MONTEREY COUNTY
HOUSING & COMMUNITY DEVELOPMENT
PLANNING
1441 SCHILLING PLACE 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025/FAX: (831) 757-9516

BACKGROUND INFORMATION

Project Title:	26195 Scenic Holdings LLC
File No.:	PLN200052
Project Location:	26195 Scenic Road, Carmel
Name of Property Owner:	26195 Scenic Holdings LLC
Name of Applicant:	Jay and Ruthie Pak
Assessor's Parcel Number(s):	009-422-023-000
Acreage of Property:	7,174.5 square feet
General Plan Designation:	Residential – Medium Density (Carmel Area Land Use Plan)
Zoning District:	Medium Density Residential [MDR/2-D(18)(CZ)]
Lead Agency:	County of Monterey
Prepared By:	Jaime Scott Guthrie, AICP
Date Prepared:	22 February 2021
Contact Person:	Jaime Scott Guthrie, AICP, Associate Planner
Phone Number:	(831) 796-6414

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project

The proposed project is for construction of a 1,035 sq. ft. single-story single family dwelling on a 6,671 sq. ft. parcel (APN 009-422-023-000) located 400 feet south of Carmel-by-the-Sea city limits and within the Carmel Area Land Use Plan (LUP) in unincorporated Monterey County. The project site address is 26195 Scenic Road, located across the street from Carmel Beach to the north and adjacent to the historic Kuster House property to the southeast. Existing development consists of a 426 sq. ft. garage that will remain *in situ* and a 1,268 sq. ft. paved patio that will be replaced by the new residential structure.

A total of 719 sq. ft. of impervious site coverage would be added to the existing 2,079 sq. ft. (garage, patio, driveway) for a total 2,798 sq. ft. (garage, house, driveway, patio) of impervious site coverage. The project would involve grading, subsequent construction of the residence, and associated site improvements. Construction includes 5 cubic yards of cut and 65 cubic yards of fill.

Applicable entitlements include: Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval for a new 1,035 sq. ft. single family dwelling and Coastal Administrative Permit to allow development within 750 feet of archaeological resources. (Source: IX. 1, 3, 5, 11, and 29)

B. Surrounding Land Uses and Environmental Setting

The project site is located in an unincorporated portion of Monterey County, 400 feet southwest of Carmel-by-the-Sea city limits and approximately 20 feet south of Carmel Beach along the Pacific Ocean. The project site is located in the Carmel Area LUP area and is in the Coastal Zone as defined by the California Coastal Zone Act of 1976. The site is situated on five percent northwest facing descending slope and is currently developed with an existing two-car garage and uncovered patio. Vegetation on the parcel includes ornamental landscaping up to the patio and three mature Monterey cypress along the northwestern boundary. The project site is within a residential neighborhood and numerous single family homes are present in the surrounding vicinity. The project site and immediately surrounding vicinity are zoned and designated for medium density residential use. Vegetation on surrounding properties is similar to that of the project site, consisting of landscaped residential yards interspersed with mature trees. Photographs of the site are provided in Figure 3. (Source: IX. 1, 3, 6, 10, 11, and 28)

C. Other public agencies whose approval is required

Subsequent to approval of the required discretionary permits (entitlements) identified above in Section A, the Applicant would require ministerial permits from the County of Monterey HCD-Building Services. No other public agency approvals would be required. (Source: IX. 1, 3, 4, and 5)

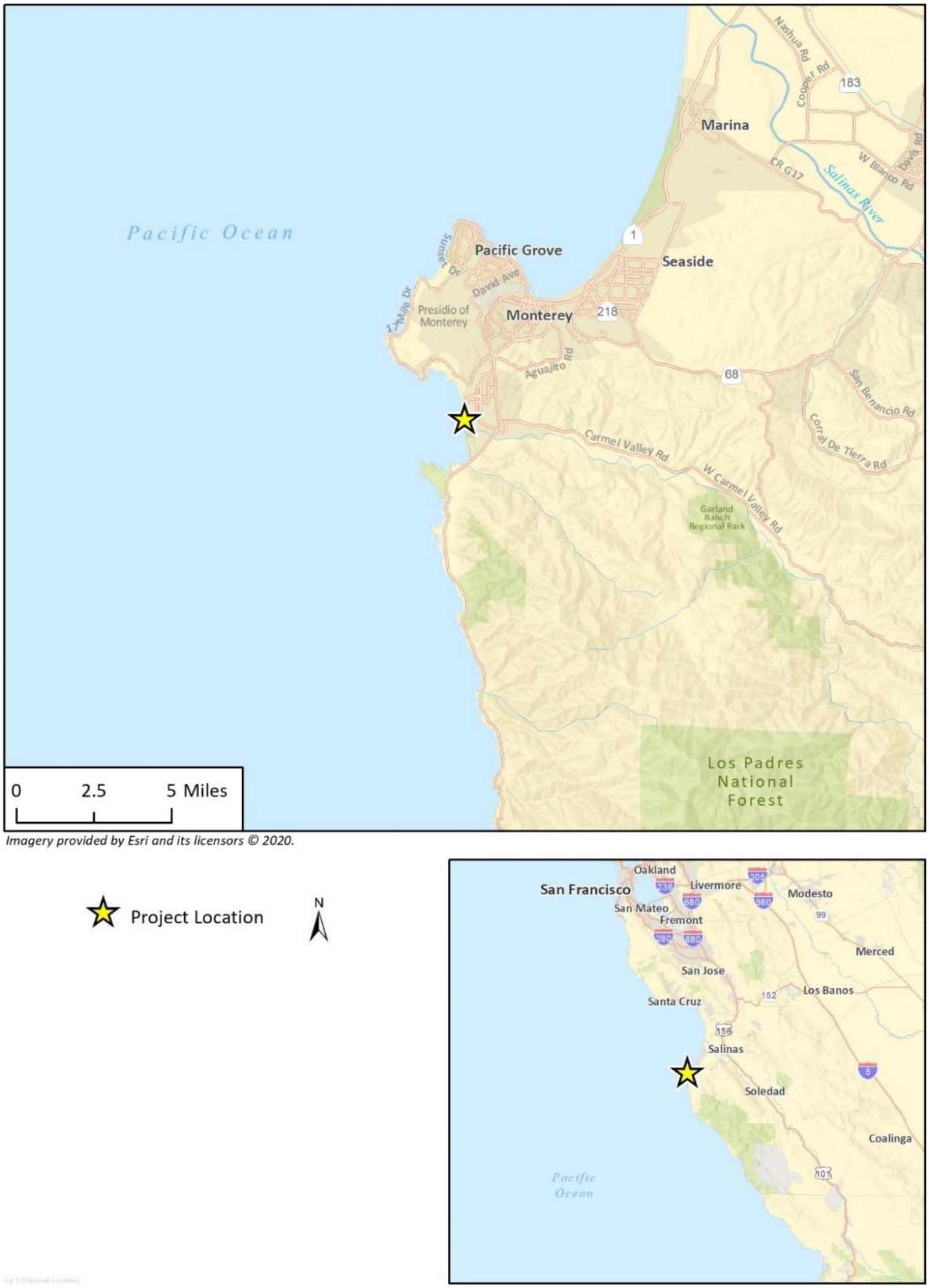


Figure 1. Regional Map – The subject property is located along the California coast of Monterey Bay in unincorporated Monterey County. (Source: IX. 1, 2, and 3)

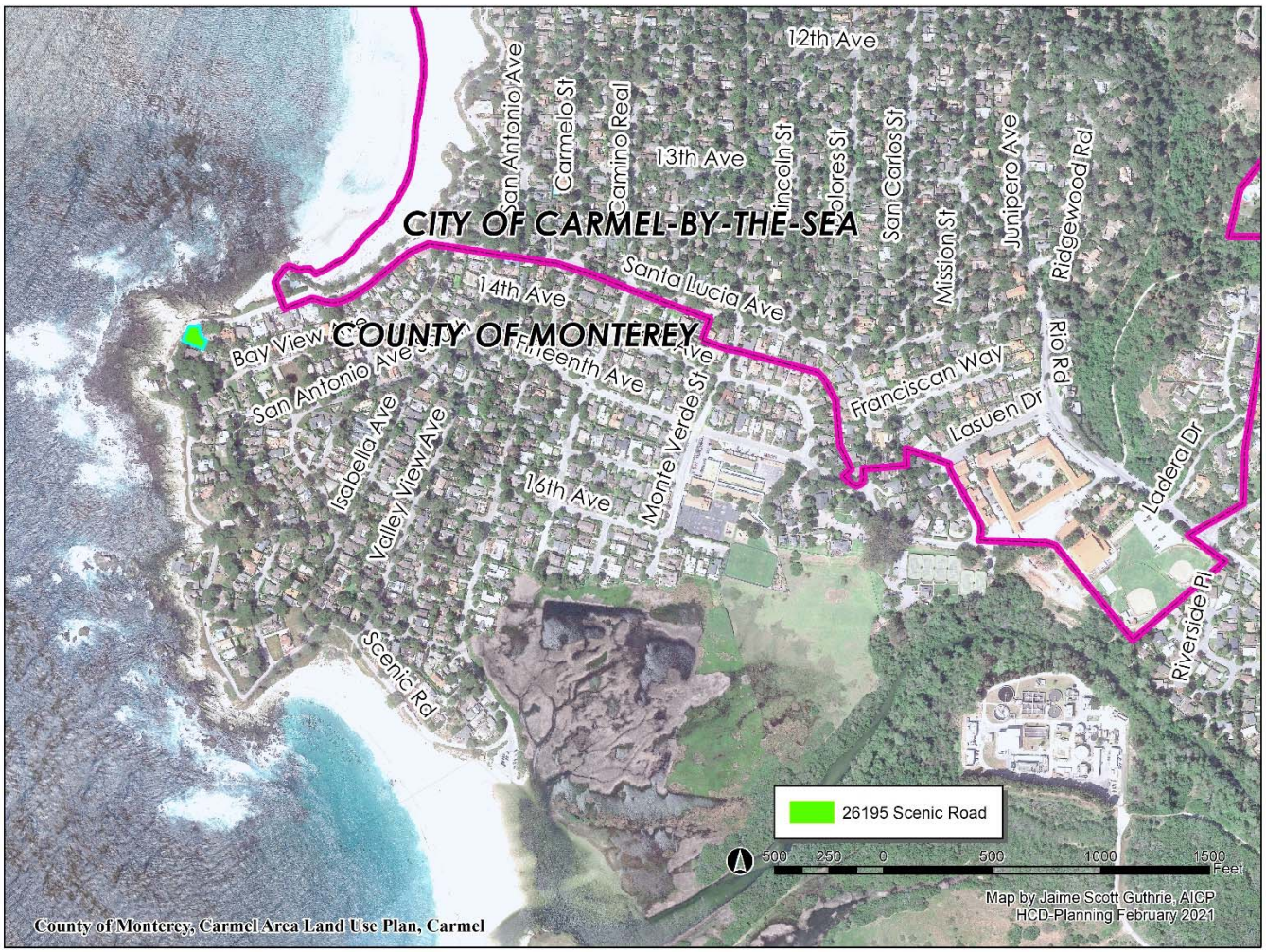


Figure 2. Vicinity Map – The subject property (green polygon) is located in a developed residential area of unincorporated Monterey County adjacent to the southern boundary of the City of Carmel-By-The-Sea (dark pink line). (Source: IX. 1, 6, and 9)

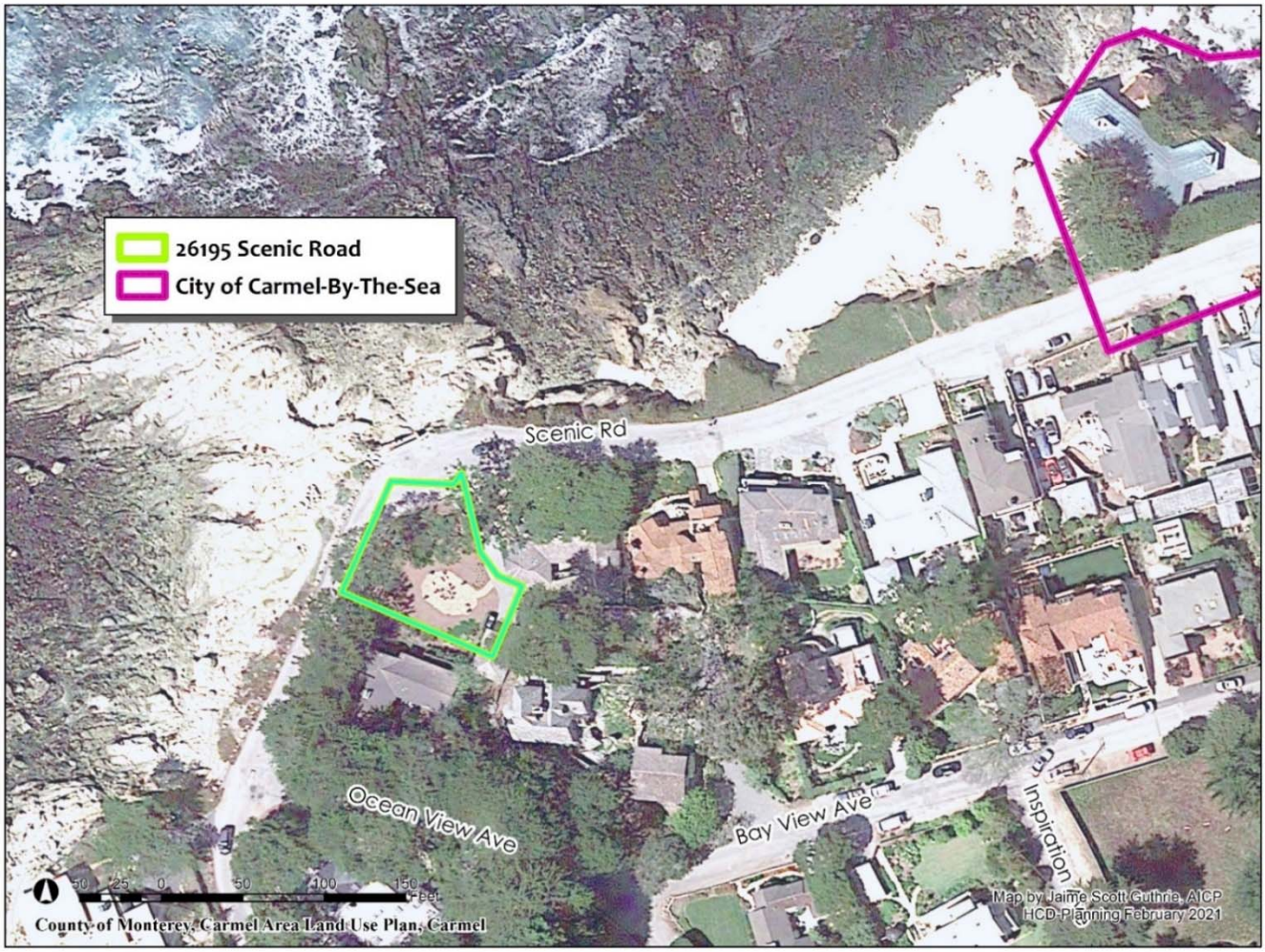


Figure 2. Aerial Photo – View of the subject parcel (green polygon) on Scenic Road in unincorporated Monterey County approximately 400 feet west of the City of Carmel-By-The-Sea (boundary in dark pink). (Source: IX. 1, 9)



Figure 3. Site Photo – View of the subject parcel with storypoles of the proposed single-story single family dwelling. (Source: IX. 1, 11)



Figure 3. Site Photo – View northward from the subject parcel toward Scenic Road and the Pacific Ocean beyond. (Source: IX. 1, 11)

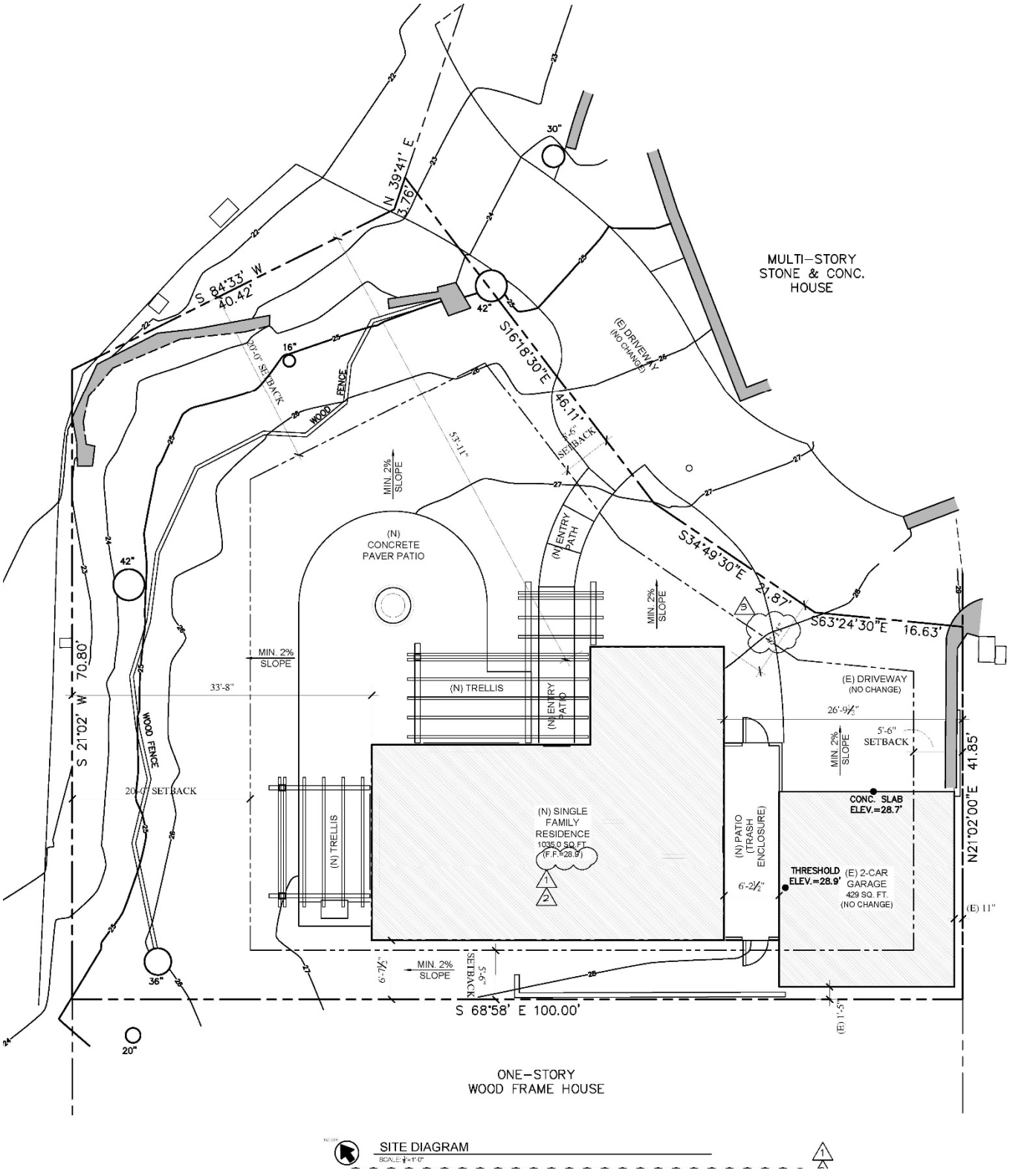


Figure 4. Site Plan – Layout of the proposed single family dwelling on the subject parcel (Source: IX.1)

D. Potential Impacts Identified:

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

Potential direct or indirect impacts from implementation of the project have been identified to aesthetics, biological resources, cultural resources, hydrology/water quality, and land use/planning. However, with adherence to existing regulations and compliance with applied conditions, potential impacts would be less than significant. (See Section VI – Environmental Checklist in this Initial Study)

Potential direct or indirect impacts from implementation of the project have been identified to geology/soils and tribal cultural resources. However, mitigation measures are identified that would reduce potential impacts to less than significant. (See Sections VI.7 and .15 – Environmental Checklist in this Initial Study)

Potential impacts related to both geology/soils and tribal cultural resources have the potential to eliminate important examples of the major periods of California history or prehistory upon implementation of this project. However, mitigations are incorporated that reduce to less than significant the identified potential impacts. (See Sections VI.7 and .15 – Environmental Checklist and Section VII.a of the Mandatory Findings of Significance in this Initial Study)

Potential cumulative impacts could result from incremental effects of the project subsequent to the implementation of this project. Mitigations are incorporated that reduce to less than significant the identified potential impacts. (See VI – Environmental Checklist and Section VII.b of the Mandatory Findings of Significance in this Initial Study)

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

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

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

General Plan/Area Plan	☒	Air Quality Mgmt. Plan	☒
Specific Plan	☐	Airport Land Use Plans	☐
Water Quality Control Plan	☒	Local Coastal Program-LUP	☒

General Plan/Area Plan: Within the coastal areas of unincorporated Monterey County, the *1982 General Plan* policies apply where the LCP is silent. This is typically limited to noise policies as the LCP policies contain the majority of development standards applicable to development in the coastal areas. The project construction of a single family residential home near the city of Carmel-by-the-Sea and is consistent with the noise policies of the *1982 General Plan* and would not create any noise other than minor and temporary construction noise. (Source: IX.1, 2, and 4) **CONSISTENT**

Local Coastal Program-LUP: The project is subject to the Carmel Area Land Use Plan (LUP), which is part of the Certified Local Coastal Program (LCP) in Monterey County. This Initial Study discusses consistency with relevant LUP policies in Section VI.11 (Land Use and Planning). County staff reviewed the project for consistency with the policies of the Carmel Area LUP and the regulations of the associated Coastal Implementation Plan (CIP, Part 4). In addition, staff reviewed the project for consistency with the site development standards required by the applicable zoning ordinance (Title 20). As discussed herein, the project construction of a single family dwelling. The parcel is zoned Medium Density Residential [MDR/4-D(18)(CZ)]. As proposed, conditioned, and mitigated, the project is consistent with the Carmel Area LUP. (Source: IX.1, 3, 4, and 5) **CONSISTENT**

Air Quality Management Plan: The Air Quality Management Plan (AQMP) for the Monterey Bay Region addresses attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB), including the project area. Consistency with the AQMP is an indication that the project avoids contributing to a cumulative adverse impact on air quality; not an indication of project specific impacts which are evaluated according to the Monterey Bay Air Resources District's (MBARD) adopted thresholds of significance. The project includes construction of a residence and therefore would not result in a population increase not already accounted for in the AQMP. The project's construction emissions that would temporarily emit precursors of ozone are accommodated in the emission inventories of state- and federally-required air plans. The project would not cause an increase of stationary emissions. (Source: XI.1, 12, and 13) **CONSISTENT.**

Water Quality Control Plan. The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board (CCRWQCB) which regulates sources of water quality related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. Operation of the project would not generate pollutant runoff in amounts that would cause degradation of water quality. In accordance with Chapter 16.12 of the Monterey County Code (MCC), the proposed project has been conditioned by HCD-Environmental Services requiring the applicant to submit a drainage and erosion control plan. The CCRWQCB has designated the Director of Health as the administrator of the individual sewage disposal regulations, conditional upon County authorities enforcing the Regional Water Quality Control Plan, Central Coast Basin (Basin Plan). These regulations are codified in Chapter 15.20 of the MCC. For additional discussion on hydrology and water quality, please refer to Section VI.10 of this Initial Study. (Source: IX.1, 14, and 25) **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.

☒ Aesthetics	☐ Agriculture and Forest Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology and Soils	☐ Greenhouse Gas Emissions	☒ Hydrology/Water Quality
☐ Hazards/Hazardous Materials	☐ Noise	☒ Land Use/Planning
☐ Mineral Resources	☐ Recreation	☐ Population/Housing
☐ Public Services	☐ Utilities/Service Systems	☐ Transportation
☒ Tribal Cultural Resources	☐ Wildfire	☒ Mandatory Findings of Significance

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

☐ Check here if this finding is not applicable

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

EVIDENCE:

VI.02 – Agriculture and Forest Resources. The project site is located on a residential site developed with a single-family residence, surrounded by residential development, and is designated as Urban and Built Up Land under the Department of Conservation Farmland Mapping and Monitoring

Program. 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. (Source: IX. 1, 16, and 17)

The California Public Resources Code (PRC) defines Forest Land as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits (PRC §12220(g)). The areas of the project site where construction would occur do not contain trees and are not considered to be forest land or timberland. *Therefore, the proposed project would not result in impacts to agriculture or forest resources* (Sources: IX. 1, 40)

VI.03 – Air Quality. The project site is located within the NCCAB, which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). Project construction would involve equipment typically used in residential construction projects, such as excavators and trucks, that would emit air pollutants such as carbon monoxide, particulate matter less than 10 microns in diameter and 2.5 microns in diameter, and nitrogen oxides. Construction of a single-family residence and associated site improvement on the property would not result in the emission of substantial amounts of air pollutants. Impacts related to the emission of air pollutants during construction would be minor and temporary in nature.

According to the MBARD CEQA Guidelines, a project would have a significant short-term construction impact if the project would emit more than 82 pounds per day or more of PM_{10}. Further, the MBARD CEQA Guidelines set a screening threshold of 2.2 acres of construction earthmoving per day, meaning that if a project results in less than 2.2 acres of earthmoving, the project is assumed to be below the 82 pounds per day threshold of significance. The project site is approximately 0.13-acre. As such, the proposed project would result in less than 2.2 acres of earthmoving per day, and as a result, is below the threshold and would have a less than significant impact to air quality from construction activities. The minor construction-related impacts would not violate any air quality standards or obstruct implementation of the most recent MBARD AQMP. Operational emissions would not be substantial as they would only involve vehicle trips and energy usage associated with one single family residence. *Therefore, potential impacts from the proposed project would be less than significant to air quality and there would be no conflict with or obstruction to implementation of the applicable air quality plan*. (Source: XI. 1, 12, and 13)

VI.06 – 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 construction of a single family residence and associated site improvement on a previously developed lot. Given the scale of the project, construction energy use would be nominal and short-term. As such, it would not be considered wasteful, inefficient, or unnecessary.

Operational energy demand would include electricity and natural gas, as well as gasoline consumption associated with operational vehicle trips. Pacific Gas & Electric would provide electricity and natural gas to the residence. The project would be required to comply with all standards set in California Building Code (CBC) Title 24, which would minimize wasteful, inefficient, or unnecessary consumption of energy resources during operation. Therefore, compliance with existing regulations would ensure the proposed project would not conflict with

state or local plans for renewable energy or energy efficiency. *Therefore, the project would not conflict with a plan for renewable energy or result in wasteful or inefficient energy use. There would be no impact* (Source: IX. 1, 18).

VI.08 – Greenhouse Gas Emissions. Temporary construction-related greenhouse gas (GHG) emissions would result from usage of equipment and machinery. Operationally, the project would incrementally increase energy consumption at the project site, thus incrementally increasing GHG emissions. However, the increase would not be substantial given that the project involves redevelopment of one single-family residence and associated site improvements. Monterey County does not have a GHG reduction plan with numerical reduction targets applicable to the proposed project by which consistency or conflicts can be measured. The proposed project does not conflict with the policy direction contained in the Monterey County Municipal Climate Action Plan or the Association of Monterey Bay Area Government's 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy because it would involve redevelopment of a single-family residence on a site zoned for residential use. *Therefore, the proposed project would not result in significant increases in GHG emissions or conflict with an applicable plan, policy or regulation. Potential impacts would be less than significant* (Source: IX. 1, 20).

VI.09 – Hazards/Hazardous Materials. Project construction would require the use of heavy equipment typical of construction projects, the operation of which could result in a spill or accidental release of hazardous materials, including fuel, engine oil and lubricant. However, the use and transport of any hazardous materials would be subject to existing federal, state, and local regulations, which would minimize risk associated with the transport of hazardous materials. Operationally, the project would not involve the use or storage of hazardous materials, other than small quantities of those typically associated with residential uses, such as fuels used for the operation of motor vehicles, landscaping supplies and cleaning products. The project would not create stationary operations and therefore would not emit hazardous emission within 0.25 mile of an existing or proposed school.

The project would not be located on or within 1,000 feet of a known active hazardous materials site and is not located near an airport or airstrip. Given that the project would entail the redevelopment of one single-family residence in an existing medium-density residential area the project would not impair or interfere with an adopted emergency response or evacuation plan. The project area is not located in a California Department of Forestry and Fire Protection State Responsibility Area classified as a Very High Fire Hazard Severity Zone. *As described above, the proposed project would not result in significant impacts related to hazards/hazardous materials* (Source: IX. 1, 3, 6, 10, and 21).

VI.12 – Mineral Resources. No mineral resources have been identified within the vicinity of the project site. *Therefore, the proposed project would result in no impact to mineral resources* (Source: IX. 1, 24).

VI.13 – Noise. Construction of the proposed project would generate temporary noise in the vicinity of the site due to the use of heavy equipment such as excavators, graders, large trucks and machinery typically used during residential construction projects. Existing adjacent residences would be at distances of approximately 10 feet from the construction site. Construction activities would be required to comply with the Monterey County Noise Ordinance as described in Monterey

County Code Chapter 10.60. The ordinance applies to "any machine, mechanism, device, or contrivance" within 2,500 feet of any occupied dwelling unit and limits the noise generated to 85 dBA at a distance of 50 feet from the noise source. Noise-generating construction activities are limited to the hours between 7 a.m. and 7 p.m. Monday through Saturday; no construction noise is allowed on Sundays or national holidays. Project construction would also generate a temporary increase in groundbourne vibration levels during the excavation and grading phases of project construction. However, pile driving would not be required, and construction activities would not generate excessive vibration levels. Operationally, the project would not result in a substantial permanent increase in ambient noise given that proposed construction of the residence is on a site previously developed with a single-family home on a property zoned for residential use. The project is not located in the vicinity of a public airport or private airstrip. *Therefore, the proposed project would result in less than significant impacts related to noise* (Source: IX. 1, 25).

VI.14 – Population/Housing. The proposed project would redevelop a parcel that was previously developed with a single family residence in a residentially zoned area and would not result in an intensification of use attributed to population growth that was accounted in Association of Monterey Bay Area Government's projections. The project would not alter the location, distribution, or density of housing in the area in any significant way or create demand for additional housing. *Therefore, the proposed project would result in no impact related to population and housing* (Source: IX. 1, 26).

VI.15 – Public Services. The project site is located in an existing residential neighborhood that is served by the Cypress Fire Protection District, Monterey County Sheriff's Department, and Carmel Unified School District. Because the project entails construction of a single family home on a residentially-zoned parcel that was previously developed, it would not result in an increase in population. As such, there would be no increase in demand for public services and the project would not necessitate new or physically altered government facilities. *Therefore, the proposed project would result in no impact related to public services.* (Source: IX.1. 11)

VI.16 – Recreation. Because the project would not result in an increase in population, there would be no increase in demand for recreational facilities. No parks, trail easements, or other recreational facilities would be impacted by the proposed project. *Therefore, the proposed project would result in no impact related to recreation.* (Source: IX.1, 11)

VI.17 – Transportation. The project would involve redevelopment of one single-family residence on a site zoned for such use. CEQA Guidelines Section 15064.3(b)(1) applies to land use projects and describes criteria for analyzing transportation impacts, stating, "Vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact." The Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (2018) has set a screening threshold of 110 trips per day to quickly identify when a project would have a less than significant impact due to VMT. The proposed project would not result in an increase in population, and therefore would not result in an increase in VMT associated with the project site. Therefore, the project is below the Governor's OPR screening threshold. As a result, the proposed project can be screened out and would not have an impact due to VMT. During construction, nearby roadways would experience minor and temporary increases in traffic due to construction equipment and worker vehicle trips. Construction equipment would be routed to and from the site using State Route (SR) 1, via Rio Road, Santa

Lucia Avenue and Scenic Road. The project would be consistent with existing land uses in the vicinity of the project site and would not conflict with any program, plan, ordinance or policy related to transportation systems. Existing roadways near the project site would not be altered. As such, the project would not create new transportation hazards or incompatible uses and would not interfere with emergency access. *Therefore, the proposed project would result in no impact related to transportation* (Source: IX. 1, 9, 10, and 41).

VI.19 – Utilities/Service Systems. The existing residence at the project site is served by California American Water (CalAm) for water service, Carmel Area Wastewater District for wastewater service, Pacific Gas & Electric for electricity and natural gas supply, respectively, and the Monterey Peninsula Landfill for solid waste service. Because the project site has previously received residential service for utilities and services, and the project would not result in new connections, there would be no increase in demand for utilities or service systems. *Therefore, there would be no impact related to utilities* (Source: IX. 1, 8).

VI.20 – Wildfire. The project site is not located in a State Responsibility Area and is not classified as a Very High Fire Hazard Severity Zone. The nearest Very High Fire Hazard Severity Zone is approximately one mile southwest. *Therefore, the proposed project would result in no impact related to wildfire* (Source: IX. 1, 23).

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

24 February 2021

Date

Jaime Scott Guthrie, AICP, Associate Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (Source: IX. 1, 3, 4, 5, 10, 11, and 29)	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: IX. 1, 3, 4, 5, 10, 11, and 29)	☐	☐	☐	☒
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: IX. 1, 3, 4, 5, 10, 11, and 29)	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: IX. 1, 3, 4, 5, 10, 11, and 29)	☐	☐	☒	☐

Discussion:

The subject parcel is visible from public viewing areas of Scenic Road and Carmel City Beach. According to the Carmel Coastal Implementation Plan, the public viewshed comprises those areas visible from major public viewing areas such as 17 Mile Drive, Scenic Road, Highway 1 Corridor and turn-outs, roads/viewpoints/sandy beaches within Point Lobos Reserve and Carmel River State Beach, Garrapata State Park, and Carmel City Beach. The residence has the potential to degrade the area's visual quality due to the parcel's visually prominent siting within the public viewshed. The visual resource policies set forth in the Carmel Area Land Use Plan require that the design and siting of structures not detract from the natural beauty of the scenic shoreline in the public viewshed, that development be designed to minimize visibility and blend into the natural surroundings, and that siting and design control measures be applied to new development to ensure protection of the Carmel area scenic resources. (Source: IX. 1, 3, 4, 5, 10, 11, and 29)

Aesthetics 1(b) – No Impact

The project would not damage scenic resources visible from or within a state scenic highway because no scenic highway is visible from or to the subject parcel, resulting in no impact. (Source: IX. 1, 10, and 11)

Aesthetics 1(a), (c), and (d) – Less than Significant

The project is subject to Section 20.146.030 of the Coastal Implementation Plan, Part 4, that sets forth Visual Resources Development Standards to ensure all development within the Carmel area public viewshed minimize visibility. Standards include appropriate siting on the parcel, unimposing height and massing, and colors and materials that subordinate the structure to the

environment and integrate with the site surroundings. There are also standards for lighting, landscaping, and existing trees and vegetation. Conditions of approval are applied to the project requiring submittal of lighting and landscape plans for approval by HCD-Planning and of a tree protection plan for those trees that could be affected by construction activities. The proposed residence is a 15'-7" high single-story structure that is designed to integrate with the surrounding neighborhood by matching colors and materials of the adjacent residence to the east and the Kuster House to the south. See Figure 6 below showing the adjacent residence viewed from Scenic Road (left) and the storypoles of the proposed structure (right) with the historic Kuster House in the background. (Source: IX. 1, 4, 11, and 29)



Figure 6. Aesthetics – Design of the project on the subject parcel is proposed to match the colors and materials of the residence on the adjacent parcel (left) to the east, with Carmel stone in varied cream colors and similarly shingled dark roof. These natural materials and colors would integrate with the natural stone finish of the Kuster House (right) seen behind the proposed residence. (Source: IX. 1, 11, 29)

Conclusion: *The project as proposed and conditioned would conform to existing requirements for development within the Carmel area viewshed, and with adherence to these regulations within the Carmel Area LUP and CIP Part 4, project impacts on aesthetic resources would be less than significant.*

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: IX. 1, 16)	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: IX. 1, 5, 17)	☐	☐	☐	☒
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: IX. 1, 5, 40)	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: IX. 1, 11)	☐	☐	☐	☒
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: IX. 1, 5, 11, 16, 17, and 40)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See Sections II and IV

3. AIR QUALITY

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

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: IX. 1, 12, 13)	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (Source: IX. 1, 12, 13)	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations? (Source: IX. 1, 12, 13)	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Source: IX. 1, 12, 13)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:
See Section II and IV

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: IX. 1, 3, 43, 44)	☐	☐	☒	☐
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: IX. 1, 3, 6, 35, 36, 43, 44)	☐	☐	☐	☒
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: IX. 1, 3, 6, 11, 35, 36, 43)	☐	☐	☐	☒

4. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: IX. 1, 3, 6)	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: IX. 1, 3, 6, 25)	☐	☐	☐	☒
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: IX. 1, 3, 6, 25)	☐	☐	☐	☒

Discussion:

The project site is in the Coastal Zone, approximately 40 feet south of the Pacific Ocean. The site is 0.16 acre in size and was previously developed with a single family residence and existing detached garage within a medium-density residential neighborhood. The site contains three mature Monterey cypress trees and ornamental landscaping. Vegetation on surrounding properties is similar to that of the project site, consisting of landscaped residential yards interspersed with native tree species. The existing trees and landscaping plants on the site occur very close to the structures. The entirety of the site is covered by a structure, paved surfaces, and landscaping. Therefore, the site provides minimal habitat value. (Source: IX. 1, 6)

Biological Resources 4(b), (c), (e), and (f) – No Impact

There is no riparian habitat on or near the site, and construction activities would be limited to the project site. The nearest riparian habitat is at the Carmel River Lagoon approximately 0.5 mile south of the site. No riparian, wetland, or potentially jurisdictional features are present on or adjacent to the project site. The surrounding residential neighborhood does not contain creeks or other bodies of water. As such, there would be no impact to riparian habitat, sensitive natural communities, wetlands, or potentially jurisdictional features.

Section 21.64.260 of the Monterey County Code of Ordinances addresses preservation of protected trees, prohibiting removal of protected trees without approval by the Director of Planning. Because the proposed project does not include tree removal and includes provisions to protect existing trees, there would be no conflict with County regulations protecting trees, or other local policies protecting biological resources.

The project site is not included in an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. No impact would occur. (Source: IX. 1, 3, 6, 10, 11, 35, and 36)

Biological Resources 4(a) and (d) – Less than Significant

The project site provides minimal habitat value due to its small size and fully developed condition. Trees present at the project site have a low canopy and are in close proximity to existing structures onsite and on adjacent properties. Therefore, no suitable habitat for raptors exists on the project site, although other nesting birds could be present. The project site does not contain suitable habitat for other special status plant or animal species. The project would not involve tree removal, and a condition of approval requires placement of orange protective fencing around each tree during construction activity. Therefore, the project would not result in a loss of the minimal habitat present at the site. Notwithstanding, the existing trees onsite and on adjacent properties could provide nesting habitat for birds that could be displaced by the disturbance caused by construction activities. If project-related ground or vegetation disturbance, demolition or construction occur during the bird breeding season (February 15 through August 15) and to identify if nesting habitat exists on the property, a condition is applied to the project to conduct a nesting bird survey not more than 14 days prior to initiation of ground disturbance and project-related activity. Implementation of and adherence to this condition would reduce potential impacts on nesting raptors and migratory birds to less than significant.

The site is situated within a residential neighborhood, surrounded by roads and numerous single-family homes. Wildlife movement corridors can be both large and small in scale. No riparian corridors or waterways are present in the project site to provide significant opportunities for wildlife movement. The project site could act as a corridor for local wildlife movement, particularly for relatively disturbance-tolerant species such as raccoon or skunk. However, the project site itself is not a distinct or critical wildlife movement corridor and does not, in and of itself, connect two or more distinct and isolated natural areas. Given the small size of the site and the fully developed setting of the surrounding residential neighborhood, no significant disruption of wildlife movement or connectivity is expected as a result of the proposed project. Therefore, impacts to movement of wildlife species would be less than significant. (Source: IX. 1, 3, 6, 11, 35, 36, 43, and 44)

Conclusion:

With adherence to existing regulations and compliance with conditions of approval, the project would have a less than significant impact on biological resources.

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: IX. 1, 6, 29)	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? (1, 6, 30, 38)	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries? (Source: IX. 1, 30)	☐	☐	☒	☐

Discussion:
The proposed project is located approximately 30 feet west of the Kuster property which is listed on the Monterey County's Local Official Register of Historic Resources. The Kuster House DPR forms 523a and b indicate the house is considered "significant" for its association with Ted Kuster and its unique architectural design of the (towered) French Eclectic style popular between about 1915 and 1945. The residence was constructed circa 1921 and a free-standing single-story garage was added to the property at the southeast corner in 1928. In 1958, a guesthouse was constructed on top of the original, single-story stone garage. Residences surround the Kuster House property on three sides. The Kuster House, in and of itself, is in excellent condition and retains most, if not all, of the original character defining features. As a stand-alone building, it retains a high level of integrity because of the location, design, materials, workmanship, and association to Kuster. However, the aspects of the historic setting, and feeling of the original property have been significantly altered from the time the property was subdivided into five lots and subsequently developed, lessening the integrity of the original property and, therefore, lessening the physical characteristics of the property.

The parcel is shown on Monterey County GIS in an area of high archaeological sensitivity and previous archaeological reports are inconclusive as to the potential for archaeological resources to be found on this parcel. A Preliminary Cultural Resources Survey (Phase I archaeological study) was prepared for the project site by Susan Morley, MA., RPA, in February 2020. The study is classified as confidential and is discussed herein, as needed to address thresholds of significance under CEQA. On the day of Morley's site survey, the geotechnical engineer for the project was also present taking auger soil samples, which he shared with Morley for her study. Auger samples are generally taken for a Phase II archaeological study if Phase I identifies the potential for resources to be found during construction. Morley's analysis of the auger soil samples showed dark brown sandy soil underlain by granite bedrock and no evidence of artifactual materials or marine shell. (Source: IX. 1, 6, 29, 30, and 38)

Cultural Resources 5(a), (b), and (c) – Less than Significant
The subject parcel is developed with an existing two car garage that has no construction or modifications as part of this project proposal. A patio and ornamental landscaping are the only other development on the 0.16-acre parcel. Therefore, no impact would occur to an historical structure on the subject parcel. Alterations to the original setting through construction and subdivision have long ago lowered the integrity of the Kuster House's historical setting to such an extent that the proposed construction of the single family residence on the subject property would not contribute to adverse impact to the neighboring historic Kuster House as identified in the Monterey County's Local Official Register of Historic Resources.

According to the Phase I and the *de facto* Phase II archaeological studies, although the subject parcel is reportedly with the boundaries of CA-MNT-16, none of the indicators exist for presence of prehistoric or cultural materials. Morley concludes there is no reason to delay the project due to concerns about cultural resources. Therefore, impacts to archaeological resources would be less than significant.

Due to the project site's location near archaeological resources, as described above, and because the project involves ground disturbance, there is a potential for human remains to be accidentally

discovered. The property is in an area designated "archaeologically sensitive" by the County (IX.23). If human remains are unearthed, State Health and Safety Code Section 7050.5 requires no further disturbance to occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to the Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and make recommendations to the landowner within 48 hours of being granted access. A condition is applied that requires there be no further excavation in the area surrounding the remains until the coroner and the NAHC, if applicable, are contacted and the find is treated in accordance with Public Resources Code Sections 5097.98 – 5097.994. With adherence to existing regulations and conditions of approval, impacts to human remains would be less than significant. (Source: IX. 1, 6, 29, 30, and 38)

Conclusion:
As proposed and conditioned, the project would result in less than significant impacts to historical resources and archaeological resources. With adherence to existing regulations and compliance with conditions of approval, the project would have a less than significant impact on cultural resources.

6. ENERGY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (Source: IX. 1, 18)	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (Source: IX. 1, 18)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
See Section II and IV

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. (Source: IX. 1, 6, 28, 31, 32)	☐	☐	☐	☒
ii) Strong seismic ground shaking? (Source: IX. 1, 6, 28, 31, 32)	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction? (Source: IX. 1, 6, 28, 31, and 32)	☐	☐	☒	☐
iv) Landslides? (Source: IX. 1, 6, 28)	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil? (Source: IX. 1, 6, 28)	☐	☐	☒	☐
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: IX. 1, 6, 28, 31, 32)	☐	☐	☒	☐
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: IX. 1, 6, 28	☐	☐	☐	☒
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: IX.1)	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: IX. 1, 6, 28)	☐	☒	☐	☐

Discussion:

A Soil Engineering Investigation was completed by Landset Engineers, Inc. in February 2020 to determine the suitability of soils at the project site for the proposed construction activity. The project site is situated on a gentle (approx. five percent) north-facing descending slope.

Three exploratory borings were drilled at the site on February 18, 2020 at depths ranging from 3.0 to 9.5 feet below ground surface to gather data for the soil report. The boring logs, field observations, and laboratory data were analyzed to determine the suitability of the site for the proposed construction activity. The site is underlain by one- to four-foot layer of loose to medium dense silty sand topsoil which is in turn, underlain by granite bedrock to the maximum explored depth of 9.5 feet below the ground surface. The soil report concludes that the proposed project is feasible from a soil engineering standpoint provided that the report's recommendations are incorporated into the project plans (Source: IX. 1, 28).

Geology and Soils 7(a.i), (a.iv), (d), and (e) – No Impact

The project site is not located within an Earthquake Fault Zone, as mapped by the California Department of Conservation. Faults in the vicinity of the project site include the Hatton, Sylvan Navy, and Berwick Faults. However, no major earthquakes have occurred along these faults in more than 100 years, and none are considered active. Therefore, rupture of a known active earthquake fault would not occur at the project site. Slopes at the project site are gentle (up to five percent) and there is no evidence of past or present slope instability. Previous investigations at the site have indicated no evidence of slope instability. The soil report concludes that the potential for landslides at the site is very low. The proposed project would not alter this condition. Soils at the project site are classified as poorly graded silty sand and have a low potential for expansion. According to the soil report, no special measures are required order to prevent soil expansion. The previous residence is connected to sanitary sewage collection infrastructure. No septic tank or alternative waste water disposal systems is proposed. Therefore, no impacts would likely be incurred due to earthquakes, slope instability, landslides, expansive soil or relative to a septic or waste water disposal system onsite. (Source: IX. 1, 6, 31, 32)

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

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

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

According to the soil report, the project is feasible from a soil engineering standpoint. The report includes recommendations intended to reduce the potential for structural damage to an acceptable risk level, such as the use of compacted soils at optimum moisture contents. Additionally, the project would be required to comply with all California Building Code standards related to seismic hazards. The County would require incorporation of all recommendations from the soil report into project plans as a condition of project approval. Pursuant to required implementation of these recommendations, impacts would be less than significant. (Source: IX. 1, 6, 18, 28, 31, 32)

Geology and Soils 7(b) – Less than Significant

As described above, the project site contains slopes of up to five percent and an approximately one- to five-foot layer of loose to medium dense silty sand topsoil. The site is classified as a moderate to high erosion hazard area (Source: IX.2). Project construction, particularly during site preparation, excavation, and grading, could result in erosion and loss of topsoil from the site. The project entails grading of approximately 5 cubic yards of cut and 65 cubic yards of fill. No tree removal is proposed. The project would be required to comply with Monterey County Code Chapter 16.12, *Erosion Control* (Source: IX.18). This chapter sets forth required provisions for preparation of erosion control plans that outline methods to control runoff, erosion, and sediment movement. In compliance with these measures, project plans include a grading, drainage, and erosion control plan. Included therein are various erosion control measures, including protection of slopes with straw mulch to prevent erosion until slopes are stabilized. Project plans note that the general contractor shall be responsible for erosion and sediment control and shall provide full particulars to the County prior to commencement of work. (Source: IX. 1, 6, 28)

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

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

The project site is currently developed and does not contain unique geologic features. Given the small disturbance area for the project, it is unlikely that any previously unknown paleontological resources would be encountered during construction activities. However, ground disturbing activities always involve the possibility of such a discovery. (Source: IX. 1, 6, 28)Therefore, Mitigation Measure No. 1 is required to reduce potential impacts to a less than significant level.

Mitigation Measure (MM) No. 1:

In the event a previously unknown fossil is uncovered during project-related ground disturbance, all work shall cease until a certified professional paleontologist can investigate the finds and make appropriate recommendations. Recommendations shall include fossil salvage, curation, and reporting requirements. Owner/applicant shall include a note on the construction plans (each of the demolition and grading sheets) encompassing the language contained in this mitigation measure, including all compliance actions.

> **Mitigation Measure Action (MMA) No. 1**
> Prior to the issuance of permits from HCD-Building Services, owner/applicant shall submit to HCD-Planning for review and approval construction plans containing the language of this mitigation measure.

Conclusion:

Compliance with existing regulations and with Mitigation Measure No. 1 would reduce impacts related to geology and soils to a less than significant level.

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: IX. 1, 20)	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: IX. 1, 20)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:
See Section II and IV

9. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: IX. 1, 3, 6, 10, and 21)	☐	☐	☒	☐
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: IX. 1, 3, 6, 10, and 21)	☐	☐	☒	☐
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: IX. 1, 3, 6, 10, and 21)	☐	☐	☒	☐
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: IX. 1, 3, 6, 10, and 21)	☐	☐	☒	☐
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: IX. 1, 3, 6, 10, and 21)	☐	☐	☒	☐

9. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1, 3, 6, 10, and 21)	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (Source: IX. 1, 3, 6, 10, and 21)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:
See Section II and IV

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: IX. 1, 3, 4, 5, 6, 14, 22, 35, and 36)	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (Source: IX. 1, 6, 14, and 45)	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) result in a substantial erosion or siltation on- or off-site; (Source: IX. 1, 6, 28, 35 and 36)	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (Source: IX. 1, 6, 28, 35 and 36)	☐	☐	☒	☐
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 (Source: IX. 1, 6, 28, 35 and 36)	☐	☐	☒	☐
iv) impede or redirect flood flows? (Source: IX. 1, 6, 34)	☐	☐	☒	☐

10. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Source: IX. 1, 6, 33, 34, and 46)	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Source: IX. 1, 6, 14, 22, and 45)	☐	☐	☒	☐

Discussion:

The project site is fully developed and connected to stormwater drainage facilities. The majority of the site consists of impervious surfaces, including the patio paving and detached garage. According to the Federal Emergency Management Agency (FEMA), the project site is designated Zone X, Area of Minimal Flood Hazard. The site is within the Carmel Point Watershed Protection Area for the Carmel Bay Area of Special Biological Significance (ASBS), as designated by the California State Water Resources Control Board. The California Ocean Plan prohibits discharges of waste into ASBS, including pollutants contained within stormwater runoff, unless the State Water Board grants an exemption. Monterey County operates storm drain systems that discharge into the Carmel Bay ASBS; these discharges are regulated under the County's Phase II Municipal General Permit. (Source: IX. 1, 6, 22, 35, and 36)

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

Post-project impervious surface coverage at the site would be similar to existing conditions, and thus would not result in an increase of stormwater flow or pollutants draining from the site. During project construction, soil and pollutants could exit the site, resulting in surface water degradation. However, as described in Section VI.7 – Geology and Soils the project plans are required to include a grading drainage, and erosion control plan in compliance with Monterey County Code Chapter 16.12, *Erosion Control*, which outlines methods to control runoff, erosion, and sediment movement. Monterey County Code Chapter 16.14.100, *Prohibited Discharges*, would also apply to the project. Chapter 16.14.100 prohibits any non-stormwater discharge into the County storm drain system. Therefore, there would be no new or increased source of stormwater pollution from the project site and the project would be covered by the County's permitted discharges into the Carmel Bay ASBS. (Source: IX. 1, 3, 6, 25, and 36)

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

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

The project site is currently developed with a paved patio and detached garage. The project would be construction of a single family residence on a previously developed parcel within a residential zone, and therefore would not result in an increase in water demand. The proposed project would result in 3,190 sq. ft. of impervious surface coverage on a 5,726 sq. ft. parcel. However, due to the

small size of the site and because the majority of the site is already covered in impervious surfaces, a substantial decrease in groundwater recharge would not occur. Therefore, the project would not substantially decrease groundwater supplies, interfere with groundwater recharge, or conflict with sustainable groundwater management. Impacts would be less than significant. (Source: IX.1)

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

The project site is located approximately 40 feet south of the Pacific Ocean. According to California Geologic Survey mapping, the site is directly outside of the tsunami inundation line mapped roughly along Scenic Road (Source: IX.27). There are no nearby enclosed bodies of water that could result in a seiche. According to FEMA, the western to northern edge of the subject parcel along Scenic Road is designated Zone VE (Regulatory Floodway), while the rest of the project site is designated Zone X, Area of Minimal Flood Hazard (Source: IX.28). No development is proposed within the regulatory floodway portion of the parcel and therefore would not substantially alter flood exposure of structures or people. Impacts due to tsunami, seiche, or flood would be less than significant. (Source: IX. 1, 6, 11, 33, 34, and 46)

Conclusion:

As proposed and conditioned, the project would have less than significant Impacts related to hydrology and water quality.

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: IX. 1, 3, 6, and 11)	☐	☐	☐	☒
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: IX. 1, 3, 5, 6, and 11)	☐	☐	☒	☐

Discussion:
The project site is within a neighborhood in unincorporated Monterey County outside of the city of Carmel-by-the-Sea. The project site is subject to the Monterey County 1982 General Plan and the Carmel Area LUP. (Source: IX. 1, 2, 3, 6 and 10)

Land Use and Planning 11(a) – No Impact
The proposed project involves construction activity at an existing residence. No new roads or other development features are proposed that would physically divide an established community. There would be no impact. (Source: IX. 1, 2, 3, 6 and 10)

Land Use and Planning 11(b) – Less than Significant
The proposed project would be subject to the policies and regulations of the Carmel Area LUP. The LUP contains policies that pertain to land use and development in the plan area. The project would construct a single family residence on a parcel designated for medium density residential use and would not conflict with land use policies specified in the LUP. Prior to implementation, the project would require issuance of construction permits and a Coastal Development Permit (CST) from the County.

The LUP also contains policies related to the protection of biological and cultural resources. As described in Section VI.4 – Biological Resources, the project site provides minimal habitat value, and the project would not result in substantial adverse effects on biological resources. As described in Section VI.5 – Cultural Resources, none of the evidence is present for potential archaeologically or culturally significant discoveries to be adversely affected during construction of the project. Therefore, impacts related to conflicts with a land use plan would be less than significant. . (Source: IX. 1, 2, 3, 6 and 10)

Conclusion:
Project impacts related to land use and planning would be less than significant with adherence to existing regulations, compliance with conditions and with mitigation measures.

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: IX. 1, 24)	☐	☐	☐	☒
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: IX. 1, 24)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
See Section II and IV

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: IX. 1, 25)	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels? (Source: IX. 1, 25)	☐	☐	☒	☐
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: IX. 1, 25)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:
See Section II and IV

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: IX. 1, 26)	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (Source: IX. 1, 26)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
See Section II and IV

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?	☐	☐	☐	☒
b) Police protection?	☐	☐	☐	☒
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
See Section II and IV. (Source: IX.1, 11)

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: IX. 1, 11)	☐	☐	☐	☒
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: IX. 1, 11)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
See Section II and IV

17. TRANSPORTATION 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: IX. 1, 9, 10, 41)	☐	☐	☐	☒
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)? (Source: IX. 1, 9, 10, 41)	☐	☐	☐	☒
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: IX. 1, 9, 10, 41)	☐	☐	☐	☒
d) Result in inadequate emergency access? (Source: IX. 1, 9, 10, 41)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
See Section II and IV

18. TRIBAL CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
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.	☐	☒	☐	☐

Discussion:

As described in Section VI.5 – Cultural Resources, the project site is considered "archaeologically sensitive" by Monterey County. Additionally, the site is located on land associated with the tribal history of regional native groups. Project construction activities would involve ground disturbance that has potential to result in substantial adverse changes to the significance of tribal cultural resources, if such resources were exposed or damaged during construction. Pursuant to Public Resources Code Section 21080.3.1, Monterey County HCD – Planning initiated Assembly Bill (AB) 52 consultation with local tribal representatives on 25 August 2020. The consultation process for this project occurred between 25 August and 24 September 2020, with a final response provided by one tribe on 9 September 2020.

One response was received from a representative of the Ohlone/Costanoan-Esselen Nation, indicating that the project site is located on aboriginal homelands. According to the response, the Ohlone/Costanoan-Esselen Nation is opposed to ground disturbance occurring at the project site, even when the lands are described as previously disturbed and of no significant archeological value. (Source: IX. 1, 3, 4, 6, 7, 30, and 38)

Tribal Cultural Resources 18(a.i) and (a.ii) – Less than Significant with Mitigation Incorporated

If the project is approved, further tribal consultation would be required consisting of Tribal monitoring. Tribal monitoring of construction activity would ensure potential impacts to tribal cultural resources are avoided or reduced and/or proper disposition of the resources. Therefore, Mitigation Measure No. 2 is required to reduce potential impacts to tribal cultural resources to a less than significant level. (Source: IX. 1, 3, 4, 6, 7, 30, and 38)

Mitigation Measure (MM) No. 2:

To ensure that Tribal Cultural Resources incur less than significant impacts, a Tribal Monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or another appropriately NAHC-recognized representative, shall be on-site during project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall contact a qualified professional archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA). This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

Any artifacts found that are not associated with a finding of human remains shall be cataloged by both the Tribal monitor and the qualified professional archaeologist. To facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring. Once cataloged, the qualified professional archaeologist shall take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one year to a representative of the appropriate local tribe as recognized by the NAHC, or of the Monterey County Historical Society.

Mitigation Measure No. 2 shall include the following compliance actions:

Mitigation Measure Action (MMA) No. 2.a
Prior to the issuance of permits from HCD-Building Services, the owner/applicant shall include a note on the construction plans (each of the demolition and grading sheets) encompassing the language contained in Mitigation Measure No. 2, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

Mitigation Measure Action (MMA) No. 2.b
Prior to the issuance of permits from HCD-Building Services, the applicant/owner shall submit evidence to the satisfaction of the Chief of HCD-Planning that a Tribal monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or another appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of any project-related grading and excavation to a reasonable depth as requested by the Tribal monitor, and in consultation with HCD-Planning.

Mitigation Measure Action (MMA) No. 2.c
Prior to construction of the residence allowed under the permit issued by HCD-Building Services, the Tribal monitor or another appropriately NAHC-recognized representative shall submit a letter to HCD-Planning confirming participation in the monitoring and provide a summary of archaeological and/or cultural finds or no finds, as applicable.

Mitigation Measure Action (MMA) No. 2.d
Within one year following completion of the field work for uncovered resources, if any, a final technical report shall be submitted to HCD-Planning and the Northwest Information Center of the California Historical Resources Information System at Sonoma State University, that contains results of all analyses implemented throughout Mitigations Measure No. 2. Artifacts associated with a finding of human remains shall be reburied in accordance with State Law and penalty for violation pursuant to PRC section 5097.994.

Conclusion:
With incorporation of Mitigation Measure No. 2, the project would result in less than significant impacts to tribal cultural resources.

19. UTILITIES AND SERVICE SYSTEMS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (Source: IX. 1, 8)	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (Source: IX. 1, 8)	☐	☐	☐	☒
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: IX. 1, 8)	☐	☐	☐	☒
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: IX. 1, 8)	☐	☐	☐	☒
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (Source: IX. 1, 8)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
See Section II and IV

20. WILDFIRE **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1, 23)	☐	☐	☐	☒
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: IX. 1, 23)	☐	☐	☐	☒
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: IX. 1, 23)	☐	☐	☐	☒
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: IX. 1, 23)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
See Section II and IV

VII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: IX. 1-41)	☐	☒	☐	☐
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: IX. 1-41)	☐	☒	☐	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: IX. 1-41)	☐	☐	☒	☐

Discussion:

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

As discussed in this Initial Study, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. Regarding cultural resources, potential impacts to paleontological resources and tribal cultural resources would be reduced to a less than significant level by implementation of Mitigation Measures Nos. 1 and 2, requiring further study of potential resources, compliance with recommendations, and a tribal monitor during ground disturbance.

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

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

Mandatory Findings of Significance (c) – Less Than Significant

Effects on human beings are generally associated with impacts related to issue areas such as air quality, geology and soils, noise, traffic safety, and hazards. As discussed in this Initial Study, the

project would have no impact or a less than significant impact in each of these resource areas. As discussed in Section IV.A - Factors, the project would have no impact or less than significant impacts on air quality, hazards and hazardous materials, noise and transportation. As discussed in Section VI.7 – Geology and Soils, the project would not exacerbate existing geologic hazards related to soils and seismic stability. Adherence to existing regulations would reduce potential impacts to a less than significant level. Therefore, the project would not cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

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 HCD-Planning files pertaining to PLN200052 and the attached Initial Study/Proposed Mitigated Negative Declaration.

IX. REFERENCES

1. Project Application and Plans for Planning File No. PLN200052
2. Monterey County *1982 General Plan*
3. Carmel Area Land Use Plan
4. Monterey County Coastal Implementation Plan, Part 4
5. Title 20 (Zoning) of the Monterey County Code
6. Monterey County Geographic Information System (GIS)
7. *2021 CEQA Statute and Guidelines*
8. Accela Public Information Portal 2020-2021.
9. ArcGIS for Desktop 10.2.1.
10. Google Earth Imagery dated 10 July 2020, 36º32'38.54" N 121º55'58.40" W, Elevation at 24 ft., Eye Alt. 1,360 ft.
11. Staff Site Visit on 16 July 2020.
12. 2012-2015 Air Quality Management Plan, Monterey Bay Air Resources District
13. CEQA Air Quality Guidelines, Monterey Bay Air Resources District
14. Regional Water Quality Control Plan for the Central Coast Basin Plan, Central Coast Regional Water Quality Control Board
15. List of eligible and official designated State Scenic Highways, California Department of Transportation
16. California Important Farmland Finder, California Department of Conservation
17. Williamson Act Reports and Statistics, California Department of Conservation
18. California Building Code, Title 24
19. Monterey County Climate Action Plan
20. 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy, Association of Monterey Bay Area Governments
21. EnviroStor, California Department of Toxic Substances Control
22. GeoTracker, California State Water Resources Control Board
23. Fire Hazard Severity Zones in SRA: Monterey County, CAL FIRE
24. Mineral Lands Classification Data Portal, California Department of Conservation
25. Monterey County Code of Ordinances

26. California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State

27. California Code of Regulations, Chapter 16

28. LandSet Engineers, Inc. February 2020. "Soil Engineering Investigation for the Scenic Road Residence (APN 009-422-023) 26195 Scenic Road Monterey County, California."

29. Denise Duffy & Associates, Inc. 11 June 2007. "Initial Study."

30. Susan Morley, MA, RPA. February 2020. "Preliminary Cultural Resources Reconnaissance for APN 009-422-023) in an Unincorporated Portion of Carmel, County of Monterey, California" (confidential).

31. Monterey County – Regional Faults Information

32. Earthquake Zones of Required Investigation, California Department of Conservation

33. Tsunami Inundation Map, California Emergency Management Agency

34. Flood Hazard Information Map, Federal Emergency Management Agency

35. Monterey County Carmel Point Watershed Protection Area Map

36. Monterey County Areas of Special Biological Significance

37. Code of Federal Regulations. 40 CFR §230.3(o), Definition of the term, "waters of the United States".

38. California Public Resources Code. PRC Section 21074, Division 13, Chapter 2.5.

39. California Public Resources Code. PRC Sections 5020.1 and 5024.1, Division 5, Chapter 1, Article 2.

40. California Public Resources Code. PRC Section 12220(g).

41. California Governor's Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA

42. California Native Plant Society Rare and Endangered Plant Inventory

43. California Department of Fish and Wildlife Lands Viewer

44. U.S. Fish and Wildlife Service Endangered Species Database

45. California Department of Water Resources SGMA Portal

46. National Oceanic and Atmospheric Administration (NOAA) "What is a seiche?"