008 Air Quality Management Plan for Monterey Bay Region (AQMP) and 2009-2011 Triennial Plan Revision, is an indication of a project's cumulative adverse impact on the regional air quality (ozone levels), and is not an indication of project specific impacts, which are evaluated according to the Air District's adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact. The Monterey Bay Air Resources District (MBARD) prepared the AQMP for the Monterey Bay Region. The AQMP addresses attainment and maintenance of State and Federal ambient air quality standards with the North Central Coast Air Basin. The project proposes minor grading and structural slope stabilization relating to slope failure that supports two (2) 40,000-gallon water tanks. The grading and subsequent slope stabilization measures are a maintenance activity, is not growth inducing, and would not result in any population increase in the vicinity or region. It was determined that the proposed project would not conflict with or obstruct implementation of the AQMP. There would be no stationary emissions associated with completion the proposed project. The MBARD CEQA Air Quality Guidelines defines construction activities with potentially significant impacts for PM10, to include 2.2 acres of disturbance a day. The limits of the project is approximately one half (1/2) acre in an area that was previously disturbed when

the tanks were installed and by the erosion events following heavy winter storms in 2017, and therefore would not result in a significant impact to air quality and would be consistent with the AQMP. **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

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

2. Agriculture and Forest Resources. The project site is located on a property developed with a residence and is designated as Other Land under the Department of Conservation Farmland Mapping and Monitoring Program. The project site and its surroundings are not used for agricultural operations. Project construction would not result in conversion of Important Farmland to non-agricultural uses. The project area is not under a Williamson Act contract and is not located in or adjacent to agriculturally designated lands.

The California Public Resources Code 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)). Vegetation around the project site consists mostly of low, dense shrub cover, as described in Section IX.4. The project site is not forest land, and the project would not require removal of any trees. *Therefore, the proposed project would not result in impacts to agriculture or forest resources* (Sources: IX.1, 6, 16).

5. Cultural Resources. The nearest historical resource to the project site is the Garrapata Creek bridge, approximately 1,500 feet northwest of the site. The project site is not visible from the bridge. Monterey County Geographic Information System (GIS) indicates that the subject properties and specific project site is located within an area of high archeological sensitivity. However, the project site is not located within 750 feet of a known archaeological site. An archaeology report was prepared for the project site (Source: IX.21), and no archaeological resources were identified in the immediate vicinity of the site that could be impacted by project activities. There are no structures at the project site other than the water tanks which would be retained and protected by the project. The likelihood of unearthing a previously unknown archaeological resource or human remains is very low, because grading would be limited to the removal of soil that is already loose and unstable, and therefore ground disturbance at substantial depths below grade would not be necessary. However, if an archaeological resource or human remains were discovered during construction activities, a standard condition of approval which requires work to be halted if cultural, archaeological, historical or paleontological resources are accidentally uncovered until a qualified professional archaeologist can evaluate it will apply. Incorporating this condition of approval and requiring notation on the plans to this effect is a standard practice of Monterey County RMA-Planning Department for negative archaeological reports and would reduce the potential for impacts to a less than significant level. *Impacts on cultural resources would be less than significant* (Source: IX.1, 12).

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 slope repair at a water tank site on an area less than one half (1/2) acre in size. 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 due to the scale of the project.

Operational energy demand would consist of continuing operation of the existing water tanks on the site. The project does not involve physical changes to the tanks or changes to the demand

on the water supply system. Therefore, operations at the project site would be identical to existing conditions, and the project would not result in operational energy impacts. *Therefore, the proposed project would not result in significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy.* (Source IX 7, 8)

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 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 and would not establish any new uses at the site. The subject properties are not found on the Cortese List or listed as a California Superfund; the project would not be located on or within 1,000 feet of a known hazardous materials site (IX.11, IX.12). The project site is in a Very High Fire Hazard Severity Zone (VHFHZ); however, the project would not add new structures or result in an increase in population that would increase exposure to wildfires. The project would stabilize a slope, thus reducing potential post-fire geologic hazards. *Therefore, the proposed project would not result in significant impacts related to hazards/hazardous materials* (Sources: IX.9).
10. Hydrology/Water Quality. The proposed project would not violate any water quality standards or waste discharge requirements, as it would only involve slope repairs to support existing water supply infrastructure. The proposed project is not located within a 100-year floodplain and would not impede or redirect flood flows. The Monterey County Geographic Information Systems (GIS) and review by the Monterey County RMA- Environmental Services indicate that the subject property is not located within a 100-year floodplain, were flooding would result in the failure of a dam or levee, or impede or redirect water flows. The proposed project is contained within less than ½ acre or area and the slope repair represents an area of approximately 1,800 square feet and would not require a Storm Water Pollution Prevention Plan (SWPPP). The project would add a small amount of impermeable surface area around the tanks by installing concrete. However, this area is surrounded by natural land cover and the change would not be considerable in relation to groundwater recharge. Therefore, the project would not impact groundwater basins or groundwater recharge and would not conflict with the Monterey County Groundwater Management Plan.

Grading would be limited to the removal of loose slide debris necessary for slope stabilization. The project would not include removal of any trees. Although a small amount of impervious surface would be added around the existing water tanks, the site is surrounded by natural ground cover and the project would not substantially alter drainage patterns found on the site. Furthermore, the project would stabilize the slope, thus reducing potential hazards related to soil instability and associated water quality impacts. The project's construction management plan includes measures to reduce erosion and water quality impacts, including dust mitigation through wetting the work area, limiting construction activities to the immediate slide area, and confining vehicle use to the existing dirt roads leading to the site. In addition, the project would be required to comply with relevant sections of the Monterey County Code that pertain to grading, erosion control and urban stormwater management (Monterey County Code Chapters 16.08, 16.12, and 16.14). The project would incorporate Best Management Practices (BMPs) to control potential

temporary erosion events *Therefore, the proposed project would not result in significant negative impacts related to hydrology/water quality* (Sources: IX.1, 6).

11. Land Use and Planning. The proposed project would not physically divide an established community, as the project would not involve construction of any new structures, roads, or other components that could divide a community.

The project is subject to the Monterey County General Plan and the Big Sur Coast LUP. No conflict would occur with these plans, as the project would not alter or intensify the site's land use or otherwise conflict with regulations adopted for the purpose of avoiding or mitigating an environmental effect. *Therefore, the proposed project would not result in impacts related to land use and planning* (Sources IX.1, 2).

12. Mineral Resources. Review of the Monterey County Geographic Information System indicate that the project site location contains no known commercially viable mineral resources, no minerals have been identified on this site or would be affected by this project. Furthermore, historically, and currently, the project does not include mineral extraction or harvesting. *Therefore, the proposed project would not result in impacts to mineral resources* (Source: IX.6).
13. Noise. Construction of the proposed project would generate a temporary noise increase in the vicinity of the project due to the use of construction equipment such as a dump truck, forklift, drill rig, and shotcrete pump over the estimated 90-day construction period. However, the nearest sensitive receptors to the project site are the residences at 35781 Highway 1 and 35904 Weston Ridge Road, each of which are approximately 620 feet from the project site.

Construction activities would be required to comply with the Monterey County Noise Ordinance as described in Chapter 10.60 of the County's Code of Ordinances. 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. Due to the distance from sensitive receptors and the scope of construction activity required for the project, compliance with existing County noise regulations would prevent significant noise impacts.

Project construction would also generate a temporary increase in ground borne vibration levels during grading and drilling activities. 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 it only involves slope repair for water infrastructure that is already in use. The project is not located in the vicinity of a public airport or private airstrip. *Therefore, the proposed project would not result in significant impacts related to noise.* (Source: IX.1)

14. Population/Housing. The proposed project would not add housing. The project would also not result in permanent employment opportunities or other changes that could indirectly affect population or housing. The project is a maintenance project relating to existing water infrastructure that provides storage and distribution to an existing customer base. The project

would not alter the location, distribution, or density of housing in the area or create demand for additional housing. *Therefore, the proposed project would not result in impacts related to population and housing.* (Source IX 1, 2)

15. Public Services. The project would not add any new housing or other development that would change service ratios for public services. The project involves stabilization of a slope to prevent further damage to the slope and protect the existing water supply infrastructure and distribution system that it supports. There would be no resulting increase in population or other changes that would impact public services. *Therefore, the proposed project would not result in impacts related to public services.* (Source IX 1, 2)
16. Recreation. The project would not add housing or employment opportunities that would result in an increase in population that could affect recreational facilities. The project would repair slope failure associated with the presence of existing water supply infrastructure but would not increase available water supply or result in any other changes that could impact recreation facilities or ratios for park acreage per population. No parks, trail easements, or other recreational facilities would be impacted by the proposed project. *Therefore, the proposed project would not result in impacts related to recreation.* (Source 1, 2, 4)
17. Transportation. The project would involve slope repair to support existing water supply infrastructure. 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 Highway 1 and would access the site via the 35781 Highway 1 driveway, as shown in Figure 2. The project 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. Impacts on roads utilized for project activities would be temporary and minor. The operational component of the water tanks would not create permanent impacts to transportation infrastructure or demand over existing baseline levels. *Therefore, the proposed project would not result in significant impacts related to transportation* (Source: IX.1).
19. Utilities/Service Systems. The project does not involve the construction of new housing that would add to the area's population served by utility systems. The project involves maintenance of an existing water storage and distribution infrastructure; the environmental effects of these improvements are discussed throughout the IS-MND. The project would not otherwise affect utilities and service systems or create new demand for utilities or service systems. *Therefore, the proposed project would not result in impacts related to utilities and service systems.* (Source IX 1, 2, 3, 4)
20. Wildfire. The project site is located in a State Responsibility Area for fire protection and is classified as a VHFHZ. However, the project would not add residents to the area or add new structures at risk of fire hazards. The project would stabilize a slope to protect existing water storage and distribution infrastructure, thus reducing existing post-fire geologic hazards. *Therefore, the proposed project would not result in impacts related to wildfire* (Source: IX.1, 10).

B. DETERMINATION

On the basis of this initial evaluation:

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



Signature

R. Craig Smith



Date

Associate Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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 cultural resources, land use resources, 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
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? (Source: 1, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The project site is in a highly scenic area in the Big Sur coast region of Monterey County, which features the Santa Lucia Mountains rising against the rocky Pacific Ocean coastline. The project site is elevated on a hillside approximately 800 feet east of Highway 1 and 1,300 feet east of the ocean. This portion of Highway 1 is listed as a designated state scenic highway by the California Department of Transportation (Source: IX.16).

Chapter 3 of the Monterey County General Plan is the Conservation and Open Space Element, which includes policies to protect scenic resources. The following goals and policies of the Conservation and Open Space Element apply to the project:

- Goal OS-1: Retain the character and natural beauty of Monterey County by preserving, conserving, and maintaining unique physical features, natural resources, and agricultural operations.
- Policy OS-1.2: Development in designated visually sensitive areas shall be subordinate to the natural features of the area.
- Policy OS-1.12: The significant disruption of views from designated scenic routes shall be mitigated through use of appropriate materials, scale, lighting, and siting of development.

In addition, the Big Sur Coast LUP, Section 3.2 *Scenic Resources*, states that “the County’s basic policy is to prohibit all future public or private development visible from Highway 1 and major public viewing areas” (Sources: IX.3, IX.4, IX.16)

Aesthetics 1(a), 1(b), and (c). Conclusion: Less than Significant Impact

As described above, the project site is in an area with highly valued scenic views. The project site currently contains two water tanks on a slope approximately 800 feet east of and upslope from Highway 1 that are visible from this designated scenic Highway. The project proposal would not expand the existing use or capacity of the water tanks, nor increase the visibility of the tanks as viewed from Highway 1. As shown in Figure 1, a portion of the slope is currently covered in black plastic as a temporary erosion control measure; this portion of the project, once completed, would remain visible from Highway 1. The project would stabilize the slumping slope through mechanical and structural means, a horizontal soldier beam located at the top of the slide at terrace grade, that would anchor a concrete barrier – shotcrete – contoured to mimic the topography underneath. The shotcrete barrier has the potential to be visible from Highway 1 due to the angle of deflection – the contour of the slope is such that it has a negative aspect towards Highway 1. However, the shotcrete would be contoured, textured and tinted such that it would match surrounding soil conditions. There are no alterations proposed to the tanks; the project would not increase the visibility of the tanks as viewed from Highway 1.

The existing water tanks are visible from a specific point of Highway 1, below the tanks. The view is obscured by cypress trees planted to screen the residential development located in proximity to the highway from motorists traveling Highway 1. These tree lines help obscure the view of the tanks and the slope below the tanks. The proposed slope repair is on the slopes supporting the water tanks and constitutes repairs to existing facilities. The repaired slope is designed such that visual impacts would be minimized through the contouring of the shotcrete cover and the texture and color utilized in the shotcrete. Project is designed with the use of colors

to match the surrounding natural features to minimize impacts to the viewshed. Without slope stabilization, the project site would remain in a state of disrepair, with visually disruptive temporary erosion control measures in place. The project would rectify this temporary visual disruption, would not introduce new development at the site and would not substantially alter scenic views. Therefore, impacts on scenic views and visual character would be less than significant.

The project would not remove any trees, rock outcroppings, or historic buildings. The project would stabilize a slope that is currently in a state of disrepair and at risk for slides that could damage the tanks and the hillside, resulting in degradation of the viewshed. The project would not damage scenic resources and would not substantially degrade views from Highway 1. Therefore, impacts would be less than significant.

Aesthetics 1(d) – No Impact

The proposed project does not include any new sources of light or glare. There are no light fixtures or reflective surfaces, such as windows, at the project site, and none are proposed. Therefore, there would be no impact.

2. AGRICULTURAL AND FOREST RESOURCES

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

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

Discussion/Conclusion/Mitigation:

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

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 7 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 7 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (Source: 1, 7 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 7 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 7 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 7 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. The subject property is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). The MBARD is responsible for producing a management plan that reports air quality and regulates stationary sources throughout the NCCAB. In this case, it is the 2012-2015 Air Quality Management Plan (AQMP), including the 1991 AQMP and the 2009-2011 Triennial Plan Revision (Source 9). Monterey County is within the federal and state attainment standards for carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), lead, and fine particulates (PM_{2.5}), and within the federal attainment standards for ozone (O₃) and respirable particulates (PM₁₀). The 2012-2015 Air Quality Management Plan (AQMP) addresses only attainment of the State zone standard.

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

The Project includes minor grading and slope stabilization relating to an existing water storage and distribution infrastructure facility which would not result in a population increase not already accounted for in the 2018 *Regional Growth Forecast* adopted by the Associate of Monterey Bay Area Governments. The Project would include the temporary use of large vehicles and construction equipment through the duration of the grading and construction of the retaining structures (piles and beam); however, emissions from these sources have been accounted for in the

AQMP. Therefore, the Project would have no impact caused by conflict or obstruction of the AQMP. The construction of the project could produce temporary odors during construction, but the project incorporates Best Management Practices (BMPs) to control dust, runoff. However, the long-term residential use, the project's operational component, would not result in uses or activities that produce sustaining objectionable odors that would affect a substantial number of people

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

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

Earth disturbance is limited to grading and excavation needed to accommodate the structural fortification of a failing slope. The proposed earth movement is well below the 2.2 acres of disturbance threshold established by the CEQA Air Quality Guidelines (Source 7). The preliminary construction management plan states that grading activities would be limited, depending upon slide conditions, with up to approximately 20 cubic yards of debris exported from the site. Therefore, this analysis is based on the assumption of the worst-case-scenario where all soils associated with a 2.2-acre grading project would be hauled offsite. The project has been reviewed by RMA-Environmental Services (RMA-ES). In accordance with the regulations contained in Monterey County Code Chapter 16.12, a condition of approval has been incorporated requiring stabilization of disturbed areas and implementation of temporary erosion and sediment control measures to the satisfaction of RMA-ES.

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

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (Source: 1, 2, 3, 4, 6, 15 & 16)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? (Source: 1, 2, 3, 4, 6, 15 & 16)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 2, 3, 4, 6, 15 & 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 2, 3, 4, 6, 15 & 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 2, 3, 4, 6, 15 & 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 2, 3, 4, 6, 15 & 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The project site is on a steep slope that rises from the eastern side of Highway 1 into a hillside of the Santa Lucia Mountain Range. The surrounding area is largely undeveloped, with sparsely dispersed residences. A biological assessment was conducted at the project site by Denise Duffy & Associates, Inc. on May 21, 2019 (Source: IX.2). Coastal chaparral is the characteristic vegetative community found in the general area and at the project site. Two vegetation communities occur at the project site, northern coastal scrub and ruderal vegetation. Vegetation at the site generally consists of low, dense shrub cover that includes coast sage brush, coyote brush, and a variety of other shrubs and grasses. This community has been invaded by non-native, weedy species, including ice plant (*Carpobrotus* sp.), French broom (*Genista*

monspessulana), crabgrass (*Digitaria* sp.), and non-native annual grasses. Seacliff buckwheat, which provides habitat for endangered Smith's blue butterfly, has also been identified at the site. Due to the presence of endangered species habitat, the project site is considered an environmentally sensitive habitat area (ESHA) under the California Coastal Act.

Biological Resources 4 (a) and (b). Conclusion: Less than Significant with Mitigation

A supplemental Biological Assessment prepared for the project evaluated 27 special status plants and 23 special status wildlife species for the potential to occur in the project site. Of the 23 special status wildlife species evaluated in the supplemental Biological Assessment, 21 species could be excluded based on lack of suitable habitat and species-specific requirements. The two (2) special status species that have the potential for being present on the site is the coast horned lizard and Smith's blue butterfly. One special status plant, fragrant fritillary (*Fritillaria liliacea*), was determined to have low potential to occur in the project site due to the lack of suitable habitat. The fragrant fritillary typically has an earlier blooming period (February-April), that would not have allowed for detection during the May reconnaissance survey. Regardless, suitable habitat is lacking in the area to support the fragrant fritillary. The nearest known occurrence of this plant is over six (6) miles from the project site. Because of the lack of habitat requirements, and the distance to the nearest known existence of the plant, impacts to individual fragrant fritillary are considered less than significant under CEQA. Recommendations in the supplemental Biological Assessment include an Employee Education Program to inform workers onsite about the special status species with potential to occur within the project site. These recommendations would be applied as a condition of approval. With required implementation of these measures, any potential impacts to fragrant fritillary would be less than significant.

The Coast horned lizard is a California Species of Special Concern (SSC), however, this species is not state or federally listed. The potential for occurrence of this species is low within the project site based on the lack of suitable habitat; the nearest sighting of this species was 6.3 miles from the project site. Therefore, potential impacts to coast horned lizard would be less than significant.

Smith's blue butterfly (FE) has potential to occur within the project site based on the presence of its host plant, seacliff buckwheat. Impacts to Smith's blue butterfly could occur if eggs and/or larvae are present on host plants during construction, and those plants were damaged or destroyed as a result of construction activity. Mortality to adults could occur if construction occurs during the adult flight period from mid-June through early September. Recommendations in the supplemental Biological Assessment would be applied as a condition of approval to address impacts and restoration of seacliff buckwheat habitat within the project site and provide mitigation for disturbance within the development envelope. The supplemental Biological Assessment Mitigation Measure 1 recommends that seacliff buckwheat be avoided as much as possible and that a qualified biologist install and supervise protective fencing/flagging around seacliff buckwheat habitat and monitor at least once per week until construction is complete. However, to ensure impacts are less than significant without compensatory mitigation for impacts to Smith's blue butterfly habitat, and to avoid the necessity for USFWS take authorization, impacts to seacliff buckwheat must be avoided to the maximum extent feasible. To ensure protection of seacliff buckwheat, Mitigation Measure 1 has been applied to require avoidance of seacliff buckwheat to the extent feasible. Mitigation Measure 2 is also required ensure 100% avoidance of adult Smith's blue butterfly. Additionally, the Biological Assessment provides recommendations for implementation of construction best management practices (BMPs) to reduce impacts to special

status species and sensitive communities. The seacliff buckwheat communities within the broader limits of the project area have been identified and mapped via aerial photography. These areas would be avoided as they are not included in the area of disturbance and would be demarked by exclusionary fencing – orange netting – to identify the plants. There are two or three plants that have been identified at the edge of the slide area. These plants would be relocated or replaced, if needed, as a condition of the project. Additionally, construction personnel will undergo environmental education to identify the seacliff buckwheat to buttress the efforts to avoid disturbing the plant. Revegetation of any disturbed areas outside the immediate slide area is included in the project (identified as Mitigation Measure 2 in the Biological Assessment). These measures would be required as conditions of approval for the project.

Suitable breeding habitat for native birds protected by California Fish and Game Code (CFGF) is present within the project site and in the vicinity. While impacts to species protected by CFGF are not necessarily considered significant impacts under CEQA, they would be a violation of state law. The site is within the known range of several special status bird species that may nest in or adjacent to scrub habitats, including loggerhead shrike (*Lanius ludovicianus*) a CDFW SSC, and white-tailed kite (*Elanus leucurus*) a CDFW Fully Protected species. Project construction activity in the vicinity of the suitable habitat within and around the project site could be disruptive to nesting birds and could result in nest abandonment. Additionally, if vegetation must be trimmed or removed during the nesting season, nests may be destroyed. With implementation of Mitigation Measure 4, impacts to nesting birds would be less than significant.

One CNDDDB occurrence of monarch – California overwintering population (*Danaus plexippus* pop. 1) occurs approximately 0.5 mile south of the project site. However, suitable stands of trees for wintering habitat are not present and the site is generally exposed to high winds. Therefore, the project would not result in impacts to overwintering monarch butterflies.

Federally designated Critical Habitat for Yadon's rein orchid (*Piperia yadonii*) occurs approximately 1.0 mile south of the project site; however, suitable habitat does not occur on-site and no off-site project elements are proposed. Therefore, no impacts to critical habitat would occur from project development.

In summary, no impacts to overwintering monarch butterflies or Critical Habitat for Yadon's rein orchid would occur as a result of the project. With the conditions of approval impacts to coast horned lizard would be less than significant. Potential impacts to Smith's blue butterfly and nesting birds would be less than significant with mitigation included in the Conditions of Approval and implementation of Mitigation Measures 1, 2, and 3.

Mitigation:

Implementation of the following mitigation measures would reduce potential impacts related to sensitive plant and animal species to a less than significant level.

Mitigation Measure No. 1:

Smith's blue butterfly habitat (i.e. seacliff buckwheat) shall be avoided to the greatest extent feasible. Seacliff buckwheat shall be protected prior to and during construction with protective fencing and/or flagging. A biological monitor shall supervise the installation of

protective fencing/flagging and monitor at least once per week until construction is complete to ensure that the protective fencing/flagging remains intact.

Monitoring Action 1a:

Prior to the issuance of any building or grading permits, the Applicant shall submit to RMA - Planning a map indicating the location(s) of seacliff buckwheat within a 10 foot buffer of either side of the access road or within a 10 foot buffer of the area of slope repair relating to the proposed project. The map shall indicate those areas subject to exclusionary fencing or flagging of buckwheat habitat (Condition 4). Photographic evidence of the installed fencing and / or markers shall be provided to RMA – Planning prior to the commencement of work.

Monitoring Action 1b:

If the project will impact SBB habitat, Cal Am shall contact RMA Chief of Planning and California Fish and Wildlife Service for emergency consultation in order to comply with the ESA. Any additional measures recommended by RMA Chief of Planning and / or the Service shall be implemented.

Mitigation Measure No. 2

To the maximum extent feasible all onsite project activities shall be scheduled to occur outside the adult flight period of Smith's blue butterfly, between October to the end of May. If complete avoidance of the adult flight period is infeasible, an onsite speed limit of 5 mile per hour shall be imposed for all vehicles and motorized equipment. (Condition 6)

Monitoring Action 2:

Prior to start of construction, an Employee Education Program to inform workers onsite about the special status species with potential to occur within the project site, including a posted speed limit of 5 miles per hour along the access road October 15 through May 31 . These recommendations would be applied as a condition of approval (Condition 5).

Mitigation Measure No. 3:

If construction commences during the nesting season (February 1 to August 31), then prior to construction, nesting bird surveys shall be conducted by a qualified biologist. The survey results shall be presented to the County with recommendations and avoidance if active nests are identified. A qualified biologist shall establish an appropriate avoidance buffer for any active nests identified during preconstruction surveys. Avoidance-buffer size shall be based on the individual species and the nest's location in relation to construction activity and shall be of large enough to ensure nests are not abandoned. Typical avoidance buffers range from 50 to 250 feet for most passerine and raptor species. Avoidance buffers shall be a minimum of 25-feet for species know to be tolerant of human activity (e.g., house finch), and up to 500-feet for white-tailed kite or other sensitive raptors. No work activity shall be allowed within the avoidance buffer until the qualified biologist has determined that the nestlings have fledged, or the nest has otherwise become naturally inactive (e.g., depredation). (Condition 6)

Monitoring Action 3:

No more than 30 days prior to ground disturbance, the Owner/Applicant/Contractor shall submit to RMA-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

The project proposal includes construction activities in an area previously disturbed by the construction of the water tanks, and a portion of a supporting slope that is in the early stages of failure. The standard Conditions of Approval for the proposed project include the three (3) Mitigation Measures described above. With required implementation of the standard Conditions of Approval and the incorporated Mitigation Measures, no disruption of habitat values within ESHA are expected. With implementation of Mitigation Measure 1, for avoidance of Seacliff buckwheat, impacts to sensitive species habitat would be avoided. Additionally, construction activities would not impact riparian habitat associated with Garrapata Creek, approximately one-tenth mile (530 feet, north of the project site. Furthermore, topographic features of the vicinity contain a ridge between the riparian habitat and the tank site; the project site does not have a drainage to the riparian habitat. Therefore, impacts would be less than significant with mitigation.

Mitigation:

Implementation of Mitigation Measures 1 is required to reduce impacts to sensitive natural communities to a less than significant level. Refer to impact 4(a) above for mitigation text.

Biological Resources 4(c), (e) and (f). Conclusion:– No Impact

No riparian, wetland, or potentially jurisdictional features are present on the project site. The nearest riparian habitat occurs at Garrapata Creek, approximately 0.1 mile (530 feet) north of the site, and the Pacific Ocean is approximately 0.2 mile (approximately 1,000 feet) to the west. The project would not result in impacts to ESHA and would not disturb the 150-foot riparian setback protected under the Big Sur Coast LUP. No trees are proposed for removal. All construction would be limited to the immediate slide area below tanks and adjacent hillside, and all vehicles would remain on dirt access roads. Therefore, no conflict with local policies or ordinances protecting biological resources would occur. Construction activities would be limited to the project site and would not impact nearby riparian habitat areas or shoreline areas. Therefore, no impact to riparian, wetland or potentially jurisdictional features would occur. The project site is included in the Big Sur Coast LUP and Monterey County Code of Ordinances. Both the Big Sur Coast LUP and Monterey County Code of Ordinances include protections for trees and ESHA. The LUP states that development or land use activities shall be sited to protect riparian habitat values (Ref. Policy 3.3.3.3).

Biological Resources 4 (d). Conclusion: Less Than Significant Impact

The project site is situated on a steep slope that rises from the eastern side of SR 1 into a hillside, within a largely undeveloped area of the Santa Lucia Mountain Range. Wildlife movement corridors can be both large and small scale. Riparian corridors and waterways including the Garrapata Creek provide local-scale opportunities for wildlife movement. Hillsides and access roads also act as a corridor for wildlife movement, particularly for relatively disturbance-tolerant species such as fox, coyote, raccoon, skunk, deer, and bobcat. The California Essential Habitat Connectivity Project commissioned by the California Department of Transportation (Caltrans) and CDFW; identifies “Natural Landscape Blocks” which support native biodiversity and the “Essential Connectivity Areas” which link them (Source: IX.22). According to the California

Department of Fish and Wildlife Biogeographic Information and Observation System, the project site is located within an Essential Connectivity Area and Natural Landscape Block in (IX.18). Furthermore, this Natural Landscape Block represents important natural habitat for a wide range of species and support genetic connectivity and movement within undeveloped areas along much of the central coast of California. However, given the small size of the development envelope and surrounding open space, and the fact that this is a repair project and would not result in substantial new development, no significant disruption of wildlife movement is expected as a result of the proposed project. Impacts to wildlife movement would be less than significant.

5. CULTURAL RESOURCES					
Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? (Source:1,2, 3, 4, 6 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? (Source:1,2, 3, 4, 6 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Disturb any human remains, including those interred outside of dedicated cemeteries? (Source:1,2, 3, 4, 6 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced, and Section Item 18, Tribal ./ Cultural Resources below.

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

Discussion/Conclusion/Mitigation:

See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected) Evidence IV.6, as well as the sources referenced.

7. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source:1, 2, 3, 4, 6, 13, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source:1, 2, 3, 4, 6, 13, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source:1, 2, 3, 4, 6, 13, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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? (Source:1, 2, 3, 4, 6, 13, 14)	<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? (Source:1, 2, 3, 4, 6, 13, 14)	<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? (Source:1, 2, 3, 4, 6, 13, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The rugged terrain of the Big Sur coast is in part the result of seismic activity associated with movement of continental plates. The plates intersect at the San Andreas Fault which parallels the coast some 40 miles inland. The two principal faults in the Big Sur segment are the San Gregorio-Palo Colorado Fault and the Sur-Nacimiento Fault which are both seismically active. Seismic hazards include ground rupture, shaking, and failure. The Monterey County Geographic Information Systems (GIS) indicate that the project site is located within 1/8 mile (660 feet) of the San Gregorio fault. Additionally, the project site is located in an area that the Monterey County-RMA maps indicate that the soils are stable with low landslide and liquefaction susceptibility. The applicant prepared a geological report in conjunction with this project to evaluate the project site's geologic and geotechnical conditions (Source IX. 13 & 14). . An addendum to the memo dated May 7, 2019 provides an update to site conditions and the urgent need to address slope instability. According to the memo, significant slumping/failure of soils adjacent to and downslope from the water tanks has occurred. The memo includes analysis of existing conditions and a recommendation to perform slope repair (Source: IX.17).

Geology and Soils 7(a.i, a.iv). Conclusion: Less than Significant

The project site is in the immediate vicinity of the San Gregorio Fault, as shown in Figure 4. Hazards associated to proximity with this fault are an existing condition for the water tanks on the site. The proposed project would stabilize a slope supporting the water tanks. Grading and construction activities are limited to repairing slope failure related to the weight of the water tanks filled with up to 40,000 gallons of water, thus reducing the existing hazards associated with landslide unique to the existing conditions the site. Furthermore, the project is not located on the fault, would not alter or interfere with the fault, or add new residences or other structures that would increase exposure to seismic hazards. Therefore, impacts would be less than significant (Source: IX.17).

Geology and Soils 7(a.ii, a.iii.). Conclusion: – No Impact

The project site is within a seismically active area and is at risk for ground shaking that could destabilize soil, resulting in geologic hazards such as landslides and ground subsidence as well as structural damage to the water tanks. Landslides and subsidence have occurred previously around the tanks, and the slide area is currently covered in plastic tarping as a temporary stabilizing measure (Source: IX.17).

The proposed project is designed to address geologic hazards at the site. Therefore, the project would have a beneficial effect related to geologic hazards by stabilizing the area around the water tanks and replacing the temporary stabilizing measures with permanent improvements. The proposed project would carry out the recommendation in the geotechnical memo to stabilize the slope with concrete. Therefore, there would be no adverse impacts related to seismic ground shaking and geologic hazards.

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

The project site is located in an area that the Monterey County-RMA maps indicate that the soils are stable with low landslide and liquefaction susceptibility. Additionally, the project site does not contain expansive soils.

The project does not involve the installation, removal, or use of a septic tank. No impact would occur.

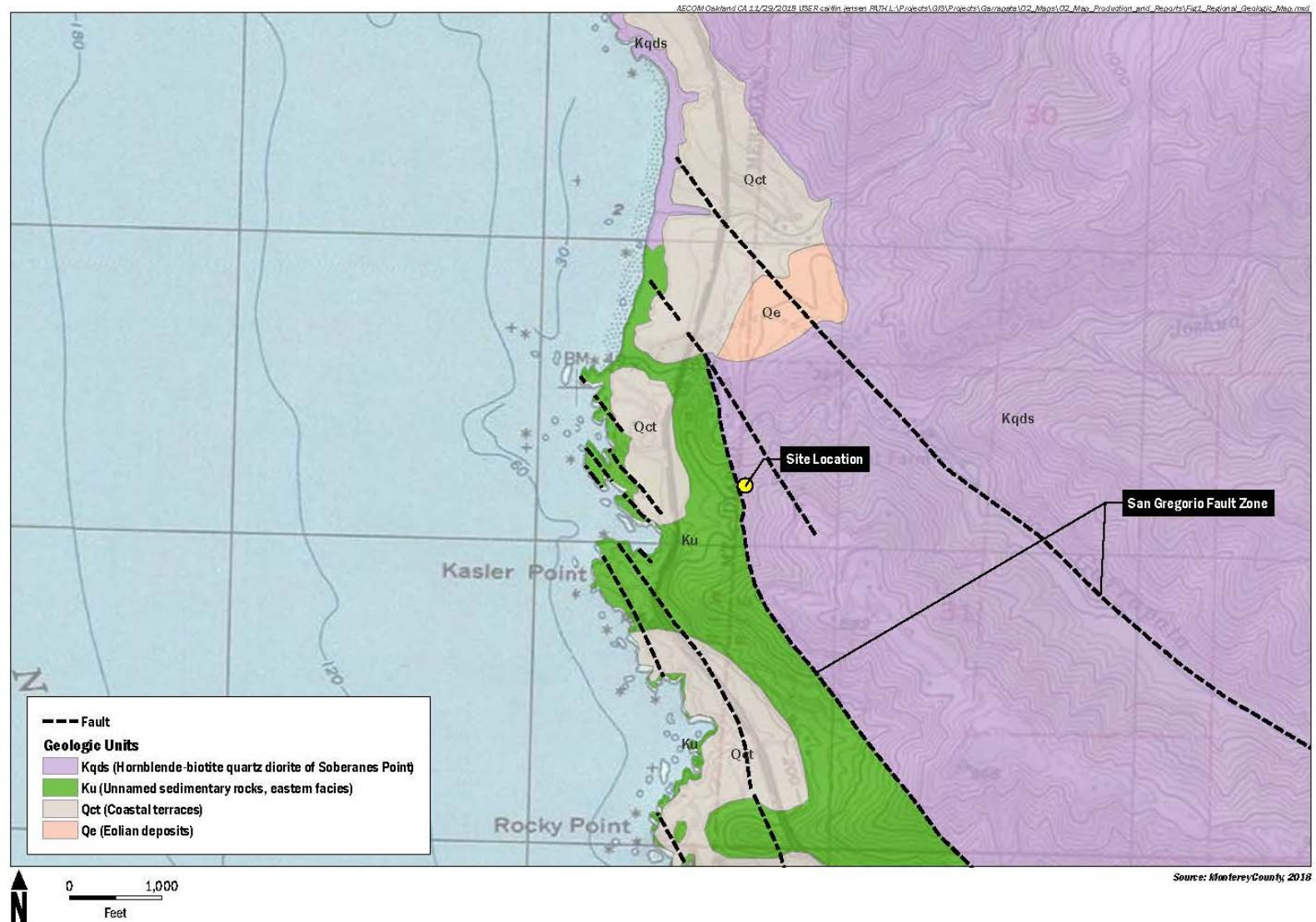
Geology and Soils 7(b) and (f). Conclusion: Less than Significant

Project construction, particularly during site preparation and grading, could result in erosion and loss of topsoil from the site. However, grading would be limited to removal of loose soil necessary to stabilize the slope. Debris off-haul is estimated at 20 cubic yards. Erosion and topsoil loss resulting from project construction activities would be temporary and minor.

Soils at the site are currently unstable, and according to the geotechnical memo, the project would prevent future slope movement that would expose the site future erosion that would undermine the stability of the water tanks. Therefore, the project would result in less than significant impacts concerning erosion and topsoil loss during construction activities and beneficial long-term effects regarding these issues. Impacts would be less than significant.

The project site contains two water tanks on a disturbed slope that is currently temporarily stabilized with plastic tarp. There are no unique geologic features at the site that would be disturbed by the proposed slope stabilizing activities. There is no history of paleontological discoveries on the site; it is highly unlikely that any previously unknown paleontological resources would be encountered during construction activities. Grading would be limited to removal of loose surface material and would not involve ground disturbance at substantial depths.

Figure 4 Geologic Map



(Source: IX.17)

8. GREENHOUSE GAS EMISSIONS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 7 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

According to the United States Environmental Protection Agency (EPA), greenhouse gases (GHG) are emitted by natural processes and human activities such as electricity production, motor vehicle use, and agricultural uses. These gases trap heat in the atmosphere and the elevation of GHGs has led to a trend of unnatural warming of the earth's climate, otherwise known as the "greenhouse effect". In order to reduce the statewide level of GHG emissions, the State Legislature adopted California Assembly Bill 32 (AB 32) California Global Warming Solutions Act of 2006. AB 32 established a comprehensive statewide program of regulatory and market mechanisms to achieve reductions in GHG emissions, thereby reducing the State's vulnerability to global climate change. The Monterey Bay Air Resources District (MBARD) is responsible for the monitoring of air quality and regulation of stationary sources throughout the North Central Coast Air Basin, where the proposed Project is located, by enforcing standards and regulating stationary sources through the *2012-2015 Air Quality Management Plan for the Monterey Bay Region (AQMP)* (Source 9) which evaluates a project's potential for a cumulative adverse impact on regional air quality (ozone levels).

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

The Project includes the repair of slope failure due to heavy rain. Repairs include soil stabilization strategies utilizing poured in place reinforced concrete piers at the top of slope connected together by a reinforced rail wall that will stabilize the slumping slope. From an operational GHG emission standpoint, this would result in no change to the baseline of the surrounding area. Temporary construction activities of the proposed Project would be the main contributor to GHG emissions. These temporary construction impacts would not substantially impact global GHG emissions.

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

Greenhouse Gas Emissions 7(b) – No Impact.

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

9. HAZARDS AND HAZARDOUS MATERIALS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source:1, 2 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source:1, 2 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source:1, 2 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source:1, 2 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source:1, 2, 6 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source:1, 2, 6 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (Source:1, 2, 6 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected) Evidence IV.6, as well as the sources referenced.

10. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?(Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impede or redirect flood flows? (Source: 1, 2 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Source: 1, 2 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Source: 1, 2 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected) Evidence IV.6, as well as the sources referenced.

11. LAND USE AND PLANNING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected) Evidence IV.6, as well as the sources referenced.

12. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected) Evidence IV.6, as well as the sources referenced.

13. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground-borne noise levels? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The subject property is located within a rural density portion of the county characterized by large lots of multiple acres. Many of the parcels are developed with residential uses and are potentially sensitive noise receptors. Although operational components of the project, once completed, would have no impact on existing noise levels in the area, there would be temporary noise impacts during construction.

13 (a) and (b). Conclusion: Less than significant Impact.

Construction activities would produce noise and possibly vibrations not typically found in the area. Since these impacts would be temporary, they are not considered significant. Furthermore, construction activities would be required to comply with the Monterey County Noise Ordinance as described in Chapter 10.60 of the County's Code of Ordinances. 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. The nearest residential development is approximately 650 feet from the project site. The operational component of the Project would not result in the change of use of the existing water storage and distribution facility. Therefore, implementation would not expose people to noise levels that exceed Monterey County standards and would not substantially, and/or permanently, increase ambient noise levels over existing base levels.

13 (c). Conclusion: No Impact.

Data contained in the Monterey County Geographic Information System (Source 6), and as observed during staff's site visit (Source 7), confirms that the subject property is not within an area subject to an airport land use plan, within 2 miles of an airport, or within the vicinity of a private airstrip. Therefore, the Project would not expose people residing or working in the area excessive noise levels associated with airports.

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

Discussion/Conclusion/Mitigation:

See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected) Evidence IV.6, as well as the sources referenced.

15. PUBLIC SERVICES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection? (Source: 1, 2, 3, 4, 6 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected) Evidence IV.6, as well as the sources referenced.

16. RECREATION				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected) Evidence IV.6, as well as the sources referenced.

17. TRANSPORTATION/TRAFFIC				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (Source: 1, 2, 3, 4 & 6)	<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)? (Source: 1, 2, 3, 4 & 6)	<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)? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access? (Source: 1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected) Evidence IV.6, as well as the sources referenced.

18. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 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. (Source: 1, 3, 4, 6 & 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Mitigation/Conclusion:

The data for this section comes from the preliminary cultural resources reconnaissance that was prepared for the project site in May 27, 2020, as part of the CDP application (Duffy Associates, LIB20082). The project site is not located within 750 feet of a known archaeological site. However, The Morley study consisted of a site record search through the Northwest Regional Information Center in Rohnert Park, and a pedestrian reconnaissance of the site. The records research showed that there were no previous surveys associated with the property and that no archaeological sites have been recorded within the property or adjacent to the property. However, the subject parcel is located in the aboriginal territory of the Ohlone/Costanoan-Esselen Nation (OCEN). Pursuant to Assembly Bill 52, tribal consultation took place on April 14, 2020, regarding the proposed project. The outcome of the consultation with OCEN was a request to be included in any mitigation and/or recovery programs if/when any human remains are uncovered; reburial of any ancestral remains, if found, and a Native American Monitor of Ohlone/Costanoan-Esselen Nation be used within their ancestral territory during earth disturbance activities..

Tribal Cultural Resources 18(a) – Less than Significant

Project activities would consist of slope repair at a site previously developed and currently affected by slides. Grading would be limited to the removal of loose slide debris necessary for slope stabilization. Given the location of the project site, on slopes 30 percent and greater, a condition that is not associated with tribal occupation, food gathering, or other tribal activities; no midden or other indicators of cultural occupation were noted during the archaeological reconnaissance, and the limited scope of proposed construction activity, it is unlikely that previously unknown tribal cultural resources would be discovered during project activities.

Furthermore, Regardless, the project proposal would be conditioned to protect against the destruction of unexpected discovery of cultural or archaeological resources:

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.

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

18 (ai) and (a.ii). Conclusion: No Impact.

The project site is not eligible for listing in the California Register of Historical Resources, or Monterey County historical or cultural resources. The project site is located within the aboriginal territory of the Ohlone/Costanoan-Esselen Nation (OCEN) but there is no historical record – written or oral - of the site being culturally significant to the Esselen Nation.

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

19. UTILITIES AND SERVICE SYSTEMS		Less Than Significant With Mitigation Incorporated			
Would the project:		Potentially Significant Impact	Less Than Significant Impact	No Impact	
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (Source:1, 2, 3, 4 & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected) Evidence IV.6, as well as the sources referenced.

20. WILDFIRE				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (Source: 1, 6 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (Source: 1, 6 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (Source: 1, 6 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (Source: 1, 6 & 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected) Evidence IV.6, as well as the sources referenced.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17)	<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.) (Source: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Mandatory Findings of Significance (a) and (b). Less Than Significant with Mitigation

The project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species or threaten to eliminate a plant or animal community. The project will not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or restrict the range of a rare or endangered plant or animal. Furthermore, the Project would not result in impacts to Agriculture and Forest Resources, Biological Resources, Geology and Soils, Hydrology and Water Quality, and Mineral Resources. Based upon the analysis throughout this Initial Study, the project would not result in cumulative impacts. Implementation of the project, as proposed and conditioned, including the proposed mitigation measures 1 -3 described above in Section VI.4 relating to protection of seacliff buckwheat and Smith's blue butterfly habitat through marking such habitat and work education and training prior to the commencement of construction activities. The project would not result in a considerable cumulative increase in development potential for the project site or the surrounding area. There is no indication that California pre-history resources are present in the project vicinity or that any such resources would be affected. Furthermore, conditions of approval are

project-specific and would ensure that State and County environmental policies and standards are incorporated into the project. See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected) as well as the sources referenced.

Mandatory Findings of Significance (c) – No Impact.

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 result in a less than significant impact with mitigation incorporated in each of these resource areas. As discussed in Section IV.A, Factors, As discussed in Section IV.A, *Factors*, the project would have 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 plans are based on geotechnical recommendations to repair a damaged slope at the project site, and the project would have a beneficial effect regarding geologic hazards at the site. Therefore, the project would not cause substantial adverse effects on human beings, either directly or indirectly.

VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

Conclusion: The project will be required to pay the fee 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 PLN190299 and the attached Initial Study / Proposed Mitigated Negative Declaration.

IX. REFERENCES

1. Project Application and Plans (PLN180523)
2. Monterey County General Plan (1982)
3. Big Sur Coast Land Use Plan
4. Monterey County Coastal Implementation Plan, Part 3 (Big Sur Coast)
5. Monterey County Coastal Implementation Plan, Part 1 (Title 20 Zoning Ordinance)
6. Monterey County Geographic Information System (GIS)
7. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, revised February 2008; 2008 Air Quality Management Plan Monterey Bay Unified Air Pollution Control District, dated August 2008; and Rule 402 – Nuisance Monterey Bay Unified Air Pollution Control District, adopted September 1, 1968, revised August 21, 2002.
8. The 2012-2015 Air Quality Management Plan (AQMP), including the 1991 AQMP and the 2009-2011 Triennial Plan Revision
9. EnviroStor, California Department of Toxic Substances Control
10. Fire Hazard Severity Zones in SRA: Monterey County, CalFire
11. List of Eligible and Officially Designated State Scenic Highways - California Department of Transportation (Caltrans)
12. Archaeological Reconnaissance (LIB200082)
13. Garrapata Water System Lower “Twin Tanks” Facility Landslide Assessment, AECOM, Oakland, California, November 30, 2018. (LIB190322)
14. Memo, Addendum #1 to November 30, 2018 Landslide Assessment Memorandum Garrapata Water System Lower “Twin Tanks” Facility. AECOM, Oakland, California. May 7, 2019 (LIB190322)
15. Biological Assessment, Denise Duffy & Associates., Monterey, California. Garrapata Tanks Slope Repair Project, August 9, 2019 (LIB190323)
16. California Essential Habitat Connectivity Project: A Strategy for Conserving a Connected California – Spencer, W.D. et al, 2010
17. Site Photos – Monterey County RMA-Planning