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

INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title:	Barone Claire F
File No.:	PLN210037
Project Location:	2445 Bay View Avenue, Carmel-by-the-Sea
Name of Property Owner/Applicant:	Claire F Barone
Assessor's Parcel Number(s):	009-411-005-000
Acreage of Property:	0.16 (7,000 square feet)
General Plan Designation:	Residential Medium Density
Zoning District:	Medium Density Residential, 2 units per acre, with a Design Control Overlay [MDR/2-D (CZ)]
Lead Agency:	County of Monterey – Housing and Community Development
Prepared By:	Rincon Consultants, Inc.
Date Prepared:	July 2022
Contact Person:	Phil Angelo, Associate Planner, County of Monterey Housing and Community Development Department Phone: (831) 784-5731 Email: angeloP@co.monterey.ca.us

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The property is a residential lot located at 2445 Bay View Avenue, Assessor's Parcel Number 009-411-005-000, within the Carmel Area Land Use Plan (LUP) in unincorporated Monterey County, and is developed with a single-family residence. The project would entail demolition of the existing residence and construction of a new residence in substantially the same footprint. Figure 1 shows the regional location of the project site and Figure 2 provides an aerial image of the project site in its neighborhood context.

The existing residence is 1,439 square feet, with a 436-square foot garage and 565-square foot deck. The gross size of the existing residence is 1,598 square feet.

The new residence would be 1,378-square feet with a 341 square foot attached garage, a 493-square foot attached junior accessory dwelling unit (JADU), and 394-square foot deck (197 square feet of which is 24" above grade). Building coverage on the proposed project site would increase by 166 square feet, see Table 1. Figure 3 shows the proposed site plan.

Table 1 Floor Area and Building Site Coverage (square feet)

Type	Existing	Proposed	Net Change
Single-Family Residence	1,439	1,378	-61
Junior Accessory Dwelling Unit	0	493	+493
Garage	436	341	-95
Floor Area (subtotal)	*1,875*	*2,212*	*+246*
Decks (24" above grade)	565	197	-368
Total Building Coverage (Total)	**2,440**	**2,444**	**+4**

The proposed main residence would have a 20-foot setback in the front yard, 10-foot setback in the rear yard, and a 5-foot set back on the side yards. The JADU would have a 16 foot 6 inch setback and a 1 foot 10 inch side yard setback, which are the same as the setbacks for the existing home.

The project would also include associated site improvements, including connection to existing utilities, re-paving of the driveway areas, and installation of two onsite storm infiltration areas. (Source IX.1, 39)

Site Access & Parking

During construction the project site would be accessible via Bay View Avenue. The proposed project would be locally accessible from Bay View Avenue via a gated private driveway. The project site is regionally accessible via California Highway 1. The project would include one covered garage space and an additional tandem space in the driveway in front of the garage. (Source IX.39)

Utilities

The site is served and would continue to be served by public utilities:

- AT&T would continue to provide telecommunication services to the project site and proposed project.
- Pacific Gas and Electric Company (PG&E) would continue to provide above ground gas and maintenance of electrical infrastructure to the project site and proposed project.
- Electricity would continue to be provided by PG&E.
- Water would be provided by the California American Water Company
- Wastewater and sewage services would be provided by Carmel Area Wastewater District.

(Source IX.39, 40)

Landscaping & Tree Removal

Site improvements would include re-landscaping of the site and removal of 9 of the 11 existing trees onsite. As indicated in the Tree Resource Analysis prepared for the project, none of these trees are native, and many are in poor condition. Tree resources are further discussed in Section V.4 Biological Resources of this Initial Study.

The proposed project would preserve two existing trees and add 24 trees and shrubs to the site including 1 Japanese Maple, 6 Arbutus 'Marina' Madrones, 16 Ornamental Flowering Cherries, and 1 Citrus 'Dwarf Meyer' Lemon. The landscape plan is provided as Figure 3. (Source IX.35, 39)

Construction

Project construction would occur over approximately 12 months beginning in October of 2022. Construction would include demolition, site preparation, grading, and construction. The proposed project would include 20 cubic yards of grading, with 160 cubic yards of fill, for a total of 140 cubic yards of imported material. Outside of the grading, minimal disturbance would be required (i.e., mowing and grubbing). Grading is anticipated to take place over a 20-day period.

Hours

Construction would occur Monday through Friday between 7:30 a.m. and 5:00 p.m., and Saturday between 8:00 a.m. and 5:00 p.m. In accordance with Monterey County regulations, no work would be done on Sundays or on holidays recognized by the County. (Source IX.39, 42)

Land Use Permit / Entitlement

The project site is governed by policies and regulations contained in the Carmel Area Land Use Plan (LUP) and associated implementing regulations in the Monterey County Coastal Implementation Plan (CIP); the policies and regulations contained in the 1982 Monterey County General Plan; and the Monterey County Zoning Ordinance – Coastal (Title 20). The proposed project would require approval of a Combined Development Permit consisting of:

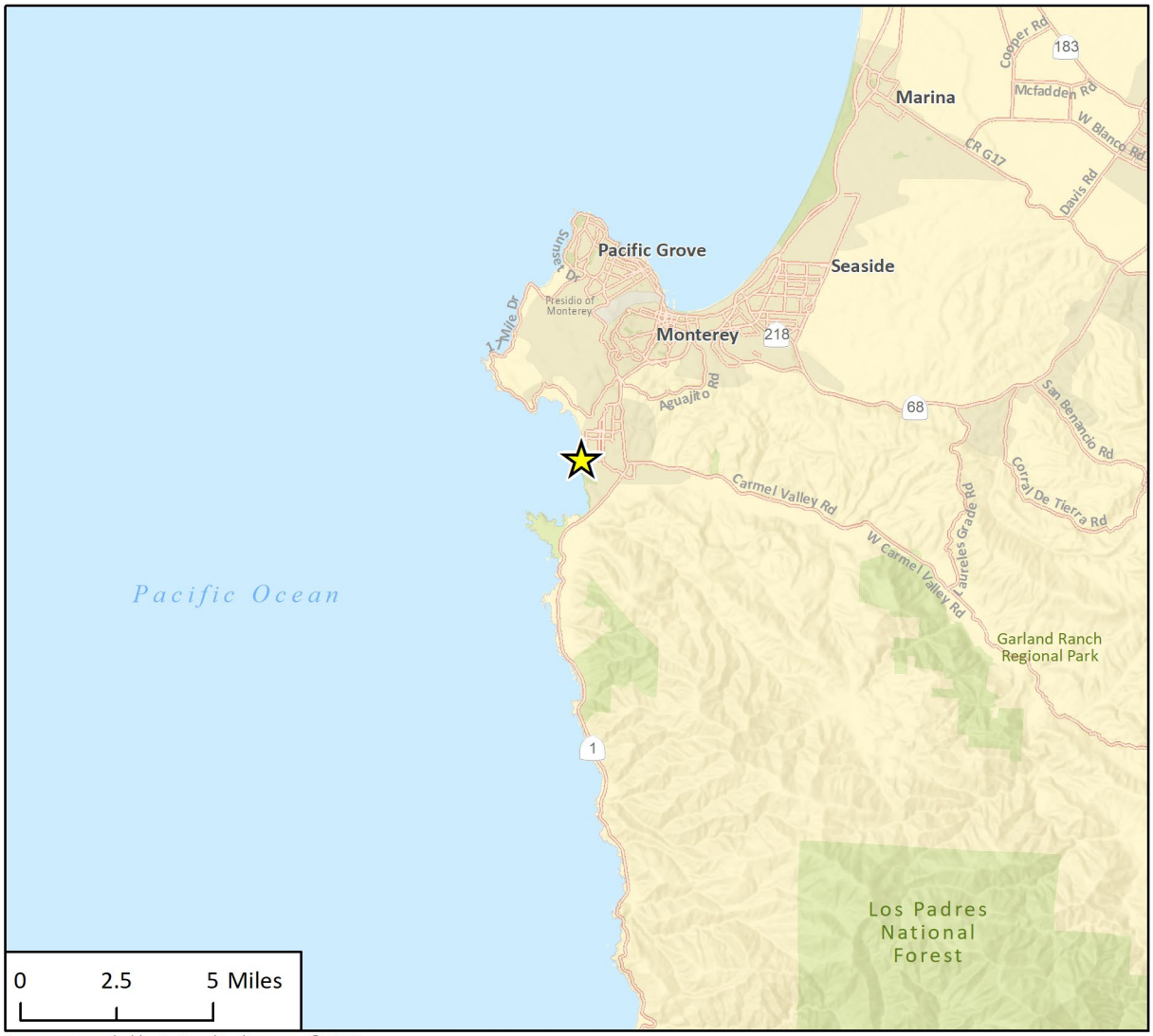
1) a Coastal Administrative Permit and Design Approval to allow demolition and re-construction of an existing 1,439 square foot single family dwelling, 436 square foot garage & a 565 square foot deck, resulting in a 1,378 square foot single family dwelling with a 341 square foot attached garage, a 493 square foot attached junior accessory dwelling unit and a 394 square foot deck;

2) a Coastal Development Permit for development within 750 feet of archaeological resources; and

3) a Coastal Development Permit to allow a modification in parking standards, to allow a one space reduction for a junior accessory dwelling unit and tandem driveway parking in the front setback for the main residence.

(Source IX.7, 10, 16, 39, 41)

Figure 1 Regional Setting



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Project Location

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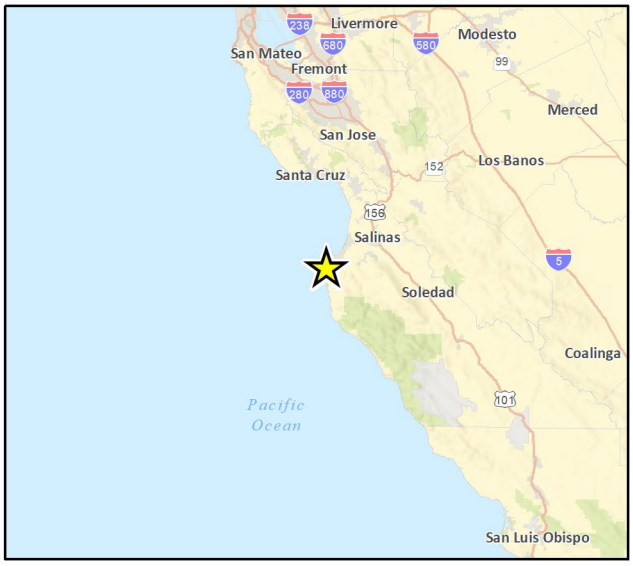


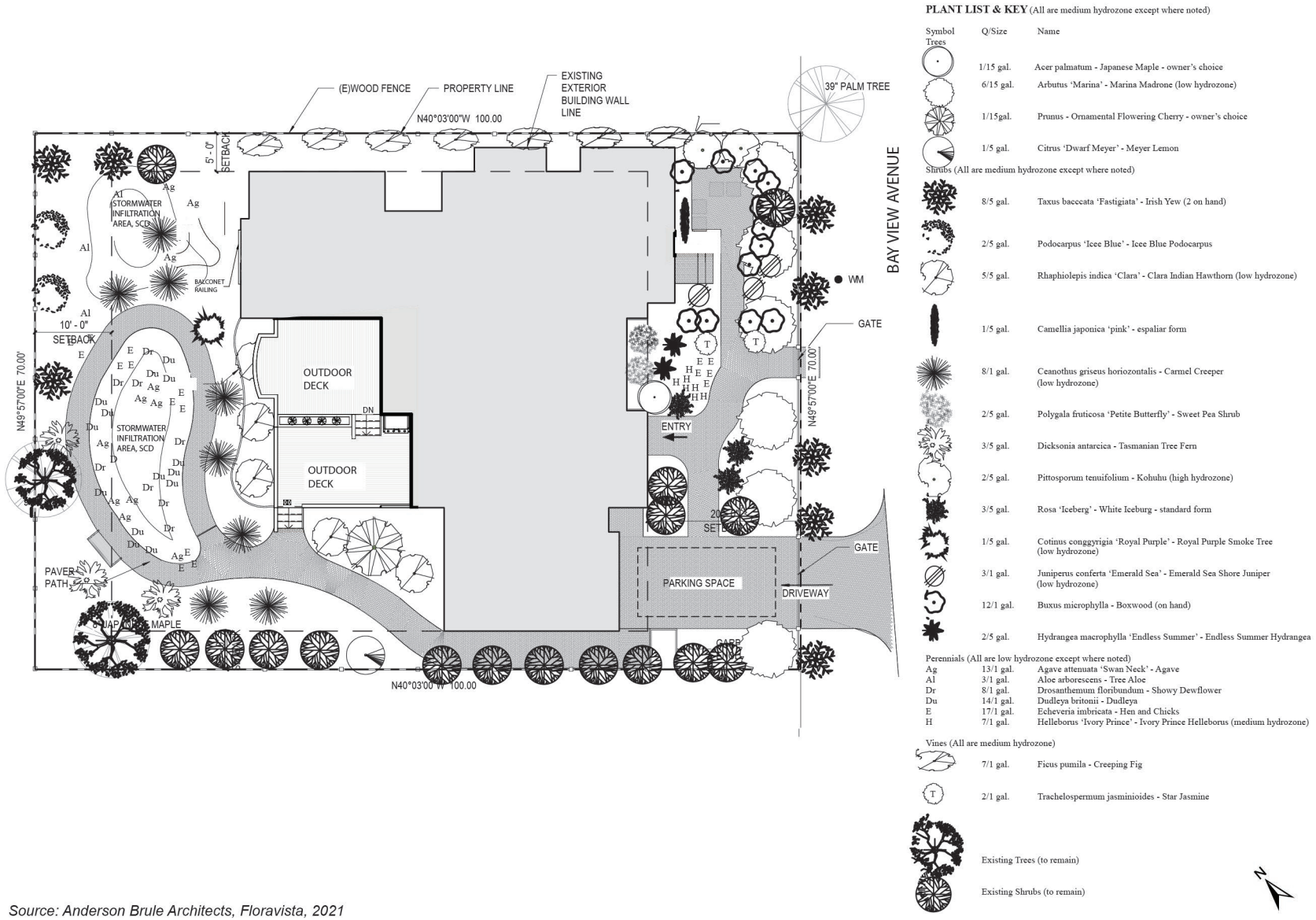
Fig 1 Regional Location_Barone_IS-MND

Figure 2 Project Site Location



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Additional data provided by Anderson Brule Architects, 2022.

Figure 3 Site and Landscape Plan (Source IX.39)



PLANT LIST & KEY (All are medium hydrozone except where noted)

Symbol	Q/Size	Name
Trees		
	1/15 gal.	Acer palmatum - Japanese Maple - owner's choice
	6/15 gal.	Arbutus 'Marina' - Marina Madrone (low hydrozone)
	1/15gal.	Prunus - Ornamental Flowering Cherry - owner's choice
	1/5 gal.	Citrus 'Dwarf Meyer' - Meyer Lemon
Shrubs (All are medium hydrozone except where noted)		
	8/5 gal.	Taxus baccata 'Fastigiata' - Irish Yew (2 on hand)
	2/5 gal.	Podocarpus 'Icee Blue' - Icee Blue Podocarpus
	5/5 gal.	Rhaphiolepis indica 'Clara' - Clara Indian Hawthorn (low hydrozone)
	1/5 gal.	Camellia japonica 'pink' - espaliar form
	8/1 gal.	Ceanothus griseus horiozontalis - Carmel Creeper (low hydrozone)
	2/5 gal.	Polygala fruticosa 'Petite Butterfly' - Sweet Pea Shrub
	3/5 gal.	Dicksonia antarcica - Tasmanian Tree Fern
	2/5 gal.	Pittosporum tenuifolium - Kohuhu (high hydrozone)
	3/5 gal.	Rosa 'Iceberg' - White Iceburg - standard form
	1/5 gal.	Cotinus conggyrigia 'Royal Purple' - Royal Purple Smoke Tree (low hydrozone)
	3/1 gal.	Juniperus conferta 'Emerald Sea' - Emerald Sea Shore Juniper (low hydrozone)
	12/1 gal.	Buxus microphylla - Boxwood (on hand)
	2/5 gal.	Hydrangea macrophylla 'Endless Summer' - Endless Summer Hydrangea
Perennials (All are low hydrozone except where noted)		
Ag	13/1 gal.	Agave attenuata 'Swan Neck' - Agave
Al	3/1 gal.	Aloe arborescens - Tree Aloe
Dr	8/1 gal.	Drosanthemum floribundum - Showy Dewflower
Du	14/1 gal.	Dudleya britonii - Dudleya
E	17/1 gal.	Echeveria imbricata - Hen and Chicks
H	7/1 gal.	Helleborus 'Ivory Prince' - Ivory Prince Helleborus (medium hydrozone)
Vines (All are medium hydrozone)		
	7/1 gal.	Ficus pumila - Creeping Fig
T	2/1 gal.	Trachelospermum jasminioides - Star Jasmine
		Existing Trees (to remain)
		Existing Shrubs (to remain)

Source: Anderson Brule Architects, Floravista, 2021

B. Surrounding Land Uses and Environmental Setting:

The proposed project site is an approximately 0.16-acre lot located within the Carmel Area LUP. The proposed project is in a residential neighborhood located approximately 283 feet southeast of the Carmel Beach, and the surrounding land use context primarily consists low-density residential uses, with the nearby Carmel Beach being a recreational destination.

The site and surrounding properties are zoned Medium Density Residential with an allowed density of two units per acre and a Design Control overlay, in the coastal zone (MDR/2-D [CZ]) (Source: IX.1, 39).

C. Other Public Agencies Whose Approval is Required:

The discretionary land use entitlement described in the Project Description in Section II.A would be appealable to the County of Monterey Board of Supervisors and the California Coastal Commission.

After issuance of this entitlement, the project would also require ministerial grading and building permit(s) from Housing and Community Development (HCD) Building Services, which would require approval from the following agencies:

- Environmental Health Bureau (EHB)
- HCD-Environmental Services
- HCD-Planning Services
- HCD-Engineering Services
- HCD-Building Services
- Monterey Peninsula Water Management District (MPWMD)
- Cypress Fire Protection District (FPD)

The project is also within the jurisdictional boundary of the Monterey Peninsula Water Management District (MPWMD) and would require issuance of a Water Permit from them prior to issuance of building permits. Additionally, any working within the County right of way would require an encroachment permit from the County of Monterey Public Works, Facilities and Parks. (Source IX.1, 10, 42)

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

1982 Monterey County General Plan: Within the coastal areas of unincorporated Monterey County, the Monterey County General Plan polices apply where the Local Coastal Program (LCP) does not provide guidance. As the proposed project is located within the Coastal Zone, the project is subject to the LCP. The LCP policies contain the majority of development standards applicable to development in the coastal areas and as a result, the only 1982 General Plan policies that are applicable to the proposed project are noise policies. The project would involve demolition and development of a new single-family residence and associated site improvements and would therefore be consistent with applicable policies of the 1982 General Plan (Source IX.16, 39). **CONSISTENT**.

Air Quality Management Plan: The Air Quality Management Plan (AQMP, Source: IX.2) 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) that includes unincorporated Carmel areas. California Air Resources Board (CARB) uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration over a consecutive three-year period. 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 demolition and reconstruction of an existing home. The addition of the new JADU is conservatively assumed to result in an increase in population equivalent to one household, or approximately three persons (see Section IV.A.4, *Population/Housing,* below) which is within the population growth projections for the County (Source: IX.3, IX.4). Therefore, the project 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 proposed project grading per day would not surpass the construction activity with potential significant impacts for PM_{10} 2.2 acres per day screening threshold. The proposed construction would not result in significant construction related air quality impacts nor construction related pollutant concentrations (Source: IX.2, 3, 4, 39). **CONSISTENT**.

Water Quality Control Plan: The project site lies within the Central Coast Regional Water Quality Control Board (CCRWQCB), which regulates sources of water quality related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. The Water Quality Control Plan for the CCRWQCB serves as the

master water quality control planning document and designates beneficial uses and water quality objectives for waters of the State, including surface waters and groundwater, and includes programs of implementation to achieve water quality objectives (Source: IX.5). Operation of the project would not generate pollutant runoff in amounts that would cause degradation of water quality. (Source IX.5, 39) **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) for Monterey County. This Initial Study discusses consistency with relevant LUP policies; as well as the accompanying implementing regulations in the Monterey County Coastal Implementation Plan (CIP), Part 1 the Monterey County Zoning Ordinance – Coastal (Title 20) and Part 4, Regulations for Development within the Carmel Area Land Use Plan. County staff have reviewed the project and as proposed, conditioned, and mitigated, it would be consistent with the applicable policies and regulations within these documents. (Source IX.7, 10, 39, 41) **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/Soils	☒ Greenhouse Gas Emissions	☒ Hazards/Hazardous Materials
☒ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☒ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☒ Transportation/Traffic	☒ Tribal Cultural Resources
☒ Utilities/Service Systems	☒ Wildfires	☒ Mandatory Findings of Significance

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

☐ Check here if this finding is not applicable

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

EVIDENCE:

1. Agriculture and Forest Resources. The project site and surrounding areas are classified by the Department of Conservation's Important Farmland Finder as Urban and Built-Up Land; are not zoned or used for agricultural purposes, farmland, or timberland; and are

not subject to Williamson Act contracts. Therefore, the project would not convert any important farmland to non-agricultural use or conflict with any Williamson Act contracts. The project site is currently developed and is not located on or near land that is considered forest or timberland. Furthermore, according to Carmel LUP General Policy 9, commercial timber harvesting is not an appropriate land use and is therefore not permitted within the Carmel Area. Therefore, the project would not conflict with any existing zoning for forest land, timberland, or timberland production. There would be no impacts to agricultural and forest resources. *Therefore, the proposed project would not result in impacts to Agriculture and Forest Resources*. (Source IX.1, 6, 7, 39)

2. Land Use and Planning. The proposed project would involve the demolition and reconstruction of an existing single-family residence on a property zoned to allow such uses, and would not cut off connected neighborhoods or land uses from each other. No new roads or other development features are proposed that would divide an established community or limit movement, travel, or social interaction between established land uses.

   The Carmel Area Land Use Plan (LUP) contains local policies for the protection of the environmental resources, with implementing regulations for these policies contained in the Monterey County Coastal Implementation Plan (CIP) Part 1, Zoning Ordinance (Title 20), and Part 4, Regulations for Development in the Carmel Area Land Use Plan. The project has been reviewed by County staff and determined to be consistent with applicable policies and regulations protecting Visual Resources, Forest Resources, and Archaeological Resources:

   - As discussed in Section VI.1 Aesthetics of this Initial Study, due to location, siting, and design, the project would be consistent with local polices and regulations protecting Visual Resources;
   - As discussed in Section VI.4 Biological Resources of this Initial Study, while the project includes tree removal, none of these trees are protected and there would be no conflict with adopted tree protection regulations in the Monterey County Coastal Implementation Plan; and
   - As discussed in Section VI.5 Cultural Resources, the project has been sited and designed to be consistent with LUP policies protecting archaeological resources by limiting new ground disturbance and not including any subterranean areas such as basements.

   As the project would not physically divide an established community and would be consistent with applicable land use plan policies and regulations protecting environmental resources, the proposed project would not result in any impacts to Land Use and Planning. *No impact.* (Source IX.1, 7, 10, 16, 35, 38, 39, 41)

3. Mineral Resources. Carmel Area LUP General Policy 9, large-scale mineral extraction is not an appropriate land use and would be in conflict with the protection of the rural character and the scenic and natural resources of the area and is therefore not permitted (Source: IX.7). The project site is not currently used for mineral extraction, and construction of the project would not require the use of substantial mineral resources during construction or operation and would not involve construction in a mineral resource

site. (Source IX.39) *Therefore, the proposed project would not result in impacts to mineral resources.* (Source IX.7, 39)

4. Population/Housing. The proposed project involves demolition and reconstruction of an existing single-family residence and associated structures within a developed neighborhood. The addition of the new JADU is conservatively assumed to result in an increase in population equivalent to one household. Based on Department of Finance (DOF) population estimations, three people would be conservatively expected to reside in the JADU. Therefore, the project is conservatively expected to result in a population increase of approximately three persons, or less than 0.01 percent of Monterey County's current population. This is a minor and incremental increase which is within the population growth projections for the County and consistent with the growth contemplated in the Carmel Area Land Use Plan and Zoning. Additionally, the proposed project would not include the extension of roads or other infrastructure. Therefore, the project would not directly or indirectly induce substantial unplanned growth and there would be no impact. Due to the size and scale of the project, the project would not displace substantial number of people or housing, necessitating the construction of replacement housing elsewhere. *Therefore, there would be no impacts to population and housing.* (Source IX.3, 4, 7, 10, 39)

5. Public Services. The project site is serviced by the Cypress Fire Protection District (Cypress FPD) and the nearest fire station is the Carmel Fire Department on 6th Avenue, approximately 0.9 mile northeast of the project site. The closest police station is the Carmel Police Department, located at Junipero Avenue and 4th Avenue in Carmel-by-the-Sea, approximately 1.1 miles northeast of the project site. The closest park to the project site is Picadilly Park, located approximately one mile to the northeast. The project site is within the Carmel Unified School District, and the nearest school is Carmel River Elementary School, located at 15th Ave and Monte Verde St in Carmel-by-the-Sea, approximately 0.3 mile southeast of the site.

   Given that the project would not substantially increase population, as described above under Section IV.A.4 of this Initial Study, the project would maintain applicable service ratios for fire and police protection services. In addition, the project applicant would be required to pay Carmel Unified School District development fees. Lastly, the County requires the payment of development fees, including fees for the provision of parkland, and park facilities. Because the project would not substantially reduce the provision of public services within the County and would be required to pay applicable development impact fees, the project would not require the provision of new or altered governmental facilities. *Therefore, there would be no impacts to public services.* (Source IX.1, 3, 4, 39)

6. Recreation. Given that the project would not substantially increase population, as described above, it would not result in an increase in use of existing recreational facilities that would cause substantial physical deterioration or require the construction or expansion of recreation facilities in the vicinity of the project. No parks, trail easements, or other recreational facilities would be permanently impacted by the proposed project. *Therefore, the proposed project would not result in impacts related to recreational facilities*. (Source IX.3, 4, 39)

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

7/29/22

Date

Philip Angelo, HCD Associate Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

    a) The significance criteria or threshold, if any, used to evaluate each question; and
    b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (Source: IX.1, 7, 8, 39, 43)	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: IX.9, 35, 37, 39)	☐	☐	☐	☒
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, 7, 10, 39, 41, 43)	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source IX.7, 39, 43)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Carmel Area Land Use Plan (LUP) contains policies for the protection of Carmel's unique visual resources. LUP Key Policy 2.2.2 states that to protect the scenic resources of the Carmel area in perpetuity, all future development within the viewshed must harmonize and be clearly subordinate to the natural scenic character of the area. All categories of public and private land use and development including all structures, the construction of public and private roads, utilities, and lighting must conform to the basic viewshed policy of minimum visibility except where otherwise stated in the plan. As discussed in the subsequent sections, the proposed project is consistent with the LUP policies regarding visual resources and their accompanying implementing regulations in the Monterey County Coastal Implementation (Source: IX.7, 41).

Aesthetics 1(a) – No Impact

Scenic vistas within the county include the Gabilan Mountains near Pajaro, Castroville and Prunedale; Junipero Serra Peak near Chualar, San Lucas and Pine Canyon (King City); Carmel Valley near Lower Carmel Valley; and Mt. Toro near River Road/Las Palmas, San Benancio/Corral de Tierra, and Toro Park/Serra Village. The Carmel Area LUP identifies the rocky promontory of Point Lobos and the strips of white sand beaches as scenic vistas. Pasturelands, forested ridges, and open hills rising abruptly from the shoreline are also prominent features of the viewshed in the Carmel Area LUP. Views of the project site are not readily available from scenic vistas due to distance and intervening development. While the proposed

project would alter public views of the project site by demolishing and rebuilding a single-family residence, it would not alter the land use of the site. Given that the project would replace an existing single-family residence with a similarly sized residence, the project would not materially change the visual character of the site or area. Therefore, the proposed project would not result in a substantial adverse effect on a scenic vista. *No impact would occur.* (Source IX.1, 7, 8, 39, 43)

Aesthetics 1(b) – No Impact

The project site is located within two miles of a designated State scenic highway, as identified by the California Department of Transportation (Caltrans), the nearest designated State scenic highway is a portion of State Route 1, located approximately 1.1 miles to the southeast of the project site (Source: IX.9). However, due to the distance and intervening development, the project would not be visible from State Route 1. While trees are being removed as part of the project, as discussed as discussed in Section VI.4, none of these are protected as they are all planted landscaping trees. No natural rock outcroppings or similar scenic resources exist on the site. Additionally, as discussed in Section VI.5, the project would not impact any historical structures. *As the property is not within view of a scenic highway and does not propose to remove protected trees, any scenic resources such as rock outcroppings, or historic structures, no impact would occur.* (Source IX.9, 35, 37, 39)

Aesthetics 1(c) – Less Than Significant

The project site is in an area zoned to allow medium density residential uses. Surrounding and adjacent parcels are developed with single-family residences, and the project would result in a single-family home consistent with this pattern of development. The property is subject to the Visual Resources Policies of the Carmel Area Land Use Plan intended to protect the unique visual resources of the area, and their accompanying implementing regulations in the Monterey County Coastal Implementation Plan. The zoning of the project site also includes a Design Control "D" Overlay, which requires the granting of a Design Approval for the proposed development to assure protection of the public viewshed, neighborhood character, and visual integrity of the development.

The proposed project would change views for neighboring residents; however, the use of the site would remain consistent (a single-family home) and be consistent with the surrounding area. The proposed project would add new landscaping and site improvements that would be consistent with all applicable policies within the Carmel LUP, accompanying implementing regulations in the Monterey County Coastal Implementation Plan, and the criteria of the Design Control "D" district.

The existing residence on the site has an exterior of gray/beige stucco, a dark shingled roof, and natural stained wood framing the windows. Existing visual characteristics of the project site can be seen in Figure 4. The proposed project would introduce colors and textures that are visually consistent with adjacent residences. Conceptual design can be seen in Figure 5. Key visual aspects of the proposed project include the following:

- Perimeter Fencing and Entry Gates - Unstained Wood
- Exterior Hardscape - Light Grey Pavers
- Feature Wall - Carmel Stone-Like Veneer
- Integral Plaster - Light Tan
- Roof - Composite Shingle - Dark Grey

- Roof Fascia - Wood - Dark Bronze
- Gutters And Downspouts - Vinyl - Dark Bronze
- Chimney - Carmel Stone-Like Veneer
- Railing - Cable Rail with Stained Wood Top Rail
- Glazing - Aluminum Frame - Dark Bronze
- Doors – Aluminum Frame – Dark Bronze
- Front Entry Door - Stained Wood / Wood Composite
- Garage Door – Stained Wood / Wood Composite

Consistent with LUP Policy 2.2.4.10.c, these give the general appearance of natural materials. LUP Policy 2.2.4.9 requires design review of mof all new structures. In accordance with this, on November 29, 2021, the Carmel Highlands Advisory Committee reviewed the design of the project and recommended approval as proposed. Additionally, to ensure consistency with the Carmel Area LUP and zoning regulations, the project would comply with the County's standard conditions of approval requiring the installation and maintenance of landscaping, height verification, and downward and unobtrusive lighting. *Adherence to the County's standard conditions of approval and all applicable Carmel Area LUP policies related to visual character would ensure that the project would not degrade the existing visual character or quality of public view of the site and its surroundings, therefore Impacts would be less than significant.* (Source IX.1, 7, 10, 39, 41, 43)

Aesthetics 1(d) – Less Than Significant

The project site is in a developed area with low to moderate levels of existing lighting from exterior structure lighting, light visible through windows at adjacent residential uses, and from vehicular traffic on Bay View Avenue. The primary sources of glare in the project area are the sun's reflection off light colored and reflective building materials and finishes, and metallic and glass surfaces of parked vehicles.

The project site is currently developed with a single-family residence and modifications to the site as a result of the proposed project would be consistent with current on-site light and glare conditions. Furthermore, windows would be shielded by landscaping and other design features that break up massing and reduce the possibility of excessive glare from reflected light. All exterior lighting on the project site would be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off -site glare is fully controlled in accordance with Monterey County Conditions of Approval. Additionally, the project applicant would be required to submit an exterior lighting plan which would be subject to HCD approval prior to the issuance of a building permit. Review of the lighting plan would ensure that the project complies with Carmel Area LUP Specific Policy 2.2.4.10.d, which requires all exterior lighting be adequately shielded or designed at near-ground level and directed downwards to reduce its long-range visibility. (Source: IX.7) *Adherence to the County's standard conditions of approval and all applicable Carmel Area LUP policies would ensure impacts related to light and glare would be less than significant*. (Source IX.7, 39, 43)

Figure 4 Site Photos of Existing On-Site Residence



Photograph 1. View from adjacent residence of project site, facing northwest



Photograph 2. View from backyard of project site, facing southeast

Figure 5 Conceptual Design



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, 6, 7, 39)	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source IX.1, 6, 7, 39)	☐	☐	☐	☒
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, 6, 7, 39)	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source IX.1, 6, 7, 39)	☐	☐	☐	☒
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, 6, 7, 39)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See Section IV.A.1. *No Impact.* (Source IX.1, 6, 7, 39)

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.2, 39)	☐	☐	☒	☐
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.2, 11, 15, 39)	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations? (Source IX.2, 11, 15, 37, 39)	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Source IX.39, 46)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Air Quality 3(a) – Less than Significant

The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. CARB has established 14 air basins statewide and the project site is in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of The Monterey Bay Air Resources District (MBARD). The NCCAB is currently designated as nonattainment for the state particulate matter that is 10 microns μm or less in diameter (PM_{10}) standards and nonattainment-transitional for the state one-hour and eight-hour ozone standards. The NCCAB is designated as attainment for all federal standards and other state standards (Source: IX.2). MBARD is responsible for enforcing the state and federal air quality standards and regulating stationary sources through the 2012-2015 AQMP for the Monterey Bay Region, adopted on March 15, 2017.

As discussed in Section IV.A.4, the proposed project is not anticipated to induce substantial population growth, as the project would not be adding more than three new residential use to the area from the addition of a JADU. Accordingly, the project would be consistent with the 2012-2015 AQMP because it would not cause an exceedance of the growth projections that underlie its air pollutant emission forecasts. *Impacts would be less than significant.* (Source IX.2, 39)

Air Quality 3(b-c) – Less than Significant

As discussed under criterion 3(a), the NCCAB is currently designated as nonattainment for the state PM_{10} standard and nonattainment-transitional for the state one-hour and eight-hour ozone standards.

The MBARD CEQA Guidelines set a screening threshold of 2.2 acres of construction earthmoving per day. 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 proposed project site is 0.16 acre and site grading would not exceed MBARD's 2.2-acre screening threshold. Therefore, construction activities would not result in PM_{10} emissions that exceed MBARD thresholds.

As discussed in Section IV.9, the existing residence was constructed in the late 1920s, and altered after 1962 and in 1978. Due to the age of the structure, there is a potential to encounter both lead-based paint and asbestos, which are hazardous materials that could be released into the air during demolition activities. However, the applicant would be required to comply with Monterey Ba Area Resources District (MBARD) Rules 424 and 439. MBARD Rule 424 requires that demolition contractors notify MBARD of the demolition, asbestos survey requirements, work practice standards for handling asbestos, and disposal requirements. Rule 439 requires general practice standards be followed during the deconstruction of structures, including adequately wetting surfaces so pollutants don't become airborne, demolishing structures inward toward the building pad, and not commencing with demolition if peak wind speed exceeds 15 miles an hour. Compliance with these regulations would ensure construction air quality impacts related to construction demolition are less than significant.

Operational emissions would not be substantial as they would only involve vehicle trips and energy usage associated with one single-family residence and JADU, similar to the existing use of the site. Therefore, the proposed project would result in less than significant impacts relating to a cumulatively considerable net increase of any criteria pollutant or expose sensitive receptors to substantial pollutant concentrations. *Impacts would be less than significant.* (Source IX.2, 11, 15, 39)

Air Quality 3(d) – Less than Significant

Construction is anticipated to take place during a twelve month period, and construction activities would generate odors from vehicle exhaust and construction equipment engines. However, contractors would be required to comply with the provisions of 13 California Code of Regulations (CCR) Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five minutes to minimize unnecessary fuel consumption, which would limit exhaust fumes. In addition, construction-related odors would be temporary and would cease upon completion of construction. The proposed project would involve construction of a single-family residence with attached JADU and would not be expected to produce other significant emissions, including odors. As construction emissions would be controlled through standard regulations and be temporary in nature, and the proposed use of a single-family home and junior accessory dwelling unit would not be anticipated to generate substantial emissions, impacts from other emissions would be less than Significant. *Less than Significant Impact.* (Source IX.39, 46)

4. BIOLOGICAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: IX.35, 39, 48)	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: IX.12, 13, 39)	☐	☐	☒	☐
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.12, 13, 39)	☐	☐	☒	☐
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, 39)	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source IX.7, 35, 41)	☐	☐	☐	☒
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.39)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

This discussion incorporates the results provided in the Tree Resource Analysis/Construction Impact Analysis/Tree Protection Report prepared by James P. Allen and Associates, dated July 12, 2021 (Source IX.35).

Biological Resources 4(a) – Less than Significant

Special-status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the Federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These Acts afford protection to both listed species and those that are formal candidates for listing. The federal Bald and Golden Eagle Protection Act also provides broad protections to both eagle

species that in some regards are similar to those provided by ESA. In addition, the California Department of Fish and Wildlife (CDFW) Species of Special Concern, CDFW California Fully Protected Species, United States Fish and Wildlife Service (USFWS) Birds of Conservation Concern, and CDFW Special Status Invertebrates are all considered special-status species. In addition to regulations for special-status species, most native birds in the United States (including non-status species) are protected by the federal Migratory Bird Treaty Act of 1918 (MBTA) and the California Fish and Game Code (CFGC) (i.e., Sections 3503, 3503.5 and 3513). Under these laws, deliberately destroying active bird nests, eggs, and/or young is illegal. Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (Inventory) with California Rare Plant Ranks (Rank) of 1 and 2 are also considered special-status plant species and must be considered under CEQA.

The project site is fully developed with a home, hardscaping, and ornamental landscaping, is located in a developed residential neighborhood, and is not adjacent to any contiguous vegetated or open space areas that could be potential habitat for special status species. The project would include removal of eleven trees. However, tree resources assessment prepared for the project found that all the existing trees onsite were non-native planted ornamental landscaping. As non-native or planted trees are not protected in the Carmel Area by the Monterey County Coastal Implementation Plan, and given the developed nature of the site and its surroundings, the project is not anticipated to impact any sensitive habitat areas or special status species.

However, there is the potential for nesting bird species, which are protected under the Migratory Bird Treaty Act (MBTA), to use trees located on the project site during the nesting season. Construction could result in damage or destructions of nests, which would result in a substantial adverse effect to these species. Therefore, the County's standard bird nesting survey condition shall be required. This condition requires that the applicant have a County of Monterey qualified biologist perform a bird nesting survey if tree removal is scheduled to occur during the bird nesting season. If nesting activity is identified the biologist would establish an appropriate buffer from the nesting birds and construction activity, and tree removal would be delayed until such time as any young have fledged. *With the application of this standard County condition, impacts shall be less than significant.* (Source: IX.35, 39, 48)

Biological Resources 4(b-c) – Less than Significant

Sensitive biological communities include habitats that fulfill special functions or have special values, such as wetlands, streams, or riparian habitat. These habitats are protected under federal regulations such as the Clean Water Act; state regulations such as the Porter-Cologne Act, CDFW Streambed Alteration Program, and CEQA; and local regulations including the Carmel Area LUP policies for the protection of environmentally sensitive habitat areas and Monterey County Coastal Implementation Plan (CIP) regulations which provide development standards for the protection of environmentally sensitive habitat areas and forest resources.

There are no native vegetation communities, no drainages, and no wetlands potentially under the jurisdiction of the USACE or CDFW present on site (Source: IX.12). As these habitat and community types are not present on site, project construction would not directly impact riparian habitat, sensitive natural communities, or protected wetlands.

However, the project site is near the Carmel Bay Area of Special Biological Significance (ASBS) (Source: IX.13). The Carmel Bay ASBS is part of 34 ocean areas that support an

unusual variety of aquatic life, and often host unique individual species. ASBSs are monitored and maintained for water quality by the State Water Resources Control Board. To ensure that the project would not discharge contaminants into the Carmel Bay ASBS, a standard condition of approval requiring the applicant will be to schedule weekly inspections with HCD-Environmental Services during the rainy season (October 15 to April 15) would be applied. These inspections would confirm that pollutants associated with construction are not carried off site into the ASBS. If pollutants are being carried off site, HCD-Environmental Services would require a correction prior to continuation of construction. Thus, with implementation of Monterey County Standard Conditions of Approval, the project would not have a substantial adverse effect on the Carmel Bay ASBS. *Impacts to riparian habitat, sensitive natural community, or state or federally protected wetlands would be less than significant.* (Source: IX.12, 13, 39)

Biological Resources 4(d) – No Impact

Wildlife corridors are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Such linkages may serve a local purpose, such as between foraging and breeding areas, or they may be regional in nature, allowing movement across the landscape. Some habitat linkages may serve as migration corridors, wherein animals periodically move away from an area and then return. Examples of barriers or impediments to movement include housing and other urban development, roads, fencing, unsuitable habitat, or open areas with little vegetative cover. Regional and local wildlife movements are expected to be concentrated near topographic features that allow convenient passage, including roads, drainages, and ridgelines.

The project site is currently developed with a single-family residence, gates, and hedges, which act as barriers to wildlife movement through the site. The project site is surrounded by developed parcels zoned medium density residential and is not located directly adjacent to intact wildlife habitat. While project construction could result in minor alterations of wildlife behavior in the site vicinity, the project would not substantially interfere with movement of resident or migratory fish or wildlife, nor impede the use of wildlife nursery sites. *Therefore, there would be no impact to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, and the project would not impede the use of native wildlife nursery sites.* (Source IX.1, 39)

Biological Resources 4(e) – No Impact

The project site is subject to the goals and policies of the 1982 Monterey County General Plan, Carmel Area Land Use Plan (LUP), and implementing regulations in the Monterey County Coastal Implementation Plan (CIP). The LUP and accompanying CIP Sections contain policies and regulations for the protection of environmentally sensitive habitat areas and forest resources (trees) within the Carmel area. There are no environmentally sensitive habitats on the sites that would be impacted by the project. The project would include the removal of eleven trees; however, these trees are all non-native planted landscaping trees, and CIP Section 20.146.060.A.1.a. exempts non-native and planted trees from requiring tree removal permits. *Therefore, implementation of the project would not conflict with local policies or regulations protecting biological resources, and no impact would occur.* (Source IX.7, 35, 41)

Biological Resources 4(f) – No Impact

The project site is not under the jurisdiction of any Habitat Conservation Plans, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. *Therefore, no impact would occur.* (Source IX.39)

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.37, 39, 42, 43)	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Source IX.1, 7, 38, 39, 44)	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries? (Source IX.1, 7, 38, 39, 44)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The project site is in an area mapped as being highly sensitive for the presence of archaeological resources, and the existing residence was constructed in the 1920's. A phase I Historic Resource Assessment was prepared by Historic Resource Associates on October 22, 2020 to evaluate the potential of the project to impact historical resources. In addition, a phase II Archaeological Study was prepared by Historic Resource Associates in May 2021 to evaluate the potential of the project to impact archaeological resources.

The Historic Resource Assessment included a physical inspection of the subject property, archival research, and a comparative analysis of the property on the project site with other similar properties in the vicinity in terms of its architectural design and historical context. The Phase II Archaeological Study included archival research, including a records search at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) at the Sonoma State University in Rohnert Park, California that included the project site and a 0.75-mile radius; discussion of the surface reconnaissance performed by archaeologists Gail Bellenger and Philip Clarksom; and phase II subsurface auger testing for the potential presence of archaeological or cultural resources. The archival search identified one archaeological site within the project site (P-27-001323/CA-MNT-1286) and two previously recorded sites located adjacent to the project site (P-27-00152/CA-MNT-16 and P-27-00153/CA-MNT-17); the surface reconnaissance identified abalone shells of unknown date; and the subsurface testing did not reveal any indicators of archaeological or cultural resources. Nevertheless, due to the sensitivity of the area for tribal cultural resources, as identified through the tribal consultation process, a tribal cultural monitor and cultural sensitivity training are identified as mitigation measures. As these mitigations apply to Tribal Cultural Resources rather than archaeological resources, they are discussed in Section VI.18 Tribal Cultural Resources of this Initial Study. (Source IX.1, 37, 38, 44, 45)

Cultural Resources 5(a) – No Impact

The project site contains one built environment feature, a vernacular Craftsman style cottage, constructed in the late 1920s and altered circa 1962 and 1978. The original architect was not definitively identified, but the cottage bears a resemblance to the work of designer and builder

Percy Parkes, a well known builder working in the Monterey peninsula in the 1920's. The property is not listed on the National Register of Historic Places, the California Register of Historical Resources, or the Monterey County Register of Historic Resources. As outlined in the Phase I Historic Resource Assessment, the building was not associated with significant historic events, was not definitively tied to a person significant to history, is and not an important example of the craftsman style of architecture. The home also has diminished integrity of historic design, materials, workmanship and feeling as a result of a number of alterations that have occurred to it since initial construction. As it lacks both historic significance and historic integrity, the residence therefore does not qualify as a historical resource on the California Register of Historical Resources or the Monterey County Register of Historic Resources. *Therefore, the project would result in no impact to historical resources.* (Source IX.37, 39, 42, 43)

Cultural Resources 5(b & c) – Less than Significant

As detailed in the phase II archaeological report, archival research indicates the project site is within one previously recorded cultural resource (CA-MNT-1286) and adjacent to two previously recorded sites (CA-MNT-16 and CA-MNT-17). Originally recorded in 1984 and updated in 1996, the exact boundaries of CA-MNT-1286 are undetermined, but believed to underline a large area of Carmel Point. Review of the resource records suggests that all three sites "may in fact represent one large village with various locations used for processing food and conducting other related activities."

On November 10, 2020 a surface reconnaissance was performed by qualified archaeologists Gail Bellenger and Philip Clarkson. The surface reconnaissance identified sparce fragments of what appeared to be abalone shell, although the age of the shell fragments was undetermined, and recommended monitoring by a qualified archaeologist during ground disturbance activities.

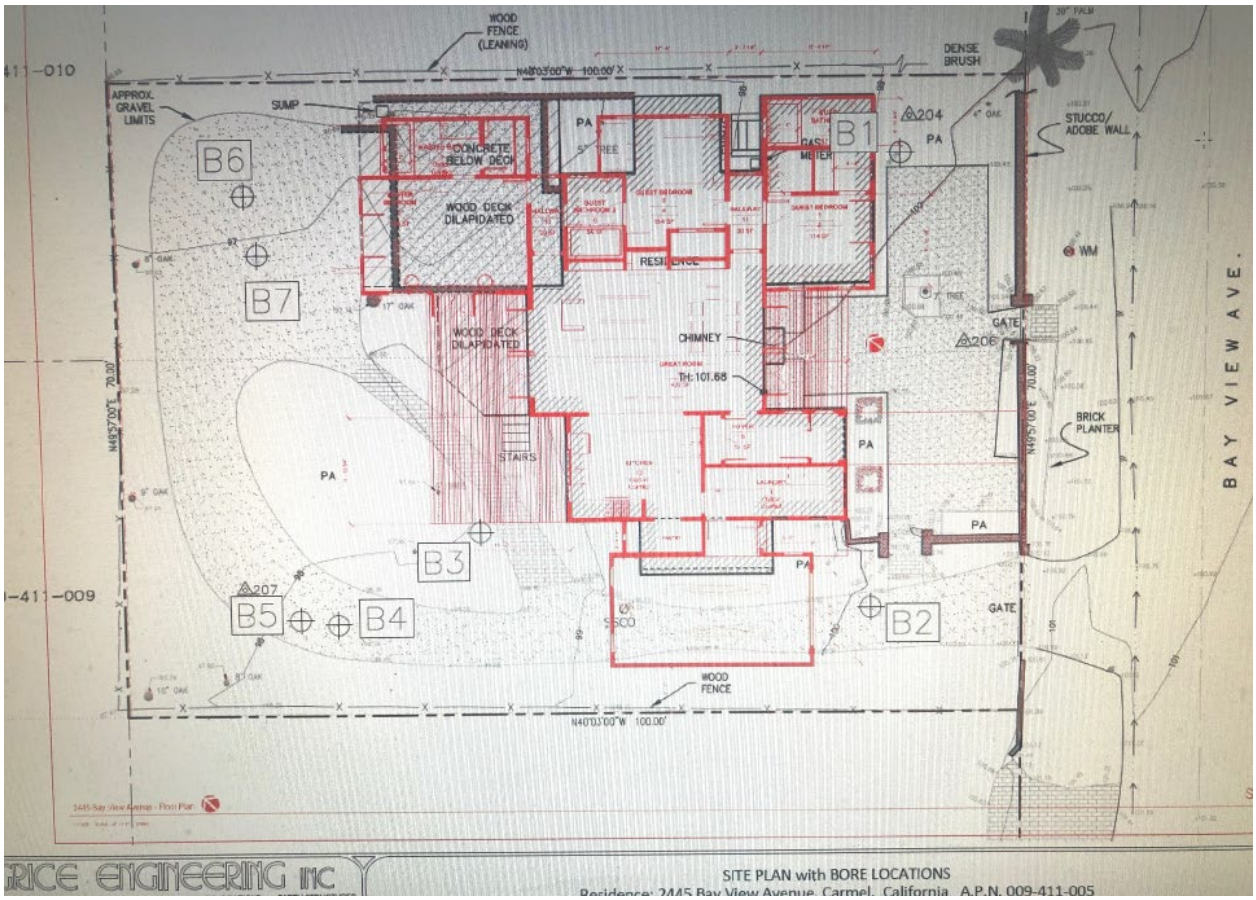
As the results of the pedestrian reconnaissance were inconclusive, subsequent subsurface testing was conducted by a qualified archaeologist, Dana E. Supernowicz in May of 2021 to further analyze the potential of the project to impact archaeological resources. The tests included seven "shovel test units" at various locations on the project site, which consisted of hand boring the onsite soils to an average depth of 60 centimeters, approximately 2 feet, and examining the soils for evidence of cultural resources such as shell fragments or lithic/stone materials. The tests were conducted near locations of anticipated ground disturbance, including a test near the proposed garage (the remainder of the house is on the foundation of the existing home), a test on the front of the property where the project would require trenching to connect to existing utilities, and multiple tests the landscaping area behind the home. The phase II archaeological report also discusses the seven geotechnical bores conducted by Grice Engineering, Inc. which bored to 9 feet below grade, and similarly did not identify any evidence of cultural resources or human remains.

None of the subsurface tests identified any evidence of cultural resources, including prehistoric and historic archaeological resources, the phase II report concluded that the potential for the site to contain buried or subsurface cultural resources was extremely low. The phase II report indicates that the shell fragments were believed to be contemporaneous with the residence and likely deposited by previous owners or occupants.

Figure 6 Locations of Shovel Test Units (Source IX.38)



Figure 7 Overlay of Proposed Residence on Existing Footprint & Locations of Geotechnical Bores (Source IX.38)



There is always the possibility of previously unknown buried resources, which could be disturbed by grading and excavation activities associated with the project. The project design avoids such impacts through the sensitive siting of the proposed home on the foundation of the existing one. Ground disturbance has been limited to the new garage, required excavation to connect the home to existing utilities, and tree removal and re-landscaping in the rear yard of the home. This is consistent with Carmel Area Land Use Plan Policy 2.8.3.4, that development of parcels where cultural or archaeological sites are located be required to be designed to avoid or substantially minimize impact to cultural sites; with emphasis on preserving the entire site rather than excavation of resources.

Nevertheless, there is always the possibility of previously unknown buried resources, which could be disturbed by grading and excavation activities associated with project. The County's standard Condition No. PD003(B) has been incorporated, which requires the halting of work if previously unknown archaeological resources or human remains are discovered and contacting of the coroner if human remains are inadvertently discovered. With this standard condition, impacts to archaeological resources and human remains are less than significant.

It should be noted that tribal cultural resources are separately analyzed in Section VI.18 Tribal Cultural Resources of this Initial Study. That section identified potential impacts to Tribal Cultural Resources through tribal consultation process, which are reduced to a less than significant impact with Mitigation Measures No. 2 & 3. Mitigation Measure No. 2 requires a tribal monitor during excavation, and Mitigation Measure No. 3 requires cultural sensitivity training for the construction crew.

However, potential impacts archaeological resources remain less than significant. The Public Resources Code Section 21083.2(g) of the CEQA Statue identifies unique archaeological resources as those which contain information needed to answer important scientific research questions, have a special or particular quality such as being the oldest of their type or best available example, or are directly associated with a scientifically recognized prehistoric or historic event or person. As previously mentioned, the phase II analysis conducted by the archaeologist concluded that the potential for the site to contain any buried or subsurface archaeological resources was extremely low, and did not identify any evidence of unique archaeological resources on the site. *Therefore, impacts to archaeological resources or human remains are less than significant.* (Source IX.1, 7, 38, 39, 44)

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.39, 46, 47)	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (Source IX.39, 47)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Energy 6(a) – Less than Significant

During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. Construction energy consumption would be temporary and would be consistent with that used by other similar projects within the county. The project would adhere to applicable federal and state regulations requiring fuel-efficient equipment and vehicles and prohibiting wasteful activities, such as California Code of Regulations Title 13 Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five minutes and would minimize unnecessary fuel consumption. Therefore, energy use during construction would have a less than significant impact.

Operational energy consumption would be primarily associated with vehicle trips to and from the project. However, as discussed in Section IV.A.4 of this Initial Study, the proposed project is not anticipated to add a substantial number of new residents to the area and would not increase trips beyond current conditions. Electricity and natural gas consumption would remain consistent with current conditions as well. *Impacts resulting from the inefficient, wasteful, or unnecessary consumption of energy, as well as from conflicts with state or local plans for renewable energy or energy efficiency would be less than significant.* (Source IX.39, 46, 47)

Energy 6(b) – Less than Significant

The proposed project would be required to be designed and constructed in full compliance with the California Building Code (CBC), including applicable green building standards and building energy efficiency standards. The project would not conflict with other goals and policies set forth in General Plan pertaining to renewable energy and energy efficiency. *Therefore, potential impacts associated with conflict with a state or local plan for renewable energy or energy efficiency would be less than significant*. (Source IX.39, 47)

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, 14, 36, 39, 47)	☐	☐	☒	☐
ii) Strong seismic ground shaking? (Source: IX.36, 39, 47)	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction? (Source: IX.36, 39)	☐	☐	☐	☒
iv) Landslides? (Source: IX.36, 39)	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil? (Source IX.39, 42)	☐	☐	☒	☐
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.36, 39)	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source IX.36, 39)	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source IX.39)	☐	☐	☐	☒
f) Directly or indirectly destroy a paleontological resource or site or unique geologic feature? (Source: IX.39)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

This discussion incorporates the results provided in the Geotechnical and Geological Hazards Report prepared by Grice Engineering Inc., dated May 24, 2021 (Source IX.36).

Geology and Soils 7(a.i) – Less than Significant

The project site is situated in a region that is considered to have a relatively moderate seismicity based on the proximity to several dominant active faults and seismogenic structures, as well as the historic seismic record. The nearest fault to the proposed project site is Cypress Point fault located approximately 818 feet to the southwest of the site. However, the fault nearest to the project site with the highest potential for seismic activity is the San Andreas Fault, approximately 31 miles to the northeast of the project site (Source: IX.14).

The Geotechnical and Geological Hazards Report found no visible signs of fault induced features or indications to suggest that a fault directly crosses the site. Therefore, compliance with the CBC would minimize the risk of potential seismically-induced damage due to rupture of a known earthquake fault. In addition, the proposed project would not increase the potential for fault rupture to occur. *Therefore, the project would not directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death as a result of fault rupture, and impacts would be less than significant.* (Source: IX.1, 14, 36, 39, 47)

Geology and Soils 7(a.ii) – Less than Significant

Ground shaking is the soil column's response to seismic energy transmission. The project site is situated within a region traditionally characterized by relatively moderate seismic activity, and earthquakes along faults in the region are expected to generate strong ground shaking at the site. The proposed project would be designed to meet the requirements of the California Building Code (CBC) and its seismic design provisions. Compliance with the CBC would ensure that the project would not expose people and structures to potential substantial adverse effects, including the risk of loss, injury, or death related to ground shaking. The proposed project itself would not increase ground shaking hazards at adjacent properties. *Therefore, impacts related to strong seismic ground shaking would be less than significant.* (Source: IX.36, 39, 47)

Geology and Soils 7(a.iii) – No Impact

Soil liquefaction is a phenomenon in which saturated, cohesionless soils and some low-plasticity cohesive soils lose their strength due to the build-up of excess pore water pressure during cyclic loading such as that induced by earthquakes. Soils most susceptible to liquefaction are clean, loose, fine-grained sands, and silts that are saturated and uniformly graded. If liquefaction occurs, foundations resting on or within the liquefiable layer may undergo settlements. This would result in reduction of foundation stiffness and capacities.

The predominant soils within the project site are baywood sand and Oceano loamy sand. The site is considered to have low susceptibly to liquefaction given that the soil is comprised of medium dense sands below five feet. Soils at the site have a low potential for liquefaction. *Therefore, the project would not cause potential substantial adverse effects related to liquefaction, no impact.* (Source: IX.36, 39)

Geology and Soils 7(a.iv) – No Impact

Landslides are generally mass movements of loose rock and soil, either dry or water saturated and are usually gravity driven. Thus, the potential for landslides is enhanced by steep slopes. The project site and surrounding area are relatively flat. No steep slopes exist adjacent to the project site. Additionally, soil on site is medium dense, resulting in low landslide potential. Therefore, the proposed project would not directly or indirectly cause substantial adverse effects, including

the risk of loss, injury, or death as a result of landslides. *Therefore, there would be no impact.* (Source: IX.36, 39)

Geology and Soils 7(b) – Less than Significant

Project construction, particularly during site preparation, excavation, and grading, could result in erosion and loss of topsoil from the site. The proposed project would include 20 cubic yards of grading, with 160 cubic yards of fill, for a total of 140 cubic yards of imported material. The Carmel Area LUP does not include specific policies pertaining to erosion. However, The proposed project would be required to comply with Chapter 16.12, *Erosion Control*, of the MCC, which sets forth required provisions for project planning, preparation of erosion control plans, runoff control, land clearing, and winter operations; and establishes procedures for administering those provisions. Implementation of the recommendations contained within the Geotechnical Report, including the preparation of an Erosion Control Plan, and other requirements within the grading permit would reduce erosion and loss of topsoil during project construction. Therefore, the project would not result in substantial erosion or loss of topsoil. *Impacts would be less than significant*. (Source IX.39, 42)

Geology and Soils 7(c) – No Impact

Lateral spreading is a potential hazard commonly associated with liquefaction where extensional ground cracking and settlement occur as a response to lateral migration of subsurface liquefiable material. These phenomena typically occur adjacent to free faces such as slopes and creek channels. As previously described, the project site is relatively flat and is not prone to seismically induced landslides. As described in the Geotechnical and Geological Hazards Report, soils on site are medium dense below five feet and are considered to have a low susceptibility to lateral spreading. Therefore, the proposed project would not be located on geologic units that are unstable, or subject to landslide, lateral spreading, liquefaction, or collapse. *Therefore, there would be no impact.* (Source: IX.36, 39)

Geology and Soils 7(d) – Less than Significant

Expansive soil undergoes volume changes (shrinkage and swelling) with changes in moisture content. As expansive soil dries, the soil shrinks. When the moisture content increases, expansive soil swells. This behavior causes distress and damage to structures that are constructed on expansive soils unless mitigation measures are implemented. Soils on site are predominantly fine sand containing a small amount of silt. These are non-plastic soils that are prevalent in the surrounding area. Because expansivity has not been observed in the area, it is unlikely that expansive soil would be observed on the project site. *Therefore, impacts resulting from development on expansive soils would be less than significant.* (Source: IX.36, 39)

Geology and Soils 7(e) – No Impact

The project site would be served by the municipal sewer system and would not require the installation of an on-site septic tank or alternate wastewater treatment systems. *Therefore, no impacts from septic systems or alternative wastewater disposal systems would occur.* (Source IX.39)

Geology and Soils 7(f) – Less than Significant

There are no known paleontological resources on the subject site, and no paleontological resources were encountered during subsurface testing or geotechnical bores prepared for the project. Excavation for the project is limited to the new foundation for the garage, trenching for new utility lines, and rear yard landscaping. There is always the potential to encounter previously unknown buried or possibly redeposited paleontological resources, however, due to the lack of known paleontological resources and limited excavation associated with the project, this potential would be less than significant. *Impacts would be less than significant.* (Source IX.39)

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.17, 18, 39)	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: IX.17, 18, 39)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Greenhouse Gas Emissions 8(a-b) – Less than Significant

The project involves the demotion and reconstruction of a single-family residence resulting in a 166 square foot overall building coverage and the addition of a Junior Accessory Dwelling Unit (JADU). Temporary construction-related emissions would result from usage of equipment and machinery. Operationally, the project would not substantially increase energy consumption at the site or the surrounding area, as the addition of the JADU is not expected to substantially increase the population.

Monterey County does not currently have an adopted Greenhouse Gas (GHG) reduction plan with numerical reduction targets for individual uses and developments. However, the project would not substantially increase population in the area and would therefore not increase demand for electricity, heat and other utilities that create GHG in production. Additionally, as discussed in Section IV.17, the project would not substantially increase traffic compared to existing conditions. Therefore, the proposed project would not result in a substantial increase in operational GHG emissions or conflict with the Monterey County Municipal Climate Action Plan or the Association of Monterey Bay Area Government's 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy. The proposed project's short-term construction and long-term operational GHG emissions would be minimal and would not have a significant impact on the environment. Since the proposed project's GHG emissions would be minimal, the proposed project would not result in emissions that would conflict with any applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. *Impacts would be less than significant.* (Source: IX.17, 18, 39)

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.11, 37, 39)	☐	☐	☒	☐
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.11, 37, 39)	☐	☐	☒	☐
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)	☐	☐	☐	☒
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.19, 20, 21, 22)	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (Source IX.1)	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX.33, 39)	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (Source IX.1, 23, 39)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Hazards and Hazardous Materials 9(a-b) – Less than Significant

The proposed project would involve the construction of one single-family residence, which typically would not use or store large quantities of hazardous materials. Potentially hazardous materials such as fuels, lubricants, and solvents would be used during project construction. However, the transport, use, and storage of hazardous materials during project construction would be conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and CCR Title 22.

As discussed in Section IV.5, the existing residence was constructed in the late 1920s, and altered after 1962 and in 1978. Due to the age of the structure, there is a potential to encounter both lead-based paint and asbestos, which are hazardous materials that could be released into the air during demolition activities. However, the applicant would be required to comply with Monterey Ba Area Resources District (MBARD) Rules 424 and 439. MBARD Rule 424 requires that demolition contractors notify MBARD of the demolition, asbestos survey requirements, work practice standards for handling asbestos, and disposal requirements. Rule 439 requires general practice standards be followed during the deconstruction of structures, including adequately wetting surfaces so pollutants don't become airborne, demolishing structures inward toward the building pad, and not commencing with demolition if peak wind speed exceeds 15 miles an hour. *With adherence to these standard regulations, impacts would be less than significant.* (Source IX.11, 37, 39)

Hazards and Hazardous Materials 9(c) – No Impact

The nearest school to the project site is Carmel River Elementary School, located at 15th Avenue and Monte Verde Street in Carmel-by-the-Sea, approximately 0.3 mile to the southeast. Additionally, as discussed above, operation of the project would not be expected to create a significant hazard to the public or the environment. *Because the project site is not located within 0.25 mile of an existing or proposed school and the project is not expected to create a significant hazard to the public or the environment, no impact would occur.* (Source IX.1)

Hazards and Hazardous Materials 9(d) – No Impact

According to the State Water Resources Control Boards (SWRCB) Geotracker database, there are no cleanup sites within a 1,000-foot radius of the project site (Source: IX.19). The California Department of Toxic Substances Controls (DTSC) EnviroStor database also shows no cleanup sites within a 1,000-foot radius of the project site (Source: IX.20). The closest site listed on the SWRCB active Cease and Desist Orders and Cleanup Abatement Orders list is approximately four miles to the northeast at 1036 Munras Avenue, Monterey (Source: IX.21). Additionally, the nearest SWRCB-identified solid waste disposal site is located in Marina (Fort Ord Landfill) (Source: IX.22).

Therefore, the project site and adjacent properties are not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The proposed project would not create a significant hazard to the public or the environment. *No impact would occur*. (Source: IX.19, 20, 21, 22)

Hazards and Hazardous Materials 9(e) – No Impact

The nearest airport to the project site is the Monterey Regional Airport, located approximately 5.5 miles to the northeast. *The site is not within two miles of a public or public use airport or within an airport land use plan; therefore, no impact would occur.* (Source IX.1)

Hazards and Hazardous Materials 9(f) – No Impact

Monterey County Office of Emergency Services has developed an Emergency Operations Plan, last updated in 2014, which contains response and recovery protocols for several types of natural, technical, and human-caused emergencies. The Emergency Operations Plan outlines the roles and responsibilities of the County and partnering entities during emergency responses.

Construction of the proposed project would not result in lane closures on Bay View Avenue and therefore, would not create new obstructions to the County's Emergency Operations Plan. In addition, the proposed project would not result in inadequate emergency access as project plans are subject to review and approval by Cypress FPD during the ministerial permit process. The grading and construction plans would require implementation of fire protection safety features, including emergency access. Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. *No impact would occur*. (Source IX.33, 39)

Hazards and Hazardous Materials 9(g) – Less than Significant

CAL FIRE's Fire Hazard Severity Zones (FHSZ) indicate fire risk in an area. The project site is characterized by relatively flat terrain and is not located in a CAL FIRE Very High FHSZ, a High FHSZ or Moderate FHSZ. The nearest Very High FHSZ is located approximately 0.6 mile to the east. The project site is within the service area of Cypress FPD – Cypress Fire Protection District Station, located approximately 1.3 miles to the southeast of the site. The proposed project would be developed in compliance with local building code and fire code standards. Additionally, the project is not within or adjacent to wildlands and would therefore not increase exposure to wildland fires. *Impacts related to wildland fires would be less than significant.* (Source IX.1, 23, 39)

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 groundwater quality? (Source IX.24, 39)	☐	☐	☒	☐
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.25, 36, 39)	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☒	☐
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?	☐	☐	☒	☐
iv) impede or redirect flood flows? (Source IX.1, 24, 39)	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Source: IX.1, 26, 34)	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Source: IX.5, 27, 39)	☐	☐	☐	☒

Discussion/Conclusion:

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

Construction of the proposed home would involve demolition, site preparation, grading, and construction. The proposed project would include 20 cubic yards of grading, with 160 cubic yards of fill, for a total of 140 cubic yards of imported material.

The project would require a grading permit, a stormwater control plan, and an erosion control plan per County standard conditions of approval. Measures that would be taken to reduce potential erosion and sedimentation include grading to drain stormwater into sediment traps, silt fences to contain sediment in stormwater runoff, sediment filter bags, inlet filter fabric to protect inlets, stockpile covers, and a temporary concrete washout facility. Additionally, as shown on project plans, Best Management Practices (BMPs) consistent with the 2011 Edition of the California Stormwater BMP Handbook by the California Stormwater Quality Association would be implemented on site. These requirements would prevent and minimize potential erosion, sedimentation, and spills. Therefore, the project would not violate any water quality standards or wastewater discharge requirements or otherwise substantially degrade surface or groundwater quality. *Compliance with the County's standard conditions of approval would reduce potential construction impacts to a less than significant level.* (Source IX.24, 39)

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

The proposed project site is currently developed, and the project entails the demolition of a single-family home and construction of a new single-family home with a junior accessory dwelling unit (JADU) in substantially the same footprint. The project would add an additional 166 square feet of building coverage and 353 square feet of other impervious surfaces to the site. This 16 percent increase in impervious surfaces is not expected to impede groundwater recharge. As groundwater was not observed at the depth of 18 feet (9 feet below grade) in the geotechnical report prepared for the project, the project would not directly interfere with the groundwater table. Nevertheless, the project would contain two stormwater infiltration areas on site and be required to submit a stormwater control plan as a standard condition of approval. Therefore impacts related groundwater recharge would be less than significant.

Water would be provided to the project by the California American Water Company. Approximately 97.6 percent of Cal-Am's water supply is sourced from groundwater from the Santa Margarita, Paso Robles, and Carmel Alluvial aquifers. However, the proposed project is not expected to substantially increase water use from current conditions, as the project would entail the reconstruction of a single-family residence and the addition of a JADU.

Because no groundwater was observed on site to the depths of 9 feet below grade, and the project is not anticipated to increase water consumption or involve substantial excavation below ground surface, the project would not directly or indirectly interfere with the groundwater table. *Impacts related to the depletion of groundwater supplies and groundwater recharge would be less than significant.* (Source IX.25, 36, 39)

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

The nearest river to the project site is the Carmel River, located approximately 0.6 mile to the southeast. The proposed project would not alter the course of any stream or river but would alter existing drainage flows on the project site.

Prior to project construction, in accordance with the County's conditions of approval, the applicant would be required to submit a Stormwater Control Plan to reduce runoff. Measures that would be taken to reduce potential erosion and sedimentation include grading to drain stormwater into sediment traps, silt fences to contain sediment in stormwater runoff, sediment filter bags, inlet filter fabric to protect inlets, stockpile covers, and a temporary concrete washout

facility. As previously discussed, the project would require a grading permit, and has been conditioned to provide an erosion control plan, which would identify BMPs to be implemented on site. In addition, weekly inspections by HCD during the rainy season would ensure contaminants are not discharged into the ASBS. Alterations to the existing drainage pattern would not result in substantial erosion, siltation, or flooding on or off site.

The proposed project would result in an increase of 352 square feet of impervious surfaces on the project site. These alterations would change on-site drainage patterns and increase the volume of stormwater runoff from the site. However, the majority of the project area would be landscaped, which would help reduce off-site flows and minimize potential erosion. The project would also include two stormwater infiltration areas that would reduce the volume of stormwater runoff from the site and encourage infiltration during project operation. Furthermore, PCRs required in the stormwater control plan would reduce potential erosion and sedimentation in accordance with Resolution No. R3-2013-0032 (Source: XI.24). *Impacts would be less than significant.* (Source IX.1, 24, 39)

Hydrology and Water Quality 10(d) – No Impact

The proposed project is approximately 324 feet southeast of Carmel Beach. However, the project is not with a tsunami hazard zone. The nearest tsunami hazard zone is across Scenic Road, approximately 190 feet northwest of the project site (Source: IX.26). Additionally, the project site is not located near a large inland body of water and is not subject to potential effects from seiches. The project site is in a floodplain designated as Zone X, or an area of minimal flood hazard (Source: IX.34). *Therefore, the proposed project would not have the potential to risk release of pollutants due to project inundation, and no impact would occur.* (Source IX.1, 26, 34)

Hydrology and Water Quality 10(e) – No Impact

The project site is underlain by the Carmel Valley Alluvial Aquifer, which is managed by Monterey Peninsula Water Management District (MPWMD). MPWMD has not yet adopted a Groundwater Sustainability Plan for the aquifer (Source: IX.27). Additionally, as discussed in Section III of this Initial Study, the project is within the Water Quality Control Plan of the Central Coast Regional Water Quality Control Board, and is consistent with that plan. Therefore, the project would not conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. *There would be no impact.* (Source IX.5, 27, 39)

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, 7, 10, 16, 39, 41, 43)	☐	☐	☐	☒
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, 7, 10, 16, 39, 41, 43)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See Section IV.A.2. *No impact.* (Source IX.1, 7, 10, 16, 35, 38, 39, 41, 43)

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.7, 39)	☐	☐	☐	☒
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.7, 39)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See Section IV.A.3. *No impact.* (Source IX.7, 39)

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.10, 28, 39, 42)	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels? (Source: IX.29, 39)	☐	☐	☒	☐
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)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Noise 13(a) – Less than Significant

Construction

Construction of the proposed project would temporarily increase noise in the vicinity of the site due to heavy equipment such as excavators, graders, large trucks, and machinery typically used during residential construction projects. Construction activities would be required to comply with the Monterey County Noise Ordinance (Chapter 10.60 of the Monterey County Code). 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 measured 50 feet from the noise source. Typical construction equipment used for project construction (including excavators, graders, and large trucks) would have noise level of 85 dBA at 50 feet or less. Because anticipated construction equipment would not exceed this threshold, project construction would not exceed County noise level restrictions per Section 10.60.030 of the Monterey County Code. According to the construction management plan prepared for the project, project construction would occur over approximately 12 months and take place from 7:30 a.m. to 5:00 p.m. Monday through Friday, and Saturday from 8:00 a.m. to 5:00 p.m. Because project construction would comply with the provisions in the Monterey County Code, *impacts from temporary noise generated during construction would be less than significant.* (Source IX.28, 39, 42)

Operation

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 residence on a property zoned for residential use. *Therefore, the proposed project would not result in permanent impacts related to noise.* (Source IX.10, 39)

Noise 13(b) – Less than Significant

Project construction would generate a temporary increase in groundbourne vibration levels during the excavation and grading phases of project construction. However, it is not anticipated that localized vibration would exceed the threshold for perceptibility (0.04 in/sec PPV) and the threshold for structural damage due to vibration (0.1 in/sec PPV), as no vibration-intensive construction activities, such as pile-driving, are proposed. In addition, such effects would be temporary, and limited to a short duration of the construction period. The intended use of a single-family home and junior accessory dwelling unit would not create significant groundborne vibrations or noise. *Impacts would be less than significant.* (Source IX.29, 39)

Noise 13(c) – No Impact

The nearest airport to the project site is the Monterey Regional Airport, located approximately 5.5 miles to the northeast. The site is not within two miles of a public or public use airport or within an airport land use plan. Therefore, the proposed project would not expose people or structures to airport noise. *No impact would occur.* (Source IX.1)

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.3, 4, 7, 10, 39)	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (Source IX.3, 4, 7, 10, 39)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See Section IV.A.4. *No impact.* (Source IX.3, 4, 7, 10, 39)

15. PUBLIC SERVICES **Would the project result in:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Source IX.1, 3, 4, 39)	☐	☐	☐	☒
b) Police protection? (Source IX.1, 3, 4, 39)	☐	☐	☐	☒
c) Schools? (Source IX.1, 3, 4, 39)	☐	☐	☐	☒
d) Parks? (Source IX.1, 3, 4, 39)	☐	☐	☐	☒
e) Other public facilities? (Source IX.1, 3, 4, 39)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See Section II and IV.A.5. *No impact.* (Source IX.1, 3, 4, 39)

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.3, 4, 39)	☐	☐	☐	☒
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.3, 4, 39)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See Section IV.A.6. *No impact.* (Source IX.3, 4, 39)

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.16, 30, 31, 39)	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)? (Source: IX.32, 39)	☐	☐	☒	☐
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.39)	☐	☐	☐	☒
d) Result in inadequate emergency access? (Source: IX.39)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Transportation 17(a) – Less than Significant

Regional and local plans and policies addressing the circulation system include the Transportation Agency for Monterey Active Transportation Plan for Monterey County, The Monterey County 1982 General Plan Circulation Element (which is included in the "County Development" section of the plan), and the Association of Monterey Bay Area Governments Metropolitan Transportation Plan and Sustainable Communities Strategy (Source: IX.30). Access to the project site during construction and operation would be provided via the existing residential driveway connecting to Bay View Avenue, which is a two-lane road. The nearest bus stop is located at 13th Avenue and San Carlos Street, approximately 0.5 mile northeast of the project site (Source: IX.31). There are no sidewalks or bicycle lanes along Bay View Avenue. According to the Construction Management Plan, maximum daily construction traffic would consist of approximately five truck trips, three daily worker vehicle trips, and two weekly material delivery truck trips. Construction traffic would be temporary and limited to the duration of the construction schedule. After construction is complete, the project would not generate substantial amounts of traffic, as the project consist of the demolition and reconstruction of a single-family residence. As discussed in Section IV.4, the project is not expected to add substantially to the existing population. Therefore, the project would not add substantially to existing conditions. The minimal level of additional trips generated as a result of the proposed project would not have the potential to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. *Impacts would be less than significant.* (Source: IX.16, 30, 31, 39)

Transportation 17(b) – Less than Significant

The County has not adopted vehicle miles traveled (VMT) thresholds at this time; therefore, thresholds provided in the California Office of Planning and Research's Technical Advisory published December 2018 (Source: IX.32) are appropriate. As the proposed project involves the

reconstruction of one single-family residence and the addition of a JADU, operational traffic is not expected to increase substantially. The Technical Advisory provides a screening threshold of 110 trips per day to presume less than significant impacts. *As the project would result in no substantial increase in vehicle trips during operation, impacts would less than significant.* (Source IX.32, 39)

Transportation 17(c-d) – No Impact

The proposed project was be reviewed by the local fire agency Cypress FPD, and they would also review the building permit to ensure that sufficient emergency access is provided. As discussed under criterion 17(b), it is not anticipated that there would be a substantial increase in operational traffic. No geometric design features or incompatible land uses would be introduced to the project site and local roadway network as a result of the project. Nevertheless, driveway improvements would be subject to review by the HCD-Engineering Services during review of the building permit. In addition, the project does not include modifications to the local roadway network that could result in inadequate emergency access, and construction of the improved project driveway would allow for on-site emergency access. Therefore, the proposed project would not substantially increase hazards due to a geometric design feature or incompatible use or result in inadequate emergency access. *No impact would occur.* (Source IX.39)

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 (Source IX.37)	☐	☐	☐	☒
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Source IX.38, 39, 45)	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

As discussed in Section VI.5, the project takes place in an area that County maps indicate as being highly sensitive for the potential presence of archaeological resources. In addition, the archaeological report prepared for the project identifies the project as being within the boundary of archaeological site CA-MNT-1286 and in proximity to CA-MNT-16 and CA-MNT-17.

California Assembly Bill (AB) 52, in effect since July 2015, provides CEQA protections for tribal cultural resources. All lead agencies approving projects under CEQA are required, if formally requested by a culturally affiliated California Native American Tribe, to consult with such tribe regarding the potential impact of a project on tribal cultural resources before releasing an environmental document. Under California Public Resources Code §21074, tribal cultural resources include site features, places, cultural landscapes, sacred places, or objects that are of cultural value to a tribe and that are eligible for or listed on the California Register of Historical Resources (CRHR) or a local historic register, or that the lead agency has determined to be of significant tribal cultural value.

The project is within the culturally affiliated territory of the following tribes which has requested project notification in accordance with AB 52:

- Ohlone/Costanoan-Esselen Nation (OCEN);
- Kakoon Ta Ruk Band of the Ohlone-Costanoan; and

- The Esselen Tribe of Monterey County

The County provided written notification to each of these tribes on April 4, 2022. OCEN and the Esselen Tribe of Monterey County requested consultations, which are discussed below.

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

Consultation with a representative of the Ohlone/Costanoan-Esselen Nation (OCEN), Louise J. Miranda Ramirez, Chairperson, was conducted on April 5, 2022, and a formal response letter was received on April 11, 2022 which states that:

- OCEN's Tribal leadership desires to be provided with archaeological reports/surveys, including subsurface testing, and presence/absence testing;
- they request to be included in mitigation and recovery programs;
- they request reburial of any of their ancestral remains;
- they request that placement of all cultural items be with Ohlone/Costanoan-Esselen Nation;
- a Native American Monitor of Ohlone/Costanoan-Esselen Nation, approved by the OCEN Tribal Council, be used within our aboriginal territory.; and
- they object to any basements being built within CA-MNT-16, 17 and 1286, known archaeological zone, Carmel Point.

Additionally, consultation with representatives of the Esselen Tribe of Monterey County was conducted on April 6, 2022, and a formal response letter was sent on April 13, 2022. The letter identifies that there are several known indigenous cultural sites on the Carmel Point, and while the archaeological report results were negative, they request that the project be conditioned with a qualified tribal monitor, and cultural resources training be given to the construction crews by a qualified archaeologist.

Neither consultation indicated that there were specific known resources on the site, but discussed the general sensitivity of the Carmel Point area. In regard to OCEN's request for archaeological reports, these reports are kept confidential to protect resources, and the County cannot share copies of archaeological reports without making them available to the general public. The project also does not include any basements, and minimizes earth disturbance by sensitively siting the new home in the footprint of the existing one.

Although no tribal cultural resources have been identified within the project site and the report prepared by the project archaeologist indicated the potential to impact archaeological resources is extremely low, there is always the possibility of previously unknown buried resources, which could be disturbed by grading and excavation activities associated with the proposed project. Due to the sensitive nature of the Carmel Point, Mitigation Measure No. 1 would incorporate the tribal consultation requests for a monitor during earthwork and excavation. County standard condition PD003(B) shall also be required, which requires the applicant to stop work if any cultural resources or human remains are accidently discovered during construction, as well as contact the coroner if any human remains are discovered. In that case, if the coroner determines the remains to be Native American, they shall contact the Native American Heritage Commission, who shall identify the most likely descendant for a recommendation on the treatment of remains. Mitigation Measure No. 2 would require an initial pre-construction cultural

sensitivity training be conducted with the project archaeologist, construction crew, and tribal cultural monitor, in which the archaeologist would provide the construction crew training on what kind of resources could be present, and what to do if resources are identified, incorporation the request of the Esselen tribes request for pre-construction training. These two mitigation measures and condition PD003(B) would reduce potential impacts to tribal cultural resources to a less than significant level. *Impacts are less than significant with Mitigation.* (Source IX.38, 39, 45)

Mitigation Measure No. 1 – Onsite Tribal Monitor:

In order to reduce potential impacts to tribal cultural resources to a less than significant level, a tribal monitor approved by the appropriate tribal authority traditionally and culturally affiliated with the vicinity of the subject site and has consulted with County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately recognized NAHC-recognized representative, shall be on-site and observe all project-related grading and excavation to identify findings with tribal cultural significance. The 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/contract shall refer to and comply with Condition No. PD003(B) as applicable.

Mitigation Monitoring Action (MMA) No. 1.1:

Prior to issuance of grading/construction permits, the owner/applicant/contractor shall submit to HCD-Planning for review a current construction schedule indicating the durations during which earthwork and ground disturbance of new areas shall be scheduled. This shall include excavation for the foundation of the new garage, and onsite utility trenching.

Mitigation Monitoring Action (MMA) No. 1.2:

Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 4, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

Mitigation Monitoring Action (MMA) No. 1.3:

Prior to issuance of a construction permit for grading and/or building, the Applicant/Owner shall submit evidence to the satisfaction of HCD-Planning that a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, 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 specified in the construction.

Mitigation Monitoring Action (MMA) No. 1.4:

Any artifacts found that are not associated with a finding of human remains shall be cataloged by both the Tribal Monitor and a qualified archaeologist. Once cataloged, the qualified archaeologist will 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 (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University. 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.

Mitigation Monitoring Action (MMA) No. 1.5:

Prior to final building inspection, the Tribal Monitor or other 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 (MM) No. 2 – Pre-construction Cultural Sensitivity Training:

To reduce impacts to tribal cultural resources to a less than significant level, a qualified archaeologist shall conduct a pre-construction meeting with the construction crew and onsite tribal monitor. The purpose of the meeting shall be to train the construction crew on how to identify potential cultural resources, and procedures for if previously unknown cultural resources are identified during construction operations.

Mitigation Monitoring Action (MMA) No. 2.1:

Prior to issuance of grading or construction permits, the owner/applicant shall submit a contract with a qualified archaeologist for the initial pre-construction training to HCD-Planning for review and approval. The training shall include instruction on how to identify potential cultural resources, and the procedures to be followed if previously unknown resources are identified during construction operations.

Mitigation Monitoring Action (MMA) No. 2.2:

Prior to initial ground disturbance, the owner/application shall submit evidence that the pre-construction training meeting required by MMA 3.1 took place to HCD-Planning. Such evidence shall be in the form of a letter from the qualified archaeologist and a list of meeting attendees.

Tribal Cultural Resources 18(a.i) – No Impact

The project is not on a site listed or eligible for listing on the California Register of Historical Resources or in a local register of historical resources, as discussed in Section VI.5 Cultural Resources of this Initial Study. *No impacts would occur* (Source IX.37)

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.25, 39, 40)	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (Source: IX.25, 39, 40)	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: IX.25, 39, 40)	☐	☐	☒	☐
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, 39)	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (Source: IX.1, 39)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Utilities and service Systems 19(a-c) – Less than Significant

Domestic water service to the property is and would continue to be provided by the California American Water Company (Cal-Am). Cal-Am sources its water for the Monterey area from the Santa Margarita, Paso Robles, and Carmel Alluvial aquifers as well as surface water from the Sand City Desalination Plant and groundwater recharged by the Pure Water Monterey Project (Source: IX.25). The project site is and would continue to be served by the Carmel Area Wastewater District (CAWD). The CAWD Wastewater Treatment Plant has a permitted capacity of 3.0 million gallons per day (MGD) of dry weather flow. As of 2020, average dry weather flow (ADWF) was approximately 1.1 MGD, which represents 37 percent of the permitted capacity (Source: IX.25). The County Environmental Health Bureau (EHB) reviewed the proposed project and indicated that can and will serve letters would not be needed from either utility service provider. The applicant submitted a Monterey Peninsula Water Management District (MPWMD) residential release form confirming that the proposed water usage would be less than present used by the property and would be required to secure a water permit with MPWMD concurrent with issuance of the building permit by HCD-Building Services.

PG&E would continue to provide above ground gas and maintenance of electric infrastructure, and Central Coast Community Energy would continue to provide electricity to the project site. Additionally, AT&T would continue to provide telecommunication services to the project site and proposed project.

The proposed project entails the demolition and reconstruction of a single-family residence. As discussed in Section VI.4, this project is not expected to substantially increase population. Because of this, there would not be a substantial increased demand on utilities such as water, wastewater, electricity, natural gas, and telecommunications. As discussed in Section VI.10, the project would include two stormwater infiltration areas that would reduce the volume of stormwater runoff from the site. Furthermore, in accordance with the County's conditions of approval, the applicant would be required to submit a Stormwater Control Plan to reduce runoff. Therefore, the proposed project would not require the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities. *Impacts would be less than significant.* (Source: IX.25, 39, 40)

Utilities and service Systems 19(d-e) – Less than Significant

Solid waste disposal is provided by the Monterey Regional Waste Management District. Operation of the project would not result in the substantial increase of solid waste production as the project would not substantially increase the population or change the current use of the project site. Any excess construction materials from the proposed project would be recycled as feasible with the remainder being hauled to landfill. However, the minimal amount of construction waste produced would not affect the permitted landfill capacity. Therefore, the proposed project would not generate solid waste in excess of the capacity of local infrastructure, otherwise impair the attainment of solid waste reduction goals or conflict with federal, state, and local management of solid waste. *The proposed project would have a less than significant impact.* (Source: IX.1, 39)

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.7, 33, IX.39)	☐	☐	☒	☐
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.7, 23, 39)	☐	☐	☒	☐
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.7, 39)	☐	☐	☒	☐
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.7, 39)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Wildfire 20(a-d) – Less than Significant

As noted in Section IV.9, the project is not located in a CAL FIRE Very High FHSZ, a High FHSZ or Moderate FHSZ (Source: IX.23). The nearest VHFHSZ is located approximately 0.6 mile to the east, and the nearest State Responsibility Area is located approximately 1.1 mile to the east. The proposed project consists of the reconstruction of a single-family residence within a developed neighborhood in a relatively flat area. No roads would be permanently closed during construction or operation of the proposed project. Emergency access to the site would be available via the improved driveway. Implementation of the proposed project would not interfere with existing emergency evacuation plans or emergency response plans in the area, would not exacerbate wildfire risk, and would not expose people or structures to downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. Additionally, project would not involve the construction of new roads or the extension of utilities that could exacerbate wildfire risk or result in temporary or ongoing impacts to the environment. The project would be required to comply with building code and fire safety requirements, as well as Carmel Area Land Use Plan policies regarding hazards such as fire. *Impacts would be less than significant.* (Source IX.7, 23, 33, 39)

VII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project 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.1-48)	☐	☒	☐	☐
b) Does the project 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.1-48)	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source IX.1-48)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

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

As discussed in this Initial Study, the proposed project involves demolition and reconstruction of an existing single-family residence and associated structures within a developed neighborhood, on a site that does not provide substantial habitat for wildlife. The project would not cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, or restrict the range of plant or animal species. In addition, with the requirement of the County's standard condition requiring a bird nesting bird survey for any ground disturbance or tree removal within the typical nesting bird season, potential impacts to raptor and migratory bird species would be less than significant. As described in Section VI.5 Cultural Resources of this Initial Study, the project site does not contain any known important examples of the major periods of California history or prehistory. As discussed in VI.18 Tribal Cultural Resources, unanticipated discovery of tribal cultural resources would be mitigated to a less than significant level with the incorporation of Mitigation Measures No. 1 and 2 and County standard condition PD003(B), which require a tribal monitor onsite for excavation activity, pre-construction sensitivity training on tribal cultural resources for the construction crew by a qualified archaeologist, and require the applicant to stop work if any archaeological resources or human

remains are accidently discovered during construction, as well as contact the coroner if any human remains are discovered. *With these mitigations and standard conditions, impacts would be less than significant.* (Source IX.1-48)

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

As described in the discussion of environmental checklist Sections 1 through 20, with respect to all environmental issues, the proposed project would not result in significant and unmitigable impacts to the environment. All anticipated impacts associated with project construction and operation would be either no impact, less than significant, or less than significant with mitigation incorporated. This is largely due to the fact that project construction activities would be temporary, and project operational activities would be substantially consistent with current conditions.

Cumulatively considerable impacts could occur if the construction of other projects occurs at the same time as the proposed project and in the same vicinity, such that the effects of similar impacts of multiple projects combine to expose adjacent sensitive receptors to greater levels of impact than would occur under the proposed project. For example, if the construction of other projects in the area occurs at the same time as construction of the proposed project, potential impacts associated with noise and traffic to residents in the project area may be more substantial. There is one other planned project within the immediate vicinity of the project site, an addition to a single-family residence located at 2467 San Antonio Avenue, approximately 240 feet southeast of the project site. There is the potential for the construction periods of the proposed project and cumulative project to overlap; however, both projects would be required to adhere to the County's standard conditions of approval and construction hours limitations, which would result in less than significant cumulative noise impacts.

Due to the known sensitivity of the Carmel Point area for archaeological and tribal cultural resources, insensitive re-development of several sites could potentially contribute to cumulative degradation of sites CA-MNT-16, CA-MNT-15, and CA-MNT-1286. However, in this case, the project has been designed in a way that minimizes new disturbance in accordance with the Carmel Area Land Use Plan policies protecting archaeological resources; the phase II analysis conducted by the project archaeologist was that the likelihood of encountering buried cultural resources was extremely low; and the project has been conditioned requiring a tribal cultural monitor and cultural sensitivity training for construction crews to prevent impact to tribal cultural resources. Therefore, the projects contribution to this potential impact is less than significant with mitigation.

The proposed project would not create indirect population growth and would not contribute to cumulative impacts related to population growth, such as impacts to public services, recreation, and population and housing. Impacts related to, geology and soils, hazards and hazardous materials, land use and planning, and mineral resources are inherently restricted to the project site and would not contribute to cumulative impacts associated with existing and future developments. In addition, air quality and GHG impacts are cumulative by nature, and as discussed in Section VI.3 *Air Quality*, and Section VI.8 *Greenhouse Gas Emissions* of this Initial Study, the project would not generate substantial air pollutant emissions or GHG emissions; therefore, it would not contribute to the existing significant cumulative air quality impacts related to the NCCAB's nonattainment status for ozone and PM_{10} or the existing significant cumulative

climate change impact. Furthermore, the project's operational impacts to resources such as aesthetics, agriculture and forestry resources, biological resources, hydrology and water quality, noise, transportation, and utilities and service systems would be minimal and would not have the potential to constitute a cumulatively considerable contribution to cumulative impacts that may occur due to existing and future development in the region. Therefore, the proposed project would not result in a cumulatively considerable contribution to a significant impact. *Impacts would be less than significant.* (Source IX.1-48)

Mandatory Findings of Significance (c) – Less than Significant

In general, impacts to human beings are associated with such issues as air quality, geology and soils, hazards and hazardous materials, noise impacts, transportation, and wildfire. As discussed in Section VI.2 Air Quality, Section VI.7 Geology and Soils, VI.9 Hazards and Hazardous Materials, VI.17 Transportation, and VI.20 Wildfire of this Initial Study, the project would have no impact or result in a less than significant impact in each of these subject areas. *Impacts less than significant.* (Source IX.1-48)

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.

Evidence: Based on the record as a whole as embodied in the HCD-Planning files pertaining to PLN210037 and the attached Initial Study/Proposed Mitigated Negative Declaration.

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36. "Geotechnical and Geological Hazards Report" (LIB210170) prepared by Lawrence E. Grice, P.E., Salinas CA, May 24 2021.

37. "Phase I Historic Resource Assessment" (LIB210171) prepared by Dana E. Supernowicz, M.A., RPA, Pebble Beach CA, October 22 2020.

38. "Phase II Archaeological Study" (LIB210168) prepared by by Dana E. Supernowicz, M.A., RPA, Pebble Beach CA,

39. Application, Plans, and supporting materials in planning file PLN210037

40. Environmental Health Bureau (EHB) completeness memo (IDR_EHB_PLN210037_090821) dated September 8 2021

41. Monterey County Coastal Implementation Plan (CIP)

42. Monterey County Code

43. Site Visit Conducted by HCD-Planning staff on June 28, 2022

44. Tribal Consultation with Ohlone/Costanoan-Esselen Nation (OCEN) on April 5, 2022 and follow up letter dated April 11 2022

45. Tribal Consultation with Esselen Tribe of Monterey County conducted on April 6 2022 and follow up letter dated April 13 2022

46. California Code of Regulations Title 13 Section 2449 and 2485

47. California Code of Regulation Title 24 [California Building Code (CBC)]

48. Migratory Bird Treaty Act (MBTA)