
NOTICE OF PREPARATION

Date: August 30, 2022
To: Responsible Agencies/Interested Parties
From: Craig Spencer, HCD Planning Manager *Craig Spencer*
County of Monterey, Planning Division
SUBJECT: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Charolais Ranch Subdivision Project Planning File Number: PLN050692

The County of Monterey will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Combined Development Permit and a Standard Subdivision Vesting Tentative Map, Use Permit application for development of the Charolais Ranch Subdivision Project (Planning File Number: PLN050692). The 131-acre project site is located south of Pesante Road and is currently zoned Low Density Residential, 5 acres per unit (LDR/5). The project proposed by Donald D. Chapin Jr would consist of a subdivision of the parcel into 29 parcels, 26 of which would be residential lots and 3 of which would be open space areas. The project description, location, and the potential environmental effects are contained in the attached materials.

PROJECT LOCATION

The project site is located at Pesante Road, south of the intersection of Pesante Road and Eagle Way, east of the intersection of Cross Road and Pesante Road in the Census-designated place of Prunedale in northern Monterey County. The project site is sloped and irregular with an area of approximately 131 acres. The project site is denoted by Assessor Parcel Number 125-051-012-000. The site is currently undeveloped and contains approximately 8,500 trees. The site is regionally accessible from the Highway 101 and State Route 156, and locally accessible from Pesante Road. The site is in a rural area, is undeveloped, and is surrounded by rural residences and undeveloped land.

PROJECT DESCRIPTION

The proposed project is a standard subdivision resulting in the creation of 29 parcels that would include 26 residential parcels and 3 separate open space areas. The project requires a Combined Development Permit, which would include the following:

1. Standard Subdivision Vesting Tentative Map for the division of a 130.8-acre parcel into 29 parcels that include 26 residential parcels (Lots 1 to 26, ranging in size from 1.4 acres to 3.7 acres, with an average lot area of 2.2 acres) and three separate open space areas totaling 73.2 acres;
2. Use Permit for development on slopes over 30 percent; and
3. Use Permit to allow the removal of 215 coast live oak trees for the construction of roads and future development of residences on the project site.

The project may additionally include a zoning amendment to add a building site-8 (B-8) zoning overlay district to ensure that the property is not further subdivided and to restrict the potential for intensification of uses beyond the first single family dwelling on the proposed 26 residential lots. Future development of residential lots would require additional permits, such as grading and building permits.

The project would require removal of 215 oak trees for road improvements within the proposed subdivision connecting Pesante Road, near the intersection of Eagle Way, to the proposed residential lots. An emergency access road connecting to Cunha Lane on the southwest boundary of the site is also proposed.

The project application was deemed complete by the County of Monterey in 2007, prior to adoption of the 2010 Monterey County General Plan. Therefore, pursuant to Government Code Section 66474.2, the 1982 General Plan applies to the project.

(See more detailed project description attached as Exhibit 1)

POTENTIAL ENVIRONMENTAL EFFECTS

Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation and Traffic, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Refer to the attached Initial Study checklist for more details (*Exhibit 2*).

SCOPING MEETING

The County of Monterey, in its role as Lead Agency, will hold a public scoping meeting to provide an opportunity for the public and representatives of public agencies to address the scope of the Environmental Impact Report. The Scoping Meeting is scheduled for **September 20, 2022, 4:00 pm** on Zoom: The link to the Zoom meeting is:

<https://montereycty.zoom.us/j/91332249750?pwd=clFSQ04vTmFYNHBaQVFtRXhDeVZJdz09>

PUBLIC REVIEW PERIOD

This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The 31-day public comment period during which the County of Monterey will receive comments on the NOP for the EIR **begins August 30, 2022 and ends September 30, 2022**.

THE NOP IS AVAILABLE FOR PUBLIC REVIEW AT THE FOLLOWING LOCATIONS:

- County of Monterey, Planning Division, 1441 Schilling Place, Salinas, California 93901
- Online at <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/resources/environmental-documents/pending>

RESPONSES AND COMMENTS

Members of the public and public agencies are invited to provide comments in writing as to the scope and content of the EIR. The County needs to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by the County when considering your permits or other approvals for the project.

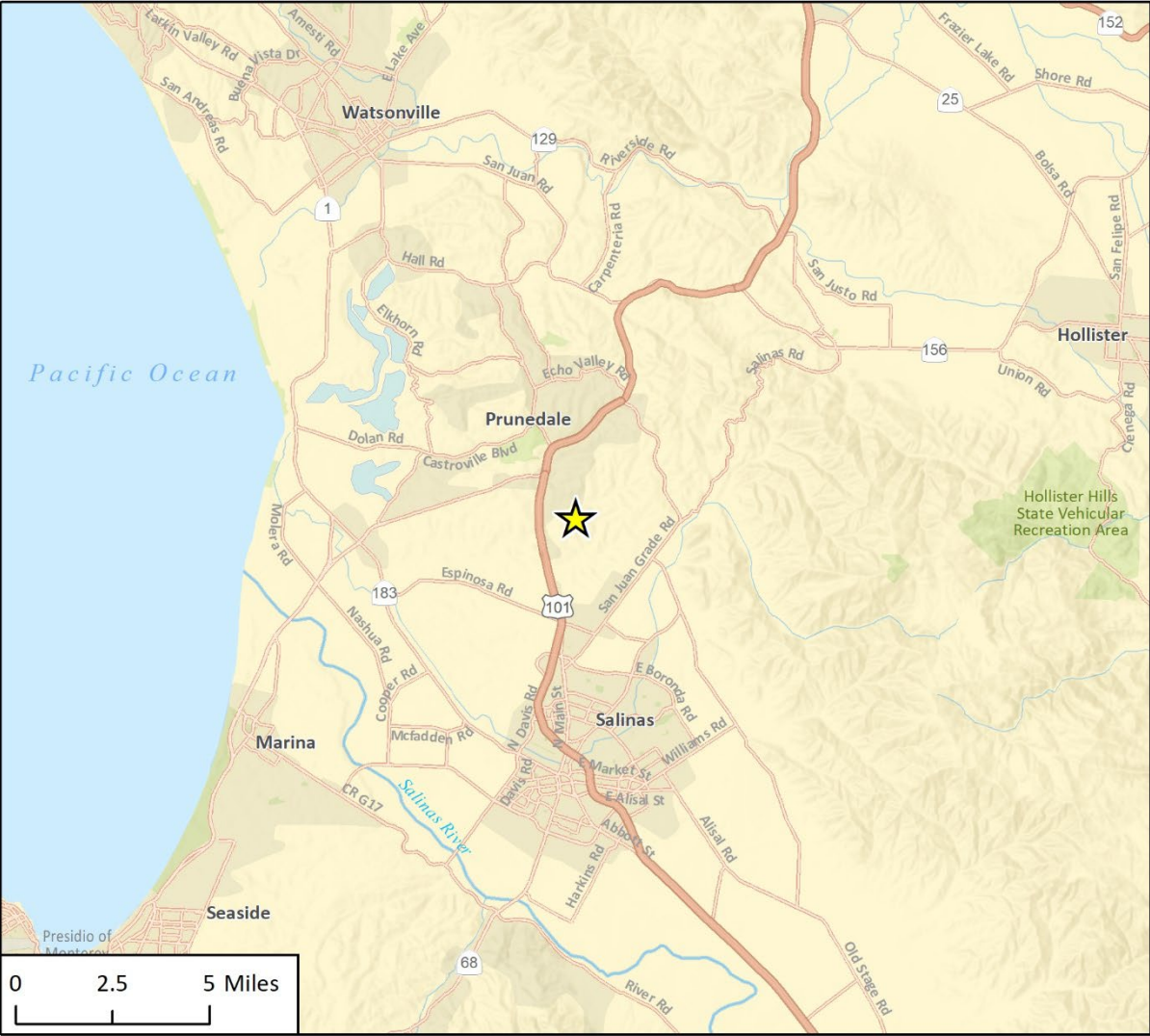
Due to time limits mandated by state law, your response must be sent at the earliest possible date but not later than 31 days after receipt of this notice between August 30, 2022 and September 30, 2022.

Please send your comments to:

Planning Division
Attn: Philip Angelo, Associate Planner
County of Monterey
1441 Schilling Place
Salinas, California 93901

Or via email with "Charolais Ranch Subdivision Project NOP" as the subject to:
CEQAcomments@co.monterey.ca.us.

Figure 1 Regional Location



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★ Project Location

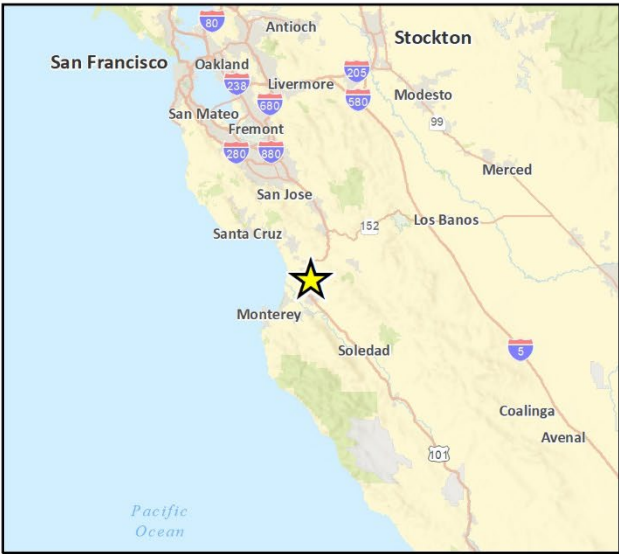
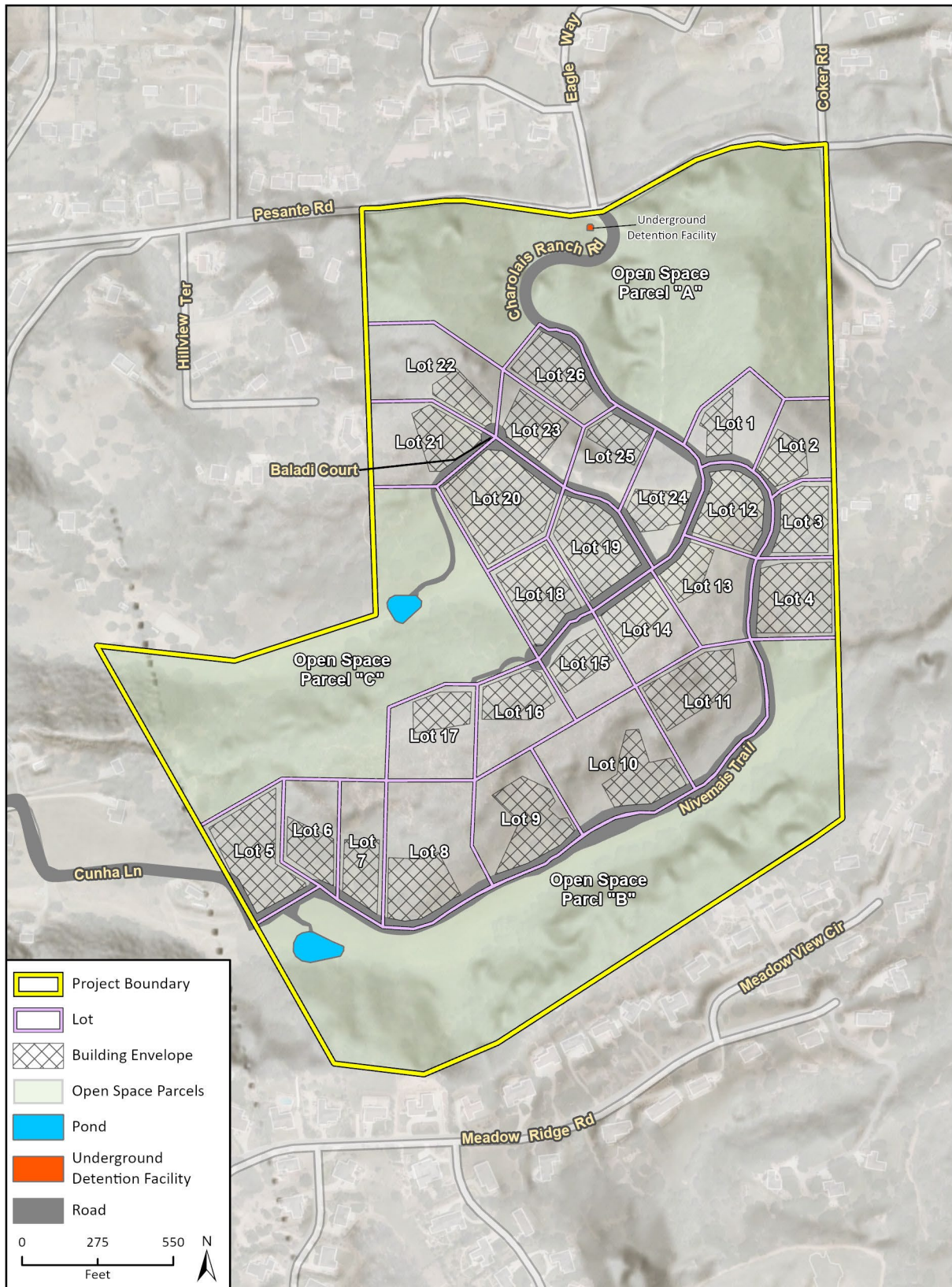


Fig. 1 Regional Location

Figure 2 Project Site Location



Figure 3 Site Plan



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Site Plan digitized from Plan Overview, 2022

20-09941 Charolais Ranch EIR Site
Fig X Charolais Ranch EIR Site Plan

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2 Project Description

This section describes the proposed project, including the project applicant, the project site and surrounding land uses, major project characteristics, project objectives, and discretionary actions needed for approval.

2.1 Project Applicant

Donald D. Chapin Jr.
560 Crazy Horse Canyon Road
Salinas, California 93907
831-449-4273

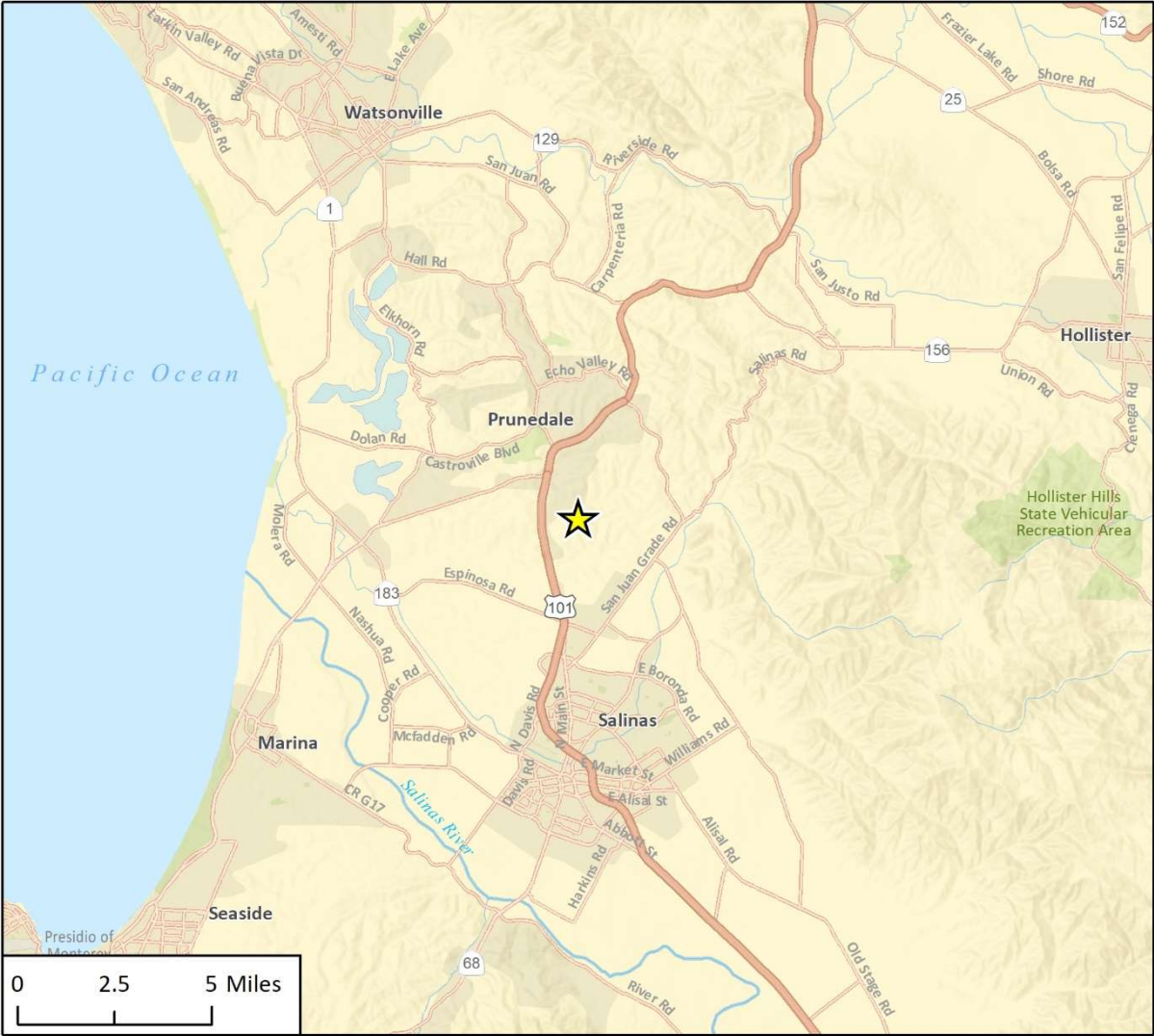
2.2 Lead Agency Contact Person

Philip Angelo, Associate Planner
County of Monterey
Planning Division
1441 Schilling Place
Salinas, California 93901
831-784-5731

2.3 Project Location

The project site is located at Pesante Road, south of the intersection of Pesante Road and Eagle Way, east of the intersection of Cross Road and Pesante Road in the Census-designated place of Prunedale in northern Monterey County. The project site is sloped and irregular with an area of approximately 131 acres. The project site is denoted by Assessor Parcel Number 125-051-012-000. The site is currently undeveloped and contains approximately 8,500 trees. The site is regionally accessible from the Highway 101 and State Route 156, and locally accessible from Pesante Road. Figure 2-1 shows the regional location of the project site and Figure 2-2 shows the location of the site in its neighborhood context. The site is in a rural area, is undeveloped, and is surrounded by rural residences and undeveloped land.

Figure 2-1 Regional Location



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★ Project Location



Fig. 3 Regional Location

Figure 2-2 Project Site Location



2.4 Existing Site Characteristics

2.4.1 Current Land Use Designation and Zoning

The project site is currently undeveloped and used for cattle grazing. The project site has a 1982 General Plan land use designation of Low Density Residential (LDR), 1 to 5 acres per unit. The site is zoned LDR/5 (Low Density Residential, 5 acres per unit), as defined by the County's Zoning Ordinance and the Land Use Element of the General Plan. Uses permitted in the LDR/5 Zone include single-family dwellings, small family day care homes, small residential care facilities, supportive housing, transitional housing, several agricultural-related uses, and other similar uses. The proposed project would not require an amendment to the County's General Plan, but may include a zoning amendment to the Zoning Code to add a building site-8 (B-8) zoning overlay district.

2.4.2 Surrounding Land Uses

The project site is bordered by rural residential parcels, the majority of which are developed with rural residences. These parcels also have land use and zoning designations of LDR. There are also parcels zoned for Permanent Grazing (PG) and Public/Quasi-Public (PQP), located near but not directly adjacent to the project site parcel. Single-family residences are located adjacent to the project site along each project site boundary, with the majority adjacent to the southern boundary.

2.5 Project Characteristics

The proposed project is a standard subdivision resulting in the creation of 29 parcels that would include 26 residential parcels and three separate open space areas. The project requires a Combined Development Permit, which would include the following:

1. Standard Subdivision Vesting Tentative Map for the division of a 130.8-acre parcel into 29 parcels that include 26 residential parcels (Lots 1 to 26, ranging in size from 1.4 acres to 3.7 acres, with an average lot area of 2.2 acres) and three separate open space areas totaling 73.2 acres;
2. Use Permit for development on slopes over 30 percent; and
3. Use Permit to allow the removal of 215 coast live oak trees for the construction of roads and future development of residences on the project site.

The project may additionally include a zoning amendment to add a building site-8 (B-8) zoning overlay district to ensure that the property is not further subdivided and to restrict the potential for intensification of uses beyond the first single family dwelling on the proposed 26 residential lots. Future development of residential lots would require additional permits, such as grading and building permits.

The project would require removal of 215 oak trees for road improvements within the proposed subdivision connecting Pesante Road, near the intersection of Eagle Way, to the proposed residential lots. An emergency access road connecting to Cunha Lane on the south west boundary of the site is also proposed. Additional trees may be impacted with future development of each individual lot.

The project application was deemed complete by the County of Monterey in 2007, prior to adoption of the 2010 Monterey County General Plan. Therefore, pursuant to Government Code Section 66474.2, the 1982 General Plan applies to the project.

2.5.1 Proposed Site Plan

Figure 2-3 shows the proposed vesting tentative map, including the locations for each proposed residential lot and open space area. Table 2-1 provides a summary of project characteristics.

Table 2-1 Project Characteristics

APN	125-051-012-000
Residential Lots	26 parcels
Open Space Areas	3 parcels
Average Residential Lot Area	2.2 acres; ranging from 1.4 to 3.7 acres

2.5.2 Site Access

The proposed parcels would be accessible Pesante Road near the intersection with Eagle Way. An interior roadway would connect to Pesante Road on the northern boundary of the site. The interior roads will provide access to the 26 residential parcels and would continue through the site to the south western boundary connecting to Cunha Lane. Access through Cunha Lane will be for emergency purposes only.

2.5.3 Utilities

Water would be provided by the Pajaro Sunny Mesa Community Services District (PSMCSD). Future residences would include water-efficient appliances and water-efficient irrigation as required by proposed Homeowner's Association Covenants, Conditions, and Restrictions (CC&Rs).

Sewage disposal would be serviced by individual septic systems and leach fields. A proposed network of streets and proposed open spaces would be privately owned and maintained by a homeowners' association.

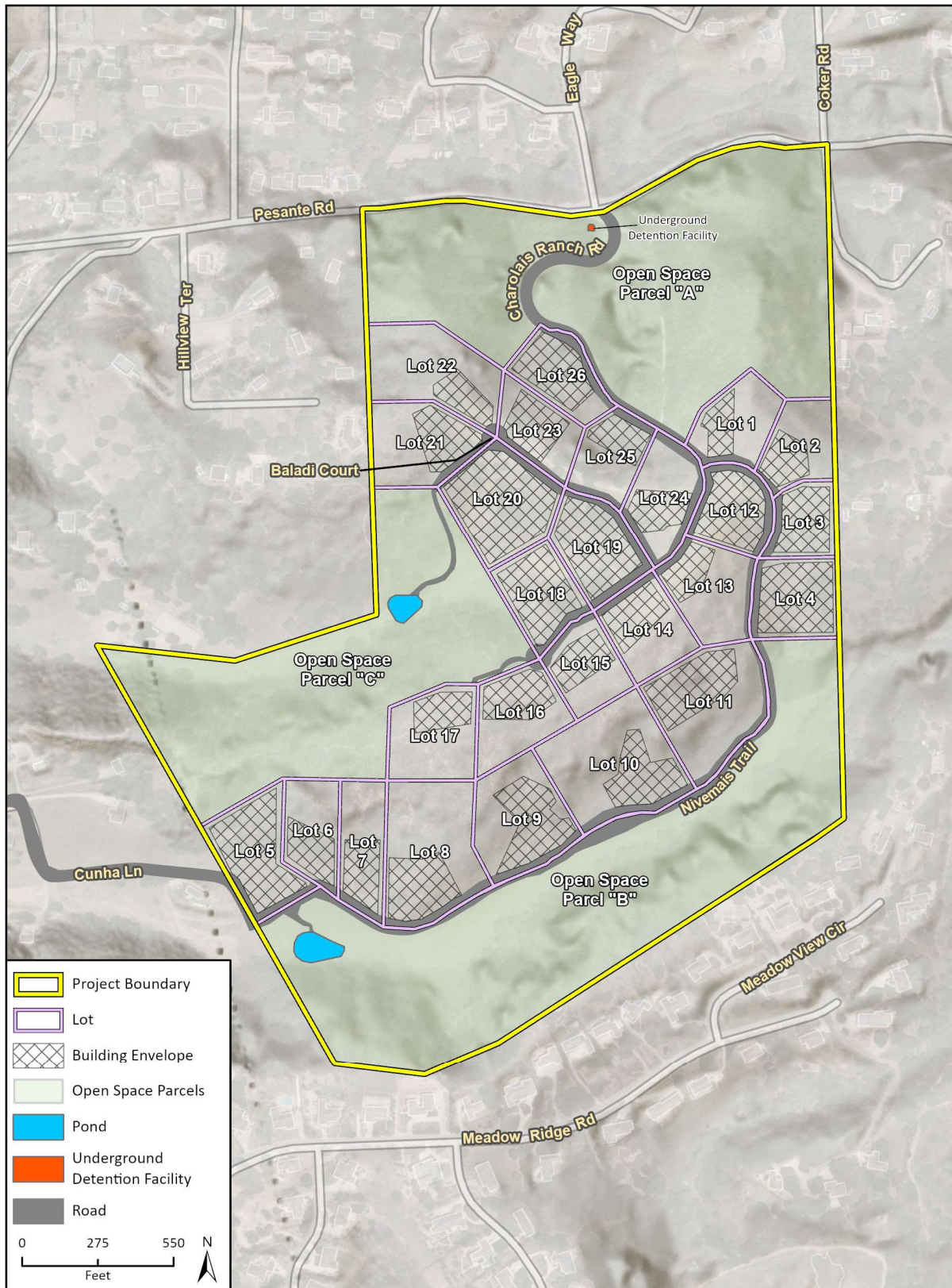
Solid waste service would be provided by Waste Management.

Stormwater runoff would be discharged through new on-site storm drains into detention ponds located in each of the three proposed open space areas. The intent of the detention ponds is to recharge the groundwater basin. The proposed detention facility near the northern project boundary would be underground.

Pacific Gas and Electric Company (PG&E) and/or Central Coast Community Energy (3CE) would provide electricity to the proposed subdivision. Future residences would include on-site solar and electric vehicle charging stations as part of CC&Rs and as required by the California Building Codes.

PG&E would also provide natural gas service to the project site. AT&T would provide telecommunication service to the project.

Figure 2-3 Site Plan



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Site Plan digitized from Plan Overview, 2022

20-09941 Charolais Ranch EIR Site
Fig X Charolais Ranch EIR Site Plan

2.5.4 Construction and Grading

Following project approval, infrastructure for the proposed residential lots, including roads and utilities, would be constructed in approximately one year. Construction of residences would begin no sooner than the completion of infrastructure construction and is not anticipated to begin until spring of 2027 at the earliest. It is anticipated that full buildout of the property would occur over 20 to 30 years, with completion of the subdivision in 2058 or later. Lot sales and subsequent residence construction are anticipated to be conducted in seven or eight phases, with the first phase comprising five lots and subsequent phases comprising 3 to 4 lots each. The actual rate of buildout could differ, as construction of residences would depend on market conditions, birth rates, death rates, immigration rates, availability of resources, and regulatory processes.

It is anticipated that approximately 27,950 cubic yards of cut and 13,440 cubic yards of fill would be required for the initial infrastructure construction phase. Remaining cut material that is not used as fill would remain on site with no net export of soil. Fill areas would be seeded and protected until mature growth is established. Cut and fill would be balanced on-site during construction of future residences.

Construction would occur between 7:00 a.m. and 5:00 p.m. on weekdays, with no weekend or holiday construction anticipated. Construction vehicles would be equipped with minimum Tier 4 engines, depending on availability at the time of construction. Construction equipment would be staged on site, with anticipated staging locations near proposed Lots 1, 2, and 12, and near proposed road intersections. Construction workers would also store personal vehicles on site during workdays.

2.6 Project Objectives

As stated by the applicant, the underlying purpose of the Project is to develop the Property to meet a range of objectives, consistent with the goals, policies, and objectives for residential uses as outlined in the 1982 Monterey County General Plan ("1982 General Plan"), primarily as a means to augment the County's housing supply while conserving lands for allowed farming, grazing, and agricultural purposes. These Project objectives are further specified as follows:

- Increase housing inventory to help alleviate the emergency shortage of housing in the County and State of California;
- Develop lots on the Property for housing units to help address local housing needs and augment the local housing supply;
- Implement technology and best practices into the development Project that allows for, and models, improved energy efficiency and environmentally sensitive buildings and sites;
- Preserve lands for allowed uses, including but not limited to animal husbandry, small livestock farming, crop farming, tree farming, viticulture, and horticulture, for the benefit of the North County community and its residents;
- Preserve coast live oak woodlands, seasonal wetlands, and grasslands habitats;

- Generate tax revenue, including property taxes, for the benefit of the North County community and its residents; and
- Create local jobs in the construction sector and related increased local economic activity (and resulting increased tax revenue) for many years to come in North County and surrounding areas.

2.7 Required Approvals

The proposed subdivision would require the following permits and approvals:

- Combined Development Permit
- Standard Subdivision Vesting Tentative Map
- Use Permit for development on slopes greater than 30 percent
- Use Permit for tree removal

Future development of residential units on the proposed lots would require additional permits and approvals, including the following:

- Grading permits (Monterey County)
- Building permits (Monterey County)
- Domestic Water Supply Permits (Pajaro Sunny Mesa Community Services District)
- California Department of Fish and Wildlife (CDFW)
- United States Environmental Protection Agency (USEPA)
- United States Army Corps of Engineers (USACE)
- National Pollutant Discharge Elimination System (NPDES) General Construction Permit

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EXHIBIT 2



MONTEREY COUNTY HOUSING AND COMMUNITY DEVELOPMENT – PLANNING

1441 Schilling Place, South 2nd Floor
Salinas, California 93901
(831) 755-5025; FAX (831) 757-9516

Project Title:	Charolais Ranch
File No.:	PLN050692
Project Location:	Pesante Road, south of the intersection of Pesante Road and Eagle Way, east of the intersection of Cross Road and Pesante Road
Name of Property Owner:	Chapin, Donald D Jr & Barbara (Charolais Ranch LLC)
Name of Applicant:	John Bridges, Attorney on behalf of Charolais Ranch LLC
Assessor's Parcel Number(s):	125-051-012-000
Acreage of Property:	130.79 acres
General Plan Designation:	Low Density Residential (LDR)
Zoning District:	Low Density Residential, 5 acres per unit (LDR/5)
Lead Agency:	County of Monterey
Prepared By:	Craig W. Spencer
Date Prepared:	August 2022
Contact:	Email: spencerc@co.monterey.ca.us
Phone Number:	(831) 755-5233

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

This Initial Study has been prepared pursuant to Section 15002(k) of the California Environmental Quality Act (CEQA) Guidelines. Monterey County has determined that the proposed project is a “project” as that term is defined in CEQA, and that the project does not qualify for an exemption from CEQA (step 1). As the second step in the CEQA review process, this Initial Study focuses on potential impacts to those resources that might be substantial and unavoidable. Summaries are provided in those sections where impacts do not raise to a level of significance or can be clearly mitigated.

The Charolais Ranch project involves 1) a Combined Development Permit consisting of: 1) a Standard Subdivision Vesting Tentative Map for the division of a 130.8 acre parcel into 27 parcels that would include 26 residential parcels (Lots 1 to 26, ranging in size from 1.4 acres to 3.7 acres, with an average lot area of 2.2 acres) and three separate open space areas totaling 73.2 acres; 2) a Use Permit for development on slopes over 30%; and 3) a Use Permit to allow the removal of 215 coast live oak trees for the construction of roads on the project site. The total residential density when including the open space areas would be five acres per unit. Water would be provided by the Pajaro Sunny Mesa Community Service District. Sewage disposal would be supplied by individual septic systems. A proposed network of on-site streets as well as the proposed open spaces would be privately owned and maintained by a homeowner’s association.

The project may additionally include a zoning amendment to add a Building site-8 (B-8) zoning overlay district to ensure that the property is not further subdivided and to restrict the potential for accessory dwelling units on the proposed 26 residential lots.

Approximately 215 oak trees would be removed for road improvements within the proposed subdivision connecting Pesante Road, near the intersection of Eagle Way, to the proposed residential lots. An emergency access road connecting to Cunha Lane on the south west boundary of the site is also proposed. Future development of residences would require the removal of an estimated 260 additional trees.

Figure 1 and Figure 2 provide the regional and site-specific location of the proposed project. Figure 3 provides the proposed vesting tentative map, including roadway locations and proposed residential lot delineations.

Figure 1 Regional Location



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 Project Location

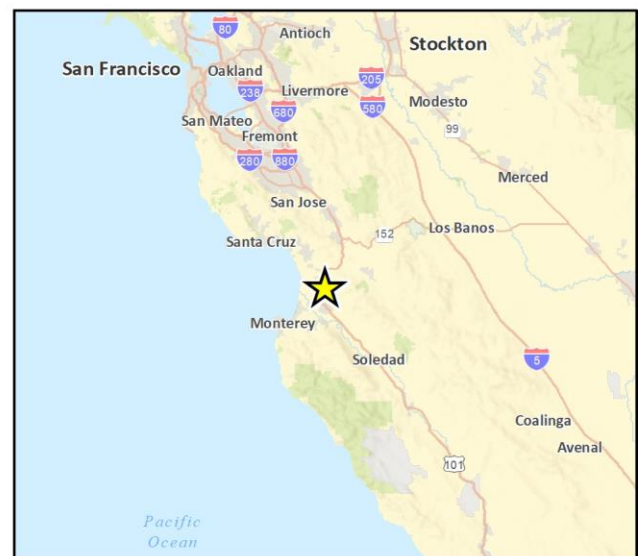


Fig 1 Regional Location

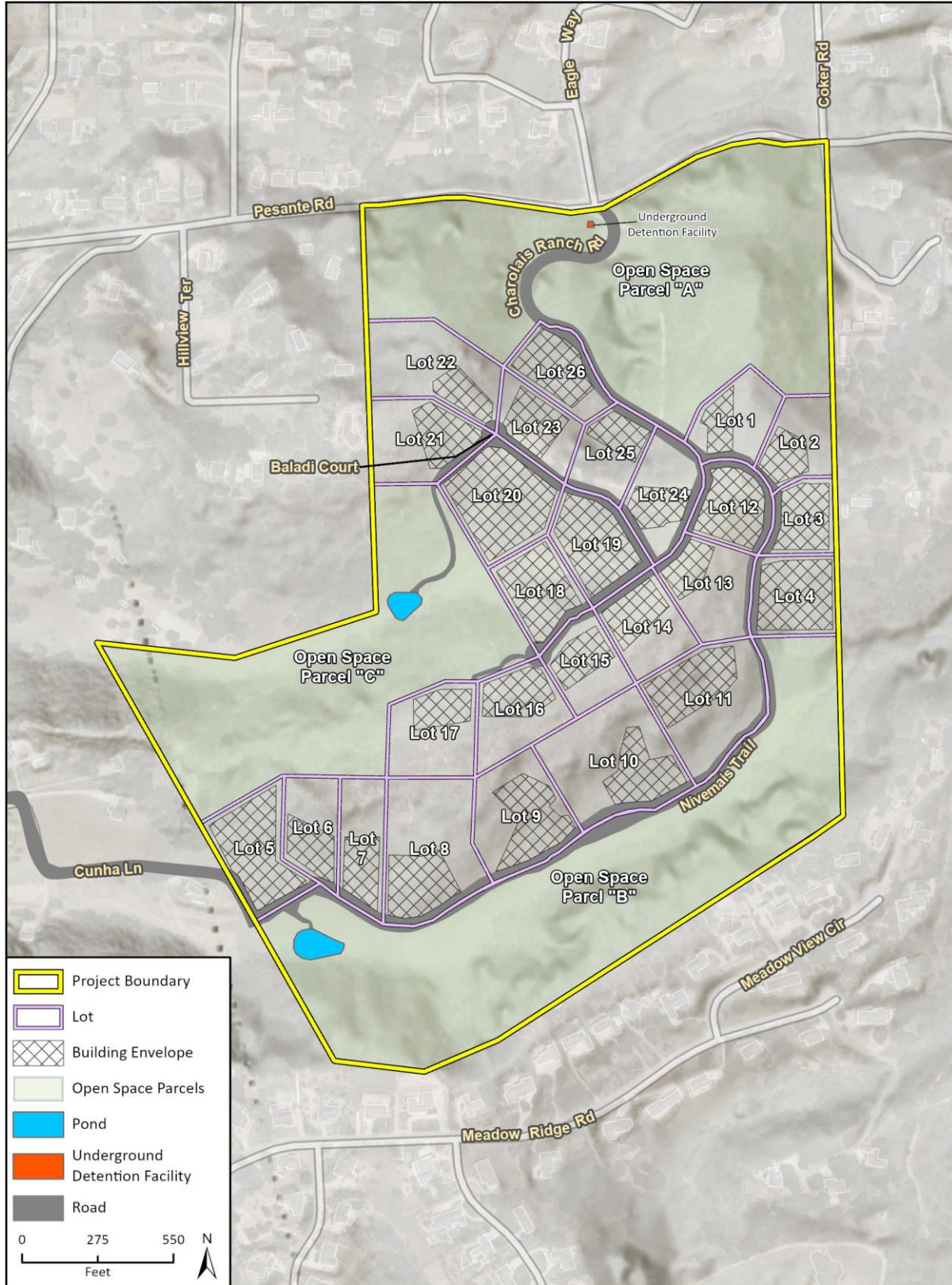
Figure 2 Project Location



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Fig 2 Project Location

Figure 3 Site Improvement Plans



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Site Plan digitized from Plan Overview, 2022

20-09941 Charolais Ranch EIR Site
Fig X Charolais Ranch EIR Site Plan

B. Surrounding Land Uses and Environmental Setting:

The 130.8-acre site is located south of Pesante Road near the intersection of Eagle Way and Pesante Road, in the unincorporated area of Monterey County, north of the City of Salinas, east of Highway 101, in the Prunedale community.

Topographically the site contains hilltops, hillsides, and valleys. Hilltops and valleys contain gentle slopes (generally 1-10%) and many of the hillsides contain slopes in excess of 30%. The proposed access road follows existing ranch roads and would be widened and improved on slopes of over 30%. Areas containing slopes in excess of 25% are mapped in the County's resource maps as having a high erosion hazard potential.

Biologically, the site contains approximately 56 acres of coast live oak woodland including dense oak canopy on the northern portion of the site (near Pesante Road), transitioning to oak savannah as one travels from the northern oak woodland off Pesante Road moving south across the site. Approximately 42 acres of common grassland occupy the central and southern portions of the site, and the remaining 32 acres are covered by maritime chaparral communities, coastal scrub communities, and seasonal wetland communities. The site is currently undeveloped and contains natural vegetation, habitat for many local sensitive plant and animal species.

The project site is mapped as a "high" fire hazard area (Source: IX.13).

The site is located in the North Monterey County portion of the Salinas Valley groundwater basin and is within the Langley subarea and the Alisal-Elkhorn slough watershed. The 1982 General Plan¹ recognizes the North Monterey County area as being potentially constrained by seawater intrusion, high nitrates, high concentrations of naturally occurring salts, and other water quality contaminants. These findings were later supported by a hydrogeologic study conducted in 2020 by Bierman Hydrogeologic which further documented the chronic overdraft, falling water levels, seawater intrusion, and excessive nitrate loadings in the area (Source IX.20). The report said that the study area was severely over drafted, with annual groundwater extractions exceeding average annual recharge by more than 100%.

The site is bound on the north, west, and south sides by developed low density residential communities including the "grey eagle" community (north), Hillview Terrace, Cross Road and Cunhua Roads with residential developments to the west, and Meadow Ridge community to the south. To the east of the site is mostly large lot ranches, oak woodlands, grasslands, chaparral communities and a few rural residential homes on large lots.

Access to the site would be either from Highway 101 to the east along Pesante Road to the proposed main private access point or to/from the south via Blackie Road, Prunedale South Road, Reese Circle, and Cross Road.

¹ Note that only those ordinances, policies, and standards in effect at the date the local agency has determined that the application is complete are applied to the project, and the project application was deemed complete prior to adoption of the 2010 General Plan.

The site is located in the North County Area Plan, is designated Low Density Residential, 1-5 acres per unit, and is surrounded by similarly zoned and designated lands.

C. Other public agencies whose approval is required:

- **Monterey County:** subdivision and site improvement approval
- **Pajaro Sunny Mesa Water Service District:** water and sewer connection approval
- **Regional Water Quality Control Board:** General permits and Stormwater Control Plans for road and drainage improvements at the site
- **California Department of Fish and Wildlife:** applicable permits under the California Endangered Species Act.

Based on information in the record, no other public agencies approval is anticipated to be required.

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

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

General Plan/Area Plan	<input checked="" type="checkbox"/>	Air Quality Mgmt. Plan	<input checked="" type="checkbox"/>
Specific Plan	<input type="checkbox"/>	Airport Land Use Plans	<input type="checkbox"/>
Water Quality Control Plan	<input checked="" type="checkbox"/>	Local Coastal Program-LUP	<input type="checkbox"/>

General Plan/Area Plan:

The project includes a standard subdivision that was deemed complete on January 31, 2007, prior to adoption of the 2010 Monterey County General Plan (the current General Plan in effect). Pursuant to Government Code Section 66474.2 review of the tentative map is limited to the rules in place at the time the subdivision was deemed complete. Rules in place in 2007 included the 1982 Monterey County General Plan and the North County Area Plan.

1982 General Plan:

The 1982 General Plan contains policies under the chapter headings of natural resources, environmental constraints, human resources, and area development. Natural resource policies include protection of open space, environmentally sensitive habitat, archeological resources, water, and energy resources. Environmental constraints include geology, flood, fire, air quality, water quality and noise. Human resources include socioeconomic considerations, social equity, and promotion of job creation while balancing resource protections. Area development includes the subjects of land use, current holding capacity and zoning, transportation, public services and facilities, and housing.

Natural Resources: The project may conflict with goals and policies of the 1982 General Plan including Water supply (Goal 5) and Vegetation and Wildlife protection (Goals 7, 8, 9, and

Charolais Ranch Initial Study
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11). Based on available information, implementation of the proposed project would result in demand for potable water, which may exacerbate existing known overdraft conditions in the North County area. Consistency with the goals, objectives and policies of the 1982 General Plan surrounding groundwater use will be discussed further in the EIR. Implementation of the project would impact oak woodlands, oak savannah, and maritime chaparral communities. Although the project would result in direct impacts to these vegetative communities, lots and access roads have been designed to minimize impacts to these areas and would conserve large portions of these areas in permanent open space. Consistency with the relevant goals, objectives, and policies protecting vegetation, wildlife habitat, and environmentally sensitive habitats will be discussed further in the EIR.

Environmental Constraints: The project is located in a high fire hazard area and within a high seismic hazard zone (Zone IV). It is not located within 1/8 mile of a potentially active fault, within a flood hazard zone, and would not involve the use or transport of hazardous materials. A Geotechnical and geologic study was prepared for the project that indicates that the site can be engineered and developed resulting in standard levels of acceptability of safety from a seismic and geological standpoint. Drainage studies have also been prepared which address stormwater runoff, collection, and detention on site, and minimizing potential erosion hazards from development of the roads, infrastructure, and anticipated residential development of the proposed lots. The project has also been reviewed by the North Monterey County Fire Protection District and conditions and recommendations have been or would be incorporated in the project including providing for a secondary emergency egress road to Chuna Lane, maintaining adequate emergency access to/from the proposed lots on the site, and incorporating fire protection measures in future construction including fire clearances around structures, sprinkler systems, and more.

Human Resources: The project includes a standard low density residential subdivision. Economic benefits are limited to temporary construction jobs. The project would not likely significantly affect socioeconomic characteristics in the area. The project would be required to comply with the County's Inclusionary Housing Ordinance, which requires developers that build residences in the unincorporated county to price-restrict residences such that they are sold below market rate, or pay an in-lieu fee.

Area Development: The 1982 General Plan designates the project site for low density residential use. Parcel sizes with the LDR designation range from 1-5 acres per unit. The proposed project would include a 26-lot residential subdivision on a 130-acre parcel resulting in a residential density of approximately 5 acres. Low or rural density residential uses are generally considered appropriate in areas containing natural resource and environmental constraints. The residential use proposed is not anticipated to impact agricultural uses or be incompatible with existing or planned development in the area. Residential lots and subdivision improvements have been sited to avoid and minimize development on slopes, and more than half of the site would be preserved as open space. Potential incompatibilities are related to water supply as identified in the *Natural Resources* subsection above and as further defined in Policy 26.1.4.3 which requires the applicant to provide evidence of an assured long term water supply in terms of yield and quality for all lots which are to be created through subdivision. Water supply will be discussed further in the EIR.

North County Area Plan:

The North County Area Plan contains policies mirroring those of the General Plan policies discussed above with additional specificity. Review of North County Area Plan policies support the conclusions reached above including the primary issues surrounding water quantity and quality available to serve the proposed development. The North County Area Plan makes assumptions (Assumption 11) that “current water shortage and/or water quality problems will preclude significant development increases in many areas until those problems are solved.”

Policy 6.1.4 (NC) states “New development shall be phased until a safe, long-term yield of water supply can be demonstrated and maintained. Development levels that generate water demand exceeding safe yields of local aquifers shall only be allowed once additional water supplies are secured.”

Water Quality Control Plan:

Subdivision improvements, including roads, utilities, and drainage systems, would require grading, which may trigger the requirements for Stormwater Pollution Prevention Plan (SWPPP). Preparation and implementation of a SWPPP as well as mandatory compliance with the County’s grading, stormwater, and drainage requirements (contained in Title 16 of the Monterey County Code) would ensure compliance with the applicable Water Quality Control Plan.

Air Quality Management Plan:

Monterey Bay Air Resources District incorporates the County’s General Plan in its preparation of regional air quality plans. Consistency of a project with the regional population and employment forecast would result in consistency of the project with the Air Quality Management Plan. As determined by AMBAG, the project would not exceed the year 2015 population forecast, making this project consistent with the applicable Air Quality Plan. Section VI.3, *Air Quality*, below discusses whether the project conflicts or obstructs implementation of air quality plans, violates any standard or contributes to air quality violations, results in cumulative non-attainment of ambient air quality standards, exposes sensitive receptors to pollutant concentrations or creates objectionable odors affecting many people.

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

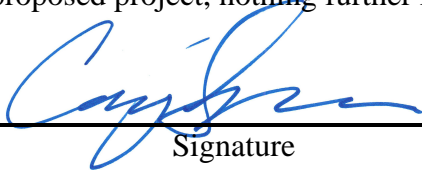
This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Less than Significant with Mitigation Incorporated” as discussed within the checklist on the following pages.

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

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

August 25, 2022

Date

Craig W. Spencer, Supervising 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		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	In non-urbanized 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 a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Aesthetics 1(a-d) – Potentially Significant Impact. The proposed project includes the removal of at least 215 oak trees to accommodate subdivision improvements and would likely require removal of additional 260 oak trees for development of individual lots. The project could substantially alter the existing visual character of the site from surrounding properties. In addition, the project would create a new source of light that could affect nighttime views in the area. The project would not be visible from a designated scenic road or scenic vista area.

The proposed project may have *potentially significant* impacts to aesthetics. This impact will be discussed further in the EIR.

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.5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: IX.6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Agriculture and Forestry Resources 2(a) – No Impact. The project site is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as designated by the Department of Conservation California Farmland Mapping and Monitoring Program (FMMP) (Source: IX.5). Land directly adjacent to the project site is designated as Urban/Built-up Land by the FMMP. The nearest designated Important Farmland is located approximately 0.9 mile southwest of the project site, which is designated as Unique Farmland and Farmland of Statewide of Importance. The proposed project would not have any effect on the status of this or surrounding farmland designations. Therefore, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. There would be *no impact*. This impact will not be discussed further in the EIR.

Agriculture and Forestry Resources 2(b) – No Impact. The project site is not under a Williamson Act contract (Source: IX.6). The project site is located near Williamson Act properties 1.8 miles east, 1.2 miles south, and 1.5 miles west, of the project site. The proposed project would not result in an indirect conversion of any of these nearby Williamson Act contracted lands. The project site has been used for cattle grazing in the past; however, the site is designated low density residential and is surrounded by existing low density residential uses. With the exception of designated grazing lands nearby to the southeast, there are no existing agricultural uses or agriculturally-designated lands within 0.25 mile of the site. There would be *no impact*. This impact will not be discussed further in the EIR.

Agriculture and Forestry Resources 2(c, d) – Less Than Significant. The project site is not zoned as forest land, timberland, or timberland production. The site is zoned for residential use and the proposed project involves a residential subdivision. However, the site contains oak woodlands, and meets the definition of “forest land” pursuant to PRC 12220(g). In accordance with PRC §12220(g), forestland is defined as “land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits” (Public Resource Code Section 12220[g]). For this analysis, conversion of forestland to non-forest use would occur if the proposed project would reduce an existing tree cover in excess of 10% to below 10%. The project would facilitate residential development within an oak woodland, including removal of at least 215 oak trees to accommodate development of individual lots, and an estimated 260 additional trees would be removed for development of the individual lots. The project would preserve three open space areas on the project site, where the majority of the existing over 3,500 oak trees are located. Based on a site reconnaissance and review of aerial imagery, the project site has approximately 58% tree canopy coverage (Google 2021). The project would preserve 94% of the existing oak trees on site. Despite this reduction in tree canopy coverage (from 58% to 54.5% coverage), the project would not reduce the canopy to less than 10% total coverage. Therefore, impacts would be *less than significant*. This impact will not be discussed further in the EIR.

Agriculture and Forestry Resources 2(e) – Less Than Significant. As discussed above, the proposed project is not located within designated Farmland, and lacks connectivity with active agricultural uses. In addition, the site is not zoned for agricultural uses, and the project would be set back from grazing land uses to the southeast such that the project would not indirectly result in the conversion of existing agricultural uses. In addition, the future construction of 26 residential units would result in similar development to the existing adjacent residential land uses (Figure 2). Therefore, this project would not conflict with adjacent agricultural uses. Furthermore, as described under criterion 2(c, d), while the site contains oak woodlands and a large percentage of tree cover, the proposed project would not reduce on-site forest land to less than 10% of the site coverage. Therefore, the proposed project would not result in the substantial conversion of forest land to non-forest use. Although the site is designated for residential use, the proposed project would place infrastructure and residential development in an area that supports oak woodlands. The proposed project would have a *less than significant* impact to the conversion of Farmland and forest land to non-agricultural and non-forest use, respectively. This impact will not be discussed further in the EIR.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Air Quality 3 (a-c) – Potentially Significant Impact. The project would have the potential to create short and long term air quality impacts through construction or permanent use which may violate existing air quality plan standards. The proposed project may have *potentially significant* impacts to air quality. This will be discussed further in the EIR.

Air Quality 3(d) – Less Than Significant. The proposed project would facilitate the future development of residences on the project site. Per the Monterey Bay Air Resources District (MBARD) CEQA Guidelines, “[t]ypical sources of odors include landfills, rendering plants, chemical plants, agricultural uses, wastewater treatment plants, and refineries.” The proposed land use is not considered to be odor-generating. Construction-related odors would be short-term and would cease upon completion. Use of the single-family dwellings would not generate substantial particulate emissions (dust) or other pollutants and therefore is not considered a potentially significant air quality impact. Impacts would be *less than significant*. This impact will not be discussed further in the EIR.

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.7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source IX.7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source IX.7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source IX.7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source IX.7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source IX.8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Biological Resources 4(a-e) – Potentially Significant Impact. The project includes initial site improvements for roads, drainage facilities, and utilities within the subdivision. Additional clearing and development would occur as each of the 26 lots created for residential use are developed. These improvements would impact existing natural vegetation and wildlife habitat at the site.

A biological report was prepared in 2006 for the site by Zander Associates with two updates occurring in 2013 and 2016 (Source IX.7). The biological report analyzes impacts to vegetative communities and sensitive wildlife habitat. According to the biological report, the site is divided grasslands, coast live oak woodlands, chaparral, coastal scrub, and seasonal wetlands. Special status plant species addressed include: Yadons Piperia, Monterey Spineflower, Hookers and

Charolais Ranch Initial Study
PLN050692

Pajaro Manzanita, and Eastwood's Goldenbrush. Special status animal species surveyed include: Sensitive bat species, nesting raptors, burrowing owls, and California Tiger Salamander.

The proposed project may have *potentially significant* impacts to biological resources. This impact will be discussed further in the EIR.

Biological Resources 4(f) – No Impact. There are no Habitat Conservation Plans or Natural Community Conservation Plans in Monterey County or otherwise applicable to the site (Source IX.8). There would be *no impact*. This impact will not be discussed further in the EIR.

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 as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Cultural Resources 5(a) – No Impact. There are no existing structures or historic resources present at the site that might be impacted by the proposed development. Therefore, *no impact* to historic resources would occur. This impact will not be discussed further in the EIR.

Cultural Resources 5(b) – Potentially Significant Impact. The site is mapped as having a low probability of containing archaeological resources on the County’s resource maps; however, unanticipated archaeological resources, including historic and prehistoric-age archaeological resources, may be present and could be adversely impacted by future on-site development. For this reason, the proposed project may have *potentially significant* impacts to historical and archaeological resources and this impact will be discussed further in the EIR.

Cultural Resources 5(c) – Less Than Significant. While no known cemeteries or archaeological resources containing human remains within the project site, the discovery of human remains is always a possibility during ground disturbances, as would be required for future development on the site. Human burials outside of formal cemeteries often occur in prehistoric archaeological contexts. In addition to being potential archaeological resources, human burials have specific provisions for treatment in Section 5097 of the California Public Resources Code. Additionally, the California Health and Safety Code (Sections 7050.5, 7051, and 7054) has specific provisions for the protection of human burial remains. Existing regulations address the illegality of interfering with human burial remains, and protects them from disturbance, vandalism, or destruction. Public Resources Code Section 5097.98 also addresses the disposition of Native American burials, protects such remains, and establishes the NAHC as the entity to resolve any related disputes.

If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner would notify the Native American Heritage Commission (NAHC), which would determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human

remains and items associated with Native American burials. Compliance with Public Resources Code Section 5097.98 and State of California Health and Safety Code Section 7050.5 would ensure impacts to human remains are *less than significant*. This impact will not be discussed further in the EIR.

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

Discussion/Conclusion/Mitigation:

Energy 6(a-b) – Potentially Significant Impact. The proposed project would result in the consumption of energy resources and may have *potentially significant* impacts to energy. This impact will be discussed further in the EIR.

7. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii)	Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv)	Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? (Source: IX.9)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: IX.9)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Geology and Soils 7(a-f) – Potentially Significant Impact. According to the Seismic Hazards Map for the North County Area, the project site is located within a Seismic Hazard Zone IV (moderately high). A Geologic, Soils Engineering, and Percolation Report for the property was prepared by LandSet Engineers, Inc, dated November 30, 2006. The Geotechnical Report indicates that hazards at this site to structures and improvements include ground shaking, erosive soils, and soil expansion (Source: IX.9).

The proposed project may have *potentially significant* impacts to geology and soils including landslides, liquefaction, seismic-related ground shaking, erosion, stable soils, and paleontological resources. According to the report, these impacts can be mitigated to a less than significant level. This impact will be discussed further in the EIR.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Greenhouse Gas Emissions 8(a, b) – Potentially Significant Impact. Future development facilitated by the project would result in GHG emissions from energy use (electricity and natural gas), mobile sources (vehicle trips), area sources (landscape maintenance), solid waste generation, water use, and wastewater generation. These emissions may result in a *potentially significant* impact related to GHG emissions. As such, this impact will be discussed further in the EIR.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: IX.10 & IX.11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: IX. 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (Source IX.13)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Hazards and Hazardous Materials 9(a-b) – No Impact. The proposed project would facilitate the future construction of 26 residential units. Typical residential uses do not involve the routine transport, use, or disposal of substantial quantities of hazardous materials. There would *be no impact*. This impact will not be discussed further in the EIR.

Hazards and Hazardous Materials 9(c) – No Impact. No schools are located within 0.25 mile of the project site. The nearest schools are Prunedale Elementary School and Central Bay High School, located approximately 0.8 and 0.9 mile west of the project site, respectively. There would be *no impact*. This impact will not be discussed further in the EIR.

Hazards and Hazardous Materials 9(d) – No Impact. In accordance with Government Code Section 65965.5, the Department of Toxic Substances Control EnviroStor Database and the State Water Quality Control Board Geotracker Database, as well as the State list of solid waste disposal sites identified by the Water Board and list of active CDO and CAO were checked to determine if the project site was listed as a hazardous material site. The nearest site listed on the Envirostor database is a federal superfund site, Crazy Horse Sanitary Landfill, located 2.7 miles northeast of the project site (Source: IX.10). Geotracker identified several closed LUST Cleanup sites all located over 1.0 mile from the project site (Source: IX.11). The project site was not listed on any database compiled pursuant to Government Code Section 65965.5. There would be *no impact*. This impact will not be discussed further in the EIR.

Hazards and Hazardous Materials 9(e) – No Impact. The Salinas Municipal Airport is located approximately 7.8 miles south of the project site and the site is not within the Salinas Municipal Airport Land Use Plan Area (Source: IX.12). The project would not expose people or structures to airport hazards. There would be *no impact*. This impact will not be discussed further in the EIR.

Hazards and Hazardous Materials 9(f) – Less Than Significant. The project entails a subdivision and future construction of 26 residences with corresponding roadways and other improvements. The addition of 26 residences is not considered a significant growth that might interfere with existing evacuation plans or routes. The Monterey County General Plan Safety Element identifies predesignated emergency evacuation routes. The nearest evacuation routes to the project site are Pesante Road and U.S. Highway 101 (Source: IX.2). The project site would comply with the Municipal Code and Fire Department standards for emergency vehicle access. In addition, no evacuation routes would be modified by the project which would interfere with an existing emergency response or evacuation plans. Therefore, impacts would be *less than significant*. This impact will not be discussed further in the EIR.

Hazards and Hazardous Materials 9(g) – Potentially Significant. The project site is surrounded by rural residential land within unincorporated Monterey County. As indicated on CAL FIRE Fire Hazard Severity Zone (FHSZ) maps, the site is located within a FHSZ State Responsibility Area (SRA) (Source: IX.13). As discussed in Section IV.15, *Public Services*, the site is adequately served by the North County Regional Fire District of Monterey County, Station 2. Impacts would be *potentially significant*. Wildfire impacts will be discussed further in the EIR (see discussion of Wildfire in Section 20).

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Charolais Ranch property is within the Pajaro Sunny Mesa Community Services District (PSMCSD) boundaries adopted by the Local Agency Formation Committee of Monterey County (LAFCO). Specifically, the property is located in the North Monterey County (NORMCO) water service area of PSMCSD. The applicant proposes expansion of and connection to the NORMCO water system which is owned and operated by PSMCSD with oversight from the State Water Resources Control Board and Monterey County Environmental Health Department.

Future development facilitated by the project would rely on groundwater supplies. The project site is located within the Salinas Valley Groundwater Basin (SVGB), Langley Aquifer Subbasin, as defined in California's Groundwater Bulletin 118. The SVGB is comprised of eight subbasins,

all within Monterey County: 180/400 Foot Aquifer, East Side Aquifer, Forebay Aquifer, Upper Valley Aquifer, Corral de Tierra Area, Langley Area, Seaside Area, and the Paso Robles Area.

Little information of current conditions in the Langely subbasin is available from DWR. The Langley subdivision is not mapped by DWR as a basin that is subject to critical conditions of overdraft; however, the subbasins to the north (Pajaro) and west (180/400 Foot Aquifer) are mapped as “critically over-drafted” subbasins.

Hydrology and Water Quality 10(a) – Potentially Significant Impact. The proposed subdivision would rely upon groundwater to serve the 26 future residences. Increases in water demand could potentially violate local water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. The proposed project may have *potentially significant* impacts to water quality. This impact will be discussed further in the EIR.

Hydrology and Water Quality 10(b) – Potentially Significant Impact. The proposed subdivision would rely upon groundwater to serve the 26 future residences. Increases in demand for groundwater within the over-drafted groundwater area would have a potentially significant effect on the environment by increasing net deficits within the aquifer and by lowering ground water levels in the area which results in additional seawater intrusion into the aquifer and could interfere nearby wells. The proposed project may have *potentially significant* impacts to groundwater. This impact will be discussed further in the EIR.

Hydrology and Water Quality 10(c) – Potentially Significant Impact. The site is currently undeveloped and thus has significant percolation. Future development of a subdivision on the site could substantially alter the existing drainage pattern of the site or area, including through the addition of impervious surfaces, which could result in erosion or flooding. The proposed project may have *potentially significant* impacts to drainage patterns. This impact will be discussed further in the EIR.

Hydrology and Water Quality 10(d) – No Impact. The project site is not located within a flood plain and is not subject to inundation by seiche or tsunami. The site is several miles from the Pacific Ocean and from any large lake or water source that would be capable of producing a seiche or tsunami. There would be *no impact*. This impact will not be discussed further in the EIR.

Hydrology and Water Quality 10(e) – Potentially Significant Impact. Future development on the site could increase water demand or create a substantial source of pollution that may conflict or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. The proposed project may have *potentially significant* impacts to water quality plans. This impact will be discussed further in the EIR.

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, IX.2 & IX.3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (Source: IX.1, IX.2 & IX.3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Land Use and Planning 11(a) – No Impact. The site is surrounded by low density residential development and the project would facilitate similar development on the site. The site has been assigned a maximum density of 5 acres per unit and 26 low density residential lots are proposed on 131 acres of land resulting in a density and proposed use in keeping with the land use designation for the site. Future site development would be consistent with surrounding land uses. Therefore, the project would not physically divide an established community and there would be *no impact*. This impact will not be discussed further in the EIR.

Land Use and Planning 11(b) – Potentially Significant. Technical reports have been prepared for the site that address biological impacts, drainage impacts, forest impacts, and other relevant resource protections. Potential conflicts with the 1982 General Plan² and North County Area Plan exist relative to creation of new lots in an area of known groundwater overdraft and within sensitive biological communities. Therefore, the proposed project would have a *potentially significant* impact related to conflicts with applicable land use plans. This impact will be discussed further in the EIR.

² As described in Section III, the project would be subject to the 1982 General Plan policies pursuant to Government Code Section 66474.2.

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. 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: IX. 2 & 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Mineral Resources 12(a, b) – No Impact. The project site is not located in an area containing mineral resources. The project would involve a change in land use from grazing to rural residential but this change would not result in the potential loss of availability of a mineral resource. The project would not result in significant impacts regarding the loss of availability of mineral resources (Source: IX.14). There would be *no impact*. This impact will not be discussed further in the EIR.

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 excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: IX. 1 & 2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels? (Source: IX. 1 & 2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX. 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Noise 13(a, b) – Potentially Significant Impact. The project includes a standard subdivision that would result in 26 low density residential parcels. The site is in a rural area surrounded primarily by other low density residential subdivisions. Future residential development facilitated by the project would result in temporary construction noise and vibration as well as permanent operational noise. The proposed project may have *potentially significant* impacts to noise. This impact will be discussed further in the EIR.

Noise 13(c) – No Impact. The Salinas Municipal Airport is located approximately 7.8 miles south of the project site and the site is not within the Salinas Municipal Airport Land Use Plan Area or within the vicinity of a private airstrip (Source: IX.12). Therefore, the project would not expose people or structures to excessive noise levels related to airport use. There would be *no impact*. This impact will not be discussed further in the EIR.

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 population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: IX. 1, IX.15 & IX.16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Population and Housing 14(a) – Less than Significant. The site is bound on the north, west, and south sides by developed low density residential communities including the Grey Eagle Community, Hillview Terrace, Cross Road and Cunha Roads with residential developments to the west, and Meadow Ridge Community to the south. To the east of the site is mostly large lot ranches, oak woodlands, grasslands, and chaparral communities with a few rural residential homes on large lots. The proposed project facilitates the future construction of 26 residential parcels across 27 parcels (Lots 1 to 26, ranging in size from 1.4 acres to 3.7 acres, with an average lot area of 2.2 acres) and three separate open space areas totaling 73.2 acres.

According to the Association of Monterey Bay Area Governments (AMBAG), the population of unincorporated Monterey County is expected to grow by approximately 110,326 people by 2045 (Source IX.15). With this population growth, AMBAG projects that an additional 41,408 housing units would also be added by the year 2045. These numbers correspond to an overall growth of 6% and 7%, respectively (Source IX.16). With the proposed project's increase of 26 new residences, it would not account for a significant or unaccounted growth within unincorporated Monterey County. Therefore, the proposed project would not induce significant substantial population growth. Impacts would be *less than significant*. This impact will not be discussed further in the EIR.

Population and Housing 14(b) – No Impact. The project site does not contain existing residential development, and future construction of residences on the project site would not result in the removal of existing housing or displacement of existing residents. There would be *no impact*. This impact will not be discussed further in the EIR.

15. PUBLIC SERVICES				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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:				
i) Fire protection? (Source: IX. 1 & 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection? (Source: IX. 1 & 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools? (Source: IX. 1 & 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks? (Source: IX. 1 & 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities? (Source: IX. 1 & 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Public Services 15(a.i) – Less than Significant. The project would be provided fire protection services by the North County Fire Protection District, Station 2 (Source: IX.17). The project includes an emergency access road connecting to Cunha Lane on the southwest boundary of the site. The proposed project would tie into an approved mutual water system owned and operated by Pajaro Sunny Mesa Community Services District with adequate water flow and pressure for fire protection purposes. The addition of 26 residential lots on the project site would not require the construction of new fire protection facilities. In addition, the project has also been reviewed by the North Monterey County Fire Protection District and future development facilitated by the project would be required to comply with the District's conditions and recommendations, including specific fire clearances around proposed structures and the provision of fire sprinkler systems. The proposed secondary emergency egress road to Chuna Lane would provide adequate emergency access to and from the proposed residential lots on the site. Therefore, impacts would be *less than significant*. This impact will not be discussed further in the EIR.

Public Services 15(a.ii) – Less than Significant. The Monterey County Sheriff's Department would serve the project. The proposed project facilitates the future development of 26 new residences with the addition of approximately 84 new residents³ to the project site. The population increase could increase demand for sheriff services but would not be expected to increase demand such that additional facilities would be required to service the site. Impacts would be *less than significant*. This impact will not be discussed further in the EIR.

³ Population calculated using an average of 3.22 persons per household (Source: IX.19).

Public Services 15(a.iii) – Less than Significant. The site is located within the boundaries of the North Monterey County Unified School District (NMCUSD). The nearest schools are Prunedale Elementary School and Central Bay High School, located approximately 0.8 and 0.9 mile west of the project site, respectively. As individual lots on the site are developed, developers would be required by law to pay school impact fees at the time building permits are issued. These fees are used by NMCUSD to mitigate impacts associated with long-term operation and maintenance of school facilities. The applicant's fees would be determined at the time of the building permit issuance and would reflect the most current fee amount requested by NMCUSD. Pursuant to Section 65995(h) of the California Government Code, payment of these fees "is deemed to be full and complete mitigation of impacts of any legislative or adjudicative act, or both, involving but not limited to, the planning, use, or development of real property, or any change in government organization or reorganization. Impacts would be *less than significant*. This impact will not be discussed further in the EIR.

Public Services 15(a.iv) – Less than Significant. Monterey County has a total park acreage of approximately 293,781 acres with approximately 2.802 acres per 1,000 residents (Source: IX.2, 19). The nearest parks to the site are Summerhill Park and Manzanita County Park, located 1.6 and 2.0 miles north of the site, respectively; and Rogge Commons Park, located approximately 2.9 miles south of the site. As previously mentioned in the Section II, *Project Description*, the proposed project includes three separate open space areas totaling 73.2 acres which would be available for resident use. With the future development of 26 units, the proposed project would be expected to increase the population of unincorporated Monterey County by approximately 84 new residents. With the increase in population from the project, the total acres per 1,000 residents would be approximately 2,780 acres. Therefore, future development facilitated by the project would not directly or indirectly result in the need for new or expanded park facilities. Impacts would be *less than significant*. This impact will not be discussed further in the EIR.

Public Services 15(a.v) – Less than Significant. As mentioned above in Section 14, *Population and Housing*, the project would facilitate the future development of 26 new residences within unincorporated Monterey County. The increase in housing units would not require the development of additional public facilities and would not have any project-specific significant impact on public services. There would be *no impact*. This impact will not be discussed further in the EIR.

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

Discussion/Conclusion/Mitigation:

Recreation 16(a) – Less than Significant. The nearest parks to the north of the site are Summerhill Park and Manzanita County Park, located 1.6 and 2 miles away, respectively. To the south, the nearest park is Rogge Commons Park which is approximately 2.85 miles from the site. Future on-site residents may utilize these existing parks, but the nominal increase in use would not cause these facilities to experience accelerated deterioration. In addition, open space would be provided on-site. Recreational facilities meeting the requirements of Subdivision Ordinance Chapter 19.12 would be required. The project applicant would be required to pay an in-lieu fee for park and recreational facilities pursuant to Section 19.12.010 of the Monterey County Code. Therefore, even though the project would increase the use of existing nearby recreational facilities, the applicant's recreational facility credit would be used to ensure that substantial deterioration of the facilities would occur. Impacts would be *less than significant*. This impact will not be discussed further in the EIR.

Recreation 16(b) – No Impact. The project does not include a recreational facility and would not result in the need for new or expanded facilities. However, the project does include three separate open space areas totaling 73.2 acres which would be available for resident use. There would be *no impact*. This impact will not be discussed further in the EIR.

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.18)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (Source: IX.18)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)? (Source: IX.18)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access? (Source: IX.18)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Transportation 17(a-d) – Potentially Significant Impact. The project site is located south of Pesante Road, across from the intersection of Pesante Road and Eagle Way. Access to the site would be provided by Pesante Road, which extends east from Highway 101. Travelers headed north from the site or coming to the site from the south would access Pesante Road from Highway 101 or from connector roads within neighborhoods to the south that connect to Pesante Road. Travelers headed to the site from the north or leaving the site headed south would access Pesante Road from Highway 101 via Blackie Road, Prunedale South Road, and Cross Road or from connector roads south of the site. Emergency access would be provided at Chuna Lane to the southwest of the site. Connector Roads include Cross Road, Reese Circle, and Country Meadows Road which connect Pesante Road to the northern side of the City of Salinas.

The project would add new traffic to the nearby road system including Pesante Road, Cross Road, Prunedale South Road, Blackie Road intersection and Highway 101, and may potentially increase regional vehicle miles traveled. The proposed project may have *potentially significant* impacts to transportation and may conflict with existing plans, policies, or emergency access routes. This impact will be discussed further in the EIR.

18. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Tribal Cultural Resources 18(a, b) – Potentially Significant Impact. California Assembly Bill 52 of 2014 (AB 52) establishes that “A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (PRC Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and is:

1. 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
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.”

The proposed project may have *potentially significant* impacts to tribal cultural resources. The County will complete AB 52 tribal consultation and this impact will be discussed further in the EIR.

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

Discussion/Conclusion/Mitigation:

The project would be served by individual septic systems. Stormwater runoff would be required to be detained and treated before leaving the site in accordance with County requirements and Regional Water Quality Control Board requirements. Solid waste would be disposed of at the Johnson Canyon landfill, located at 31400 Johnson Canyon Rd, Gonzales.

Utilities and Service Systems 19(a-e) – Potentially Significant Impact. The development facilitated by this project would result in increased water demand, wastewater generation, stormwater runoff, and solid waste generation. Therefore, the proposed project may have *potentially significant* impacts to utilities and service systems. This impact will be discussed further in the EIR.

20. WILDFIRE				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrollable spread of a wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (Source: IX.13 & IX.17)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (Source: IX.13 & IX.17)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Like nearly all of California, the project site is prone to some degree of wildfire hazard. The project site is surrounded by rural residential land within unincorporated Monterey County. As indicated on CAL FIRE Fire Hazard Severity Zone (FHSZ) maps, the site is located within a FHSZ State Responsibility Area (SRA) and is designated as a High Fire Hazard Severity Zone (Source: IX.13). Surrounding land uses are designated as Moderate to High FHSZ. The nearest Very High Fire Zone is located approximately 2.8 miles southeast of the project site. The site is served by the North County Regional Fire District of Monterey County, Station 2. An emergency access road connecting to Cunha Lane on the southwest boundary of the site is also proposed.

Wildfire 20(a-d) – Potentially Significant Impact. Development facilitated by the project would result in the construction of new residences on the project site, which would expose new residents and workers to wildfire risks associated with the project location in an SRA and High Fire Hazard Severity Zone. The proposed project may have *potentially significant* impacts to wildfire. This impact will be discussed further in the EIR.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Mandatory Findings of Significance 21(a-c) – Potentially Significant Impact. Cumulative development in the vicinity of the project site may result in significant cumulative impacts to more than one resource area, including greenhouse gas emissions, hydrology and water quality, and transportation. The proposed project may degrade the quality of the environment for biological resources, may result in a considerable contribution to cumulative impacts, may cause a direct or indirect substantial adverse effect to human beings, and may have *potentially significant* impacts. Impacts related to this section, including cumulative impacts related to each of the resource areas described above and requiring further analysis, will be discussed further in the EIR.

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 PLN050692 and the attached Initial Study.

IX. REFERENCES

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7. Zander Associates. 2006. Biological Resources Assessment-Charolais Ranch.
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16. Association of Monterey Bay Area Governments (AMBAG). Adopted June 2022. 2022 Regional Growth Forecast – Table 9, Subregional Housing Forecast.
17. North County Fire Protection District of Monterey County (NCFPD). About NCFPD – District Map. <https://www.ncfpd.org/about-ncfpd> (accessed April 2021).

18. Hatch Mott McDonald. 2015. Charolaid Ranch Subdivision TIA.
19. California Department of Finance. 2021. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2021-2022 with 2020 Census Benchmark. May 2022. <https://dof.ca.gov/Forecasting/Demographics/Estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2022/> (accessed August 2022).
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