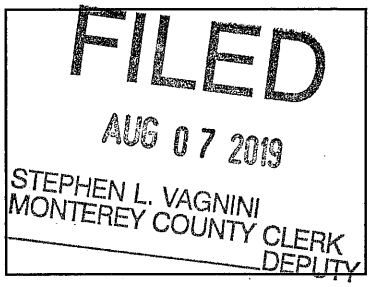
County of Monterey
State of California

MITIGATED NEGATIVE DECLARATION



Project Title:	Ocho West Ca LLC
File Number:	PLN180337
Owners:	Ocho West Ca LLC
Project Location:	12 Rancho San Carlos Road, Carmel
Primary APN:	157-131-002-000
Project Planner:	Kenny Taylor
Permit Type:	Coastal Administrative Permit and Design Approval
Project Description:	Coastal Administrative Permit and Design Approval to allow the construction permit of a 6,800 square foot single family dwelling with attached garage and Coastal Administrative Permit and Design Approval to allow the construction of an 800 square foot detached Accessory Dwelling Unit with attached garage, Carmel Land Use Plan, Coastal Zone.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

a) That said project will not have the potential to significantly degrade the quality of the environment.

b) That said project will have no significant impact on long-term environmental goals.

c) That said project will have no significant cumulative effect upon the environment.

d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Decision Making Body:	Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	August 9, 2019
Review Period Ends:	September 9, 2019

Further information, including a copy of the application and Initial Study are available at the Monterey County RMA Planning, 1441 Schilling Place South, 2nd Floor, Salinas, CA 93901/(831) 755-5025

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING
1441 SCHILLING PL SOUTH 2ND FLOOR, SALINAS, CA 93901
(831) 755-5025 FAX: (831) 757-9516

NOTICE OF INTENT TO ADOPT A MIGITAGATED NEGATIVE DECLARATION
MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Coastal Administrative Permit and Design Approval (Ocho West Ca LLC, File No. PLN180337) at 12 Rancho Carlos Road, Carmel (APN 157-131-002-000) (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency – Planning, 1441 Schilling Place, 2nd Floor, Salinas, California. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/resources-documents/environmental-documents/pending .

The Director of RMA-Planning will consider this proposal at a meeting on October 2, 2019 in the Monterey County Resource Management Agency Land Use and Community Development, 1441 Schilling Place South, 2nd Floor, Salinas, CA, 93901. Written comments on this Mitigated Negative Declaration will be accepted from August 9, 2019 to September 9, 2019. Comments can also be made during the public hearing.

Project Description: Coastal Administrative Permit and Design Approval to allow the construction permit of a 6,800 square foot single family dwelling with attached garage and Coastal Administrative Permit and Design Approval to enable the construction to 800 square foot detached Accessory Dwelling Unit with attached garage. The property is located at 12 Rancho San Carlos Road, Carmel (Assessor's Parcel Number 157-131-002-000), Carmel Land Use Plan, Coastal Zone.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@co.monterey.ca.us

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

For reviewing agencies: Resource Management Agency – Planning requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Agency if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey
Resource Management Agency
Attn: Brandon Swanson, Interim Chief of Planning
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: OCHO WEST CA LLC; File Number PLN180337

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

___ No Comments provided
___ Comments noted below
___ Comments provided in separate letter

COMMENTS: _____

_____

_____

_____

DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. California Coastal Commission
4. California Department of Fish & Wildlife, Monterey Field Office Environmental Review, Marine Region
5. California Department of Fish & Wildlife, Region 4, Renee Robison
6. California American Water Company
7. Native American Heritage Commission, Sacramento Office
8. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esslen Nation
9. Ocho West CA LLC, Owner
10. Dris Upitis, Applicant
11. Jay Auburn, Agent
12. The Open Monterey Project
13. LandWatch Monterey County
14. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

Distribution by e-mail only (Notice of Intent only):

1. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
2. Emilio Hipolito (ehipolito@nccrc.org)
3. Molly Erickson (Erickson@stamplaw.us)
4. Margaret Robbins (MM_Robbins@comcast.net)
5. Michael Weaver (michaelrweaver@mac.com)
6. Monterey/Santa Cruz Building & Construction (Office@mscbctc.com)
7. Tim Miller (Tim.Miller@amwater.com)

Revised 1/16/19

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
PLANNING
1441 SCHILLING PL, 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025 FAX: (831) 757-9516

INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title:	Ocho West CA LLC
File No.:	PLN180337
Project Location:	12 Rancho San Carlos Road, Carmel
Name of Property Owner:	Ocho West CA LLC
Name of Applicant:	Jay Auburn
Assessor's Parcel Number(s):	157-131-002-000
Acreage of Property:	176-acres
General Plan Designation:	Watershed and Scenic Conservation
Zoning District:	Watershed and Scenic Conservation, 40 acres per unit with a Design Control District zoning overlay in the Coastal Zone or "WSC/40-D(CZ)"
Lead Agency:	Monterey County Resources Management Agency – Planning
Prepared By:	Kenny Taylor, Associate Planner
Date Prepared:	August 7, 2019
Contact Person:	Kenny Taylor, Associate Planner
Phone Number:	(831) 755-5096

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Project Description:

The proposed project includes: construction of a 6,800 square-feet, two-story single-family residence including attached garage, an 800-square foot single-story accessory dwelling unit[1], 2,920 square-feet of patios, walkways, and retaining walls, and 8,800 square-feet of planters, terraces, and vegetated guest parking (**Table 1**). The proposed main residence will be situated on the flattest portion of a knoll, which generally has an east-west orientation; the main floor will be above grade, while the ground floor will be built into the hillside below grade. The ground floor includes a three-car garage. The proposed accessory dwelling unit will be located on the same knoll, approximately 100 feet to the south of the main residence and approximately 20 feet lower in elevation; the accessory dwelling unit will also be built into the hillside. See **Figures 1 and 2** below.

Figure 1: Site Plan

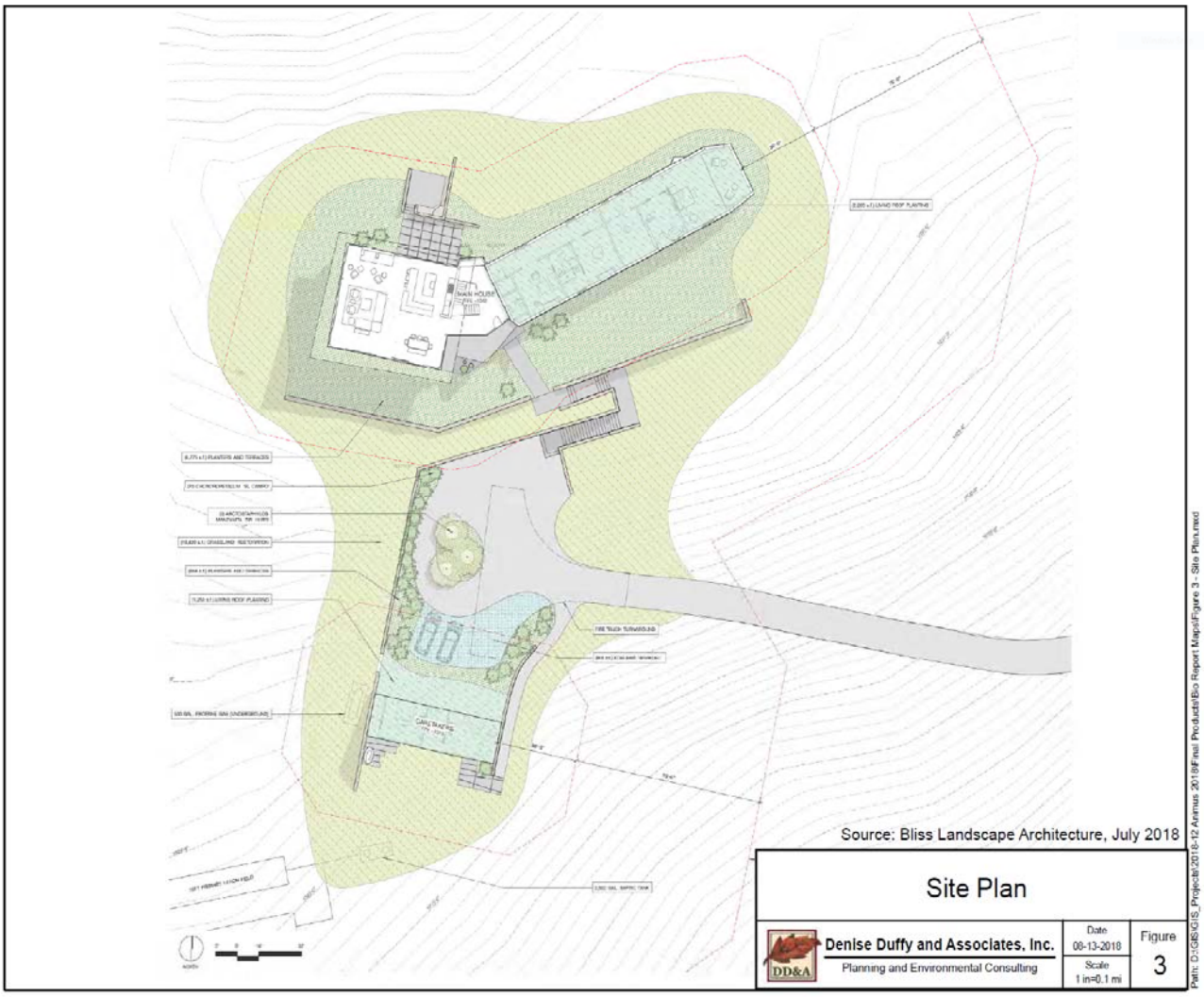


Figure 2: Proposed Northern Elevation

[1] The figures identify the accessory dwelling unit as a "caretaker unit".

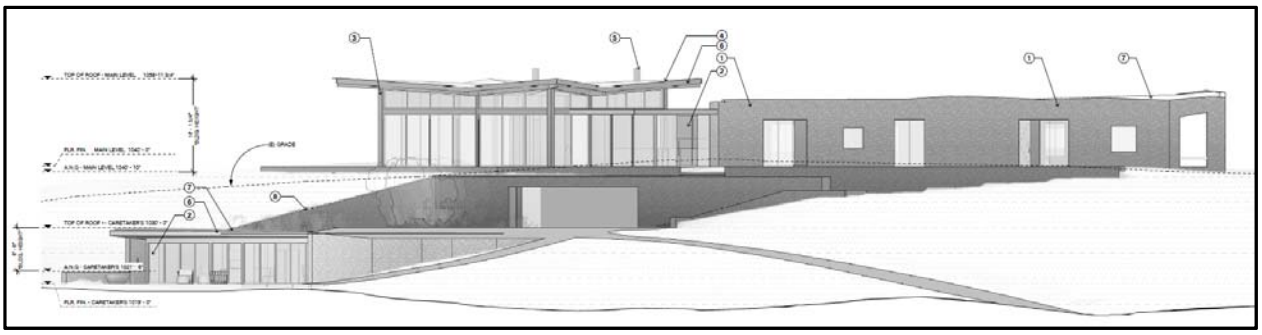


Table 1. Homeland Components

Homeland Component	Area (Square Feet)
Two-story, single-family residence including attached garage	6,800
Ground floor	*2,276*
Main floor	*4,524*
Accessory dwelling unit	800
Patios, walkways, and retaining walls	2,920
Planters, terraces, vegetated guest parking area	8,880

Infrastructure

An approximately 6,100 linear-foot paved driveway (approximately 3,100 square feet, including required emergency turnarounds, is proposed to provide access from Rancho San Carlos Road to the homeland. The driveway would pass through adjacent parcels owned by Denise Malcom (APN 157-131-010) and the Santa Lucia Preserve (SLP; APN 239-021-004), as allowed by the Road, Utility, and Trail Easements. The driveway would follow an existing ranch road for the majority of the alignment; however, the driveway would deviate somewhat from the current alignment near the homeland in order to improve the turns. Additionally, the driveway would be widened from the existing width of approximately eight to nine feet to approximately 12 to 18 feet wide. The project also includes installation of a 2,500-gallon septic tank, which will drain into two 75-foot leach fields, and a 500-gallon underground propane tank. *(Source IX: 1, 2*)

Grading

A Preliminary Grading Plan has been developed by Bestor Engineers, Inc., showing areas to be graded and approximate cut and fill volumes. The proposed grading area is 7.6 acres of the 176-acre parcel and 2-acre driveway easement and consists of 3,100 cubic yards of cut and 4,400 cubic yards of fill. Additional fill includes imported baserock and sub-base material to balance grading on the site. The majority of grading will be for improvements to the existing ranch road for the driveway. (*Source IX: 1, 2a*)

Openlands

Residential development is not allowed within the openlands of the property; however, the conservation easement allows for improvements to utility and sanitary systems, access, agricultural (grazing), and recreational uses. (*Source IX: 2b*)

B. Environmental Setting and Surrounding Land Uses:

The project consists of a proposed development within the 10-acre homeland of a vacant 176-acre parcel (APN 157-131-002) and includes a driveway easement on adjacent parcels owned by Denise Malcom (APN 157-131-010) and the SLP (APN 239-021-004). The project is bounded by the SLP on the east and the Monterey Peninsula Regional Parks District's (MPRPD's) Palo Corona Regional Park (PCRP) on the west. The property is zoned Watershed and Scenic Conservation 40 acres per unit with Design Control Overlay, in the Coastal Zone [WSC/40-D (CZ)] (*Source IX: 1, 2, 3, 4*).

The project site has views of the Santa Lucia mountain range to the southwest, the hills of Carmel Valley to the northeast, and the ocean to the west. County of Monterey (County) Planning staff evaluated the views of the site from all of the "public viewshed" areas as defined in Section 2.2.1 of the Carmel Area Land Use Plan (LUP) and as shown on Map A in the LUP, and determined that due to distance and topography, the project would not create an adverse visual impact from any of those areas. (Source IX: 3, 5) The site is located immediately adjacent to and is visible from a trail on PCRP. See **Figures 3** and **4** below.

Figure 3: Project Vicinity

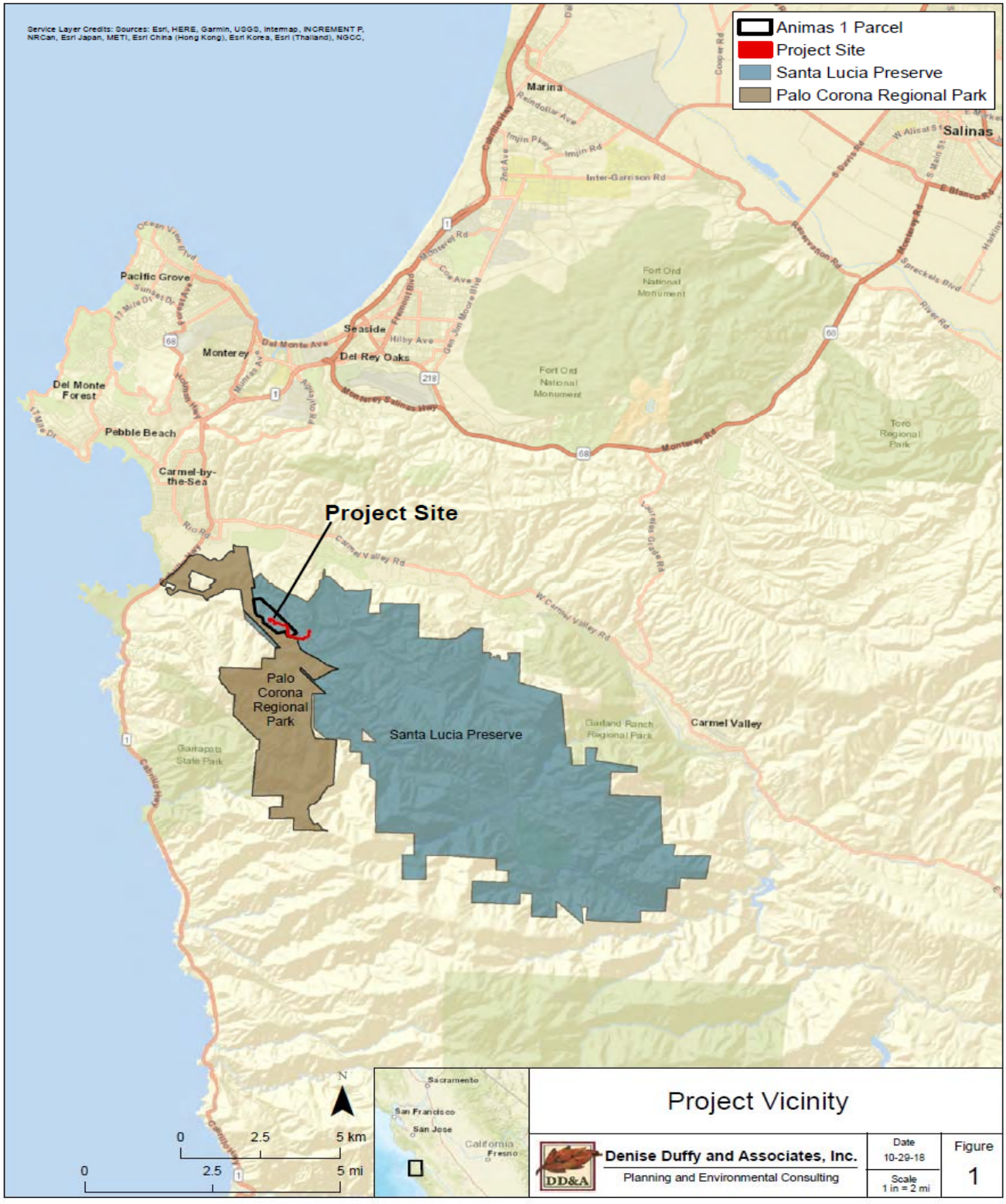
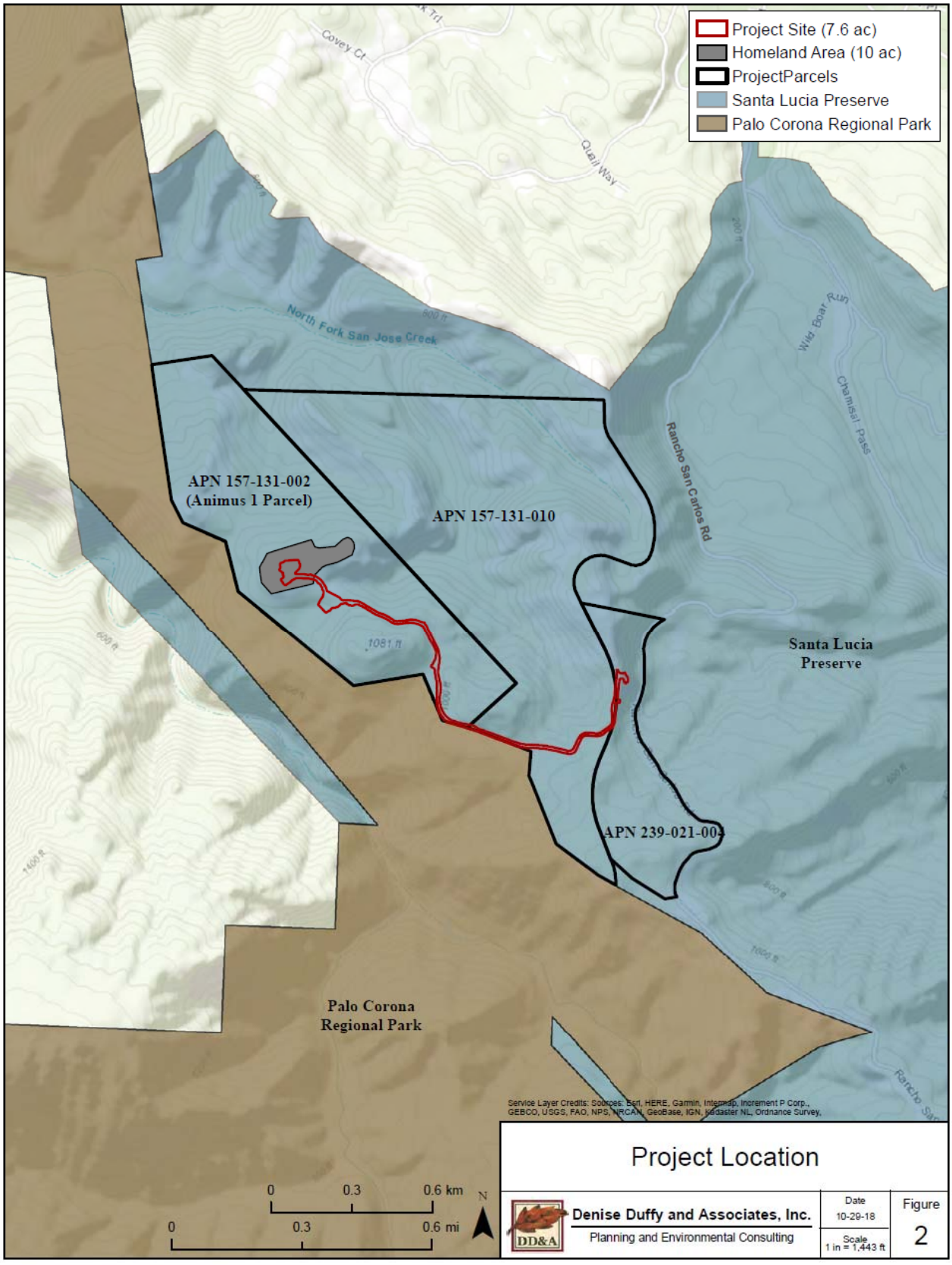


Figure 4: Project Location



A Biological Report was prepared for the project identified that construction and development activities would potentially impact several special-status species. (*Source IX: 6a*)

The site is located within a high seismic zone. The project site is located 4.3 miles southwesterly of the Monterey Bay-Tularcitos Fault and 5.3 miles northeasterly of the San Gregorio Fault, both known as "B Faults" by the State of California. A geotechnical investigation with site specific recommendations determined that the soil conditions are suitable for the proposed use. (*Source IX: 7, 8*)

The subject property is located within a moderate archaeological resource zone. Pursuant to Section 20.146.090 of the Coastal Implementation Plan Part 4, an Archaeological Report was prepared for the project. The report found that there was no evidence of archaeological resources on the property. (*Source IX: 9, 10, 11*) A standard condition of approval requiring that work be stopped if cultural resources are discovered during construction will be included with the discretionary permits.

B. Other public agencies whose approval is required: (e.g. permits, financing approval, or participation agreement)

United States Fish and Wildlife Service (USFWS)
The USFWS requires Incidental Take Permits for take of federally listed species. Federally listed species which have the potential to occur in the development area for the project include: California red-legged frog (*Rana draytonii*: CRLF; Threatened), California tiger salamander (*Ambystoma californiense*; CTS; Threatened).

California Department of Fish and Wildlife (CDFW)
The CDFW requires Incidental Take Permits for take of any listed species pursuant to Section 2081(b) of the California Fish and Game Code. State listed species which have the potential to occur in the development area for the project include: CTS (Threatened).

Monterey County Building Services Department
Building and Grading Permits will be required for site improvements and construction of structures.

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

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

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

General Plan / Land Use Plan
The proposed single-family dwelling and accessory dwelling unit were reviewed for consistency with the 1982 Monterey County General Plan (General Plan) and the Carmel Area LUP. Section IV(A) identifies that the project does not physically divide an established community or conflict with any applicable area plan, policy, or regulation of an agency with jurisdiction over the project. As discussed therein, the project is consistent with the General Plan and Carmel Area LUP. (*Source IX: 3, 12*) **CONSISTENT**

Air Quality Management Plan
Consistency with the Air Quality Management Plan (AQMP) is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). It is not an indication of project-specific impacts, which are evaluated according to the Monterey Bay Air Resources District's (MBARD's) adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact. Consistency of a residential project is determined by comparing the project population at the year of project completion with the population forecast for the appropriate five-year increment that is listed in the AQMP. If the population increase resulting from the project would not cause the estimated cumulative population to exceed the relevant forecast, the project would be consistent with the population forecasts in the AQMP. The regional forecasts adopted by the Association of Monterey Bay Area Governments' (AMBAG) Board of Directors in AMBAG's *2018 Regional Growth Forecast* were used for this consistency determination. Establishment of a single-family dwelling and accessory dwelling unit on a residentially zoned vacant parcel would not contribute to an increase in the population forecasts of the AQMP and would not result in substantial population changes. Therefore, the project is consistent with the 2018 regional forecasts and the AQMP. (*Source IX: 13, 14, 17b*) **CONSISTENT**

Water Quality Control Plan
The Regional Water Quality Control Board (RWQCB) incorporates the County's General Plan in its preparation of regional water quality plans. The project is consistent with the parameters required for a Regional Board Subsurface Disposal Exemption. Section IV (8) (Hydrology and Water Quality) below discusses how the project will not violate any water quality standards or waste discharge requirements, groundwater supplies, groundwater discharge or site drainage. The proposal will not contribute to runoff that may exceed the capacity of the existing or planned stormwater drainage. **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

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

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

☐ Check here if this finding is not applicable

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

EVIDENCE:

Agriculture and Forest Resources: The Monterey County Geographic Information System (GIS) demonstrates that the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance (Farmland and no agricultural activities were observed during County staff's onsite visit). Therefore,

the project would not involve the conversion of agricultural lands to non-agricultural uses. The property is not under a Williamson Act contract. The property is zoned Watershed and Scenic Conservation, 40 acres per unit with a Design Control District zoning overlay in the Coastal Zone or "WSC/40-D(CZ)," which allows agricultural uses subject to a Coastal Administrative Permit. The property has previously been used for cattle grazing and the conservation easement over the property allows for grazing; however, the proposed project does not include any agricultural use. The residential lot (APN: 157-131-002-000) will house one single family residence and an accessory dwelling unit. The vegetation on the site is primarily grassland and coastal scrub. No part of the site meets the definition of forest land as defined in Public Resources Code section 12220(g), timberland as defined in Public Resources Code section 4526, or timberland zoned Timberland Production as defined by Government Code section 51104(g). The area proposed for development will not impact any forest resources or individual trees. *(Source IX: 1, 2, 3, 4, 6, 12, 13, 14, 21, 22) Therefore, the proposed project will have no impacts to agriculture and forest resources.*

Hazards/Hazardous Materials: The proposed development is residential and does not involve the use of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties. The development and use of the property would not involve the transport of hazardous materials and there are no known hazards associated with this project. The project is not located within one-quarter mile of an existing or proposed school or located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There is no airport land use plan or adopted airport plan on the site and the development is not in conflict with any adopted emergency plan. The Monterey County Regional Fire District has reviewed the project application and recommended conditions of approval regarding fire safety. *(Source IX: 1, 15) Therefore, the proposed project will have no impacts on hazards or hazardous materials.*

Hydrology/Water Quality: The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality or decrease groundwater supplies. The proposed residence is not located within a 100-year flood plain and would not result in substantial erosion or siltation, substantially increase the rate or amount of surface runoff which would result in flooding, create or contribute runoff water that would exceed the capacity of stormwater drainage systems, or impede or redirect water flows. The project will be served domestic water by the SLP Community Services District. The Monterey County Water Resources Agency (WRA), Resource Management Agency (RMA)-Environmental Services, and Environmental Health Division have reviewed the project application and, as conditioned, have deemed that the project complies with applicable ordinances and regulations. Standard conditions requiring an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12 have been imposed on the project by the WRA. *(Source IX: 1, 14, 15) Therefore, the proposed project will not have impacts to hydrology or water quality.*

Land Use/Planning: The proposed project is a single-family dwelling and accessory dwelling unit and will be sited on a vacant lot in the SLP, surrounded by open space. As such, the project will not divide an established community. The property is zoned Watershed and Scenic Conservation, which is suitable for the conditional development of agricultural or residential uses. Residential development on the portion of the SLP located within the coastal zone is permitted at a density of 40 acres per unit pursuant to LUP Policy 4.4.3(E)(7). The property will be developed for rural residential uses pursuant to LUP Policy 4.4.2.2. The project design and siting does not conflict with any applicable land use plan or policy. *(Source IX: 1, 3) Therefore, there will be no impacts to land use and planning.*

Mineral Resources: No mineral resources have been identified or would be affected by the project. The project site is not identified as a locally important mineral resource recovery site delineated on a general plan, specific plan or other land use plan. (*Source IX: 1, 10*) *Therefore, there will be no impacts to mineral resources.*

Noise: The construction of one single family residence would not expose others to noise levels or ground borne vibrations that exceed standards contained in the Monterey County General Plan and would not substantially increase ambient noise levels in the area. The project site is not located in the vicinity of an airport or private airstrip. There is no evidence that the persons residing or working near the project site would be significantly impacted by noise related to this project. Temporary construction activities must comply with the County's noise requirements, as required in the County Code, Chapter 10.60. (*Source IX: 1, 5, 8, 12*) *Therefore, the proposed project would not result in impacts to noise.*

Population and Housing: The proposed project would not induce unplanned substantial population growth in the area, either directly through the construction of one single family residence or indirectly as no new infrastructure would be extended to the site. The project would not alter the location, distribution, or density of human population in the area in any significant way or create a demand for additional housing. The project would provide housing for one family on a vacant residentially zoned parcel and existing residences would not be displaced as a result of the project. (*Source IX: 1, 3, 4, 10*) *Therefore, the proposed project would not result in impacts related to population and housing.*

Public Services: The proposed project consists of the construction of one single family residence and an accessory dwelling unit which will be served by public services and utilities including Fire, Police, Schools, Parks and other public facilities. The project would have no measurable effect on existing public services. The Monterey County WRA, Public Works Department, RMA-Environmental Services, and the Environmental Health Bureau have reviewed the project and have provided recommended conditions of approval, where appropriate, to ensure compliance with relevant policies designed and implemented to maintain acceptable service levels and response times. None of the County departments indicated that this project would result in potentially significant impacts. The site is located within the area served by

the Carmel Unified School District, which has the ability to exact fees for development to assure adequate levels of service in the schools. (*Source IX: 1, 12, 15*) *Therefore, the proposed project would not result in impacts related to public services.*

Recreation: The project would not result in a substantial increase in use of existing recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program and does not interfere with any form of historic public use or trust rights. The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 3 of the Public Access Maps of the Carmel LUP. (*Source IX: 1, 3, 10*) *Therefore, the proposed project would not result in impacts related to recreation.*

Transportation: The construction of a single-family dwelling and accessory dwelling unit on an existing lot of record would not generate a significant increase in traffic movements or create new traffic hazards. The County Department of Public Works has reviewed the project and is requiring payment of TAMC fees for regional traffic mitigation identified in the TAMC nexus study, pay a contribution to the County of Monterey's project pro rata share of cost of short-term operational improvements to Highway 1, payment towards the Carmel Valley Master Plan Traffic Mitigation fee and a Construction Management Plan detailing the hours of operation for construction along with staging areas and duration of construction phases. The project application and plans were reviewed by the Monterey County Regional Fire District, which has recommended conditions of approval to ensure adequate access for emergency vehicles. The project is not located along a proposed trail as mapped in the Camel LUP, Figure 3 of the Public Access Maps of the Carmel LUP. The proposed dwelling meets the parking requirements contained in the Zoning Ordinance Title 20. The project site is not located in the vicinity of an airport and would not result in a change in air traffic patterns. (*Source IX: 1, 3, 4, 10, 15, 16*) *Therefore, the proposed project would not result in impacts related to traffic.*

Utilities/Service Systems: The proposed project consists of the construction of one single family residence and an accessory dwelling unit which will be served by public utilities and services. Water will be provided by the SLP Community Services District and electricity by Pacific Gas & Electric (PG&E). A 500-gallon propane tank will be installed underground to provide gas service to the residence. Sewage disposal will be handled through the proposed onsite septic system. The proposed construction would not cause a substantial increase nor exceed the capacity of these utilities and services. The Monterey County RMA-Environmental Services has recommended conditions of approval that will require on-site retention of storm water which will avoid any potential impacts on storm water drainage facilities. Solid waste from the project will be collected by Waste Management, Inc., and brought to the Monterey Regional Waste Management District's Material Recovery and Monterey Peninsula Landfill and Recycling Facility located north of the City of Marina. The amount of solid waste generated by the proposed project would not be in excess of the area's

solid waste facilities. (*Source IX: 1, 3, 14*). *Therefore, the proposed project would not result in impacts related to utilities/services.*

B. DETERMINATION

On the basis of this initial evaluation:

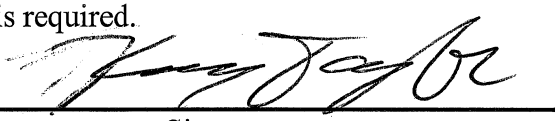
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ 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

8-7-19

Date

Kenny Taylor

Associate Planner

V. EVALUATION OF ENVIRONEMNTAL 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

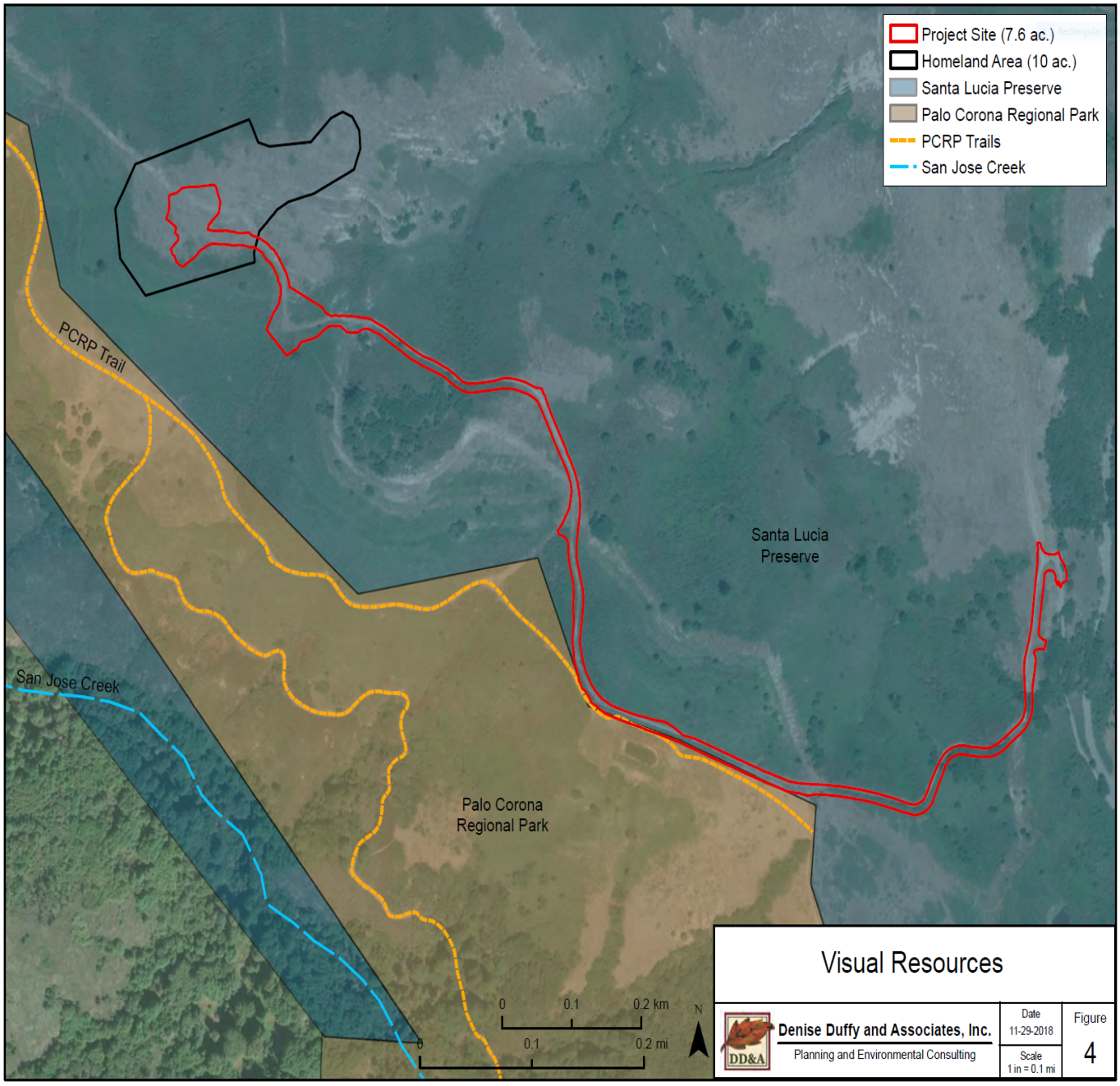
1. AESTHETICS **Except as provided in Public Resources Code Section 21099 would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (*Source IX: 1, 3, 4, 5, 8, 10*)	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (*Source IX: 1, 3, 4, 5, 8, 10*)	☐	☐	☐	☒
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 publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (*Source IX: 1, 3, 4, 5, 8, 10*)	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (*Source IX: 1, 3, 4, 5, 8, 10*)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The project property is accessed from Rancho San Carlos Road approximately three miles past the Rancho San Carlos gatehouse in the Rancho San Carlos subdivision. The property is situated on a site that is largely sloped with rolling hills of grassland and scrub vegetation. The proposed home site sits on a knoll with views of the Santa Lucia Range to the southwest, the hills of Carmel Valley to the northeast, and the ocean to the west. San Jose Creek runs approximately 1,500 feet southwest of the residential parcel. The residence and an accessory dwelling unit are sited in the center portion of the property and although you can see the valley and ocean from the site, the development would not be visible from a "public viewshed" as defined in Section 2.2.1 of the Carmel Area LUP or as shown on Map A in the Carmel Area LUP. A County Planner conducted site visits on April 2, 2010 and May 2, 2010 to evaluate visibility of the proposed development from Highway 1, Point Lobos, 17-Mile Drive, Scenic Road, and Carmel Valley Road, and determined that the project would not be visible from any of those locations. (*Source IX: 5*) However, the development would be visible from a trail on the adjacent PCRP property to the southwest (**Figure 5**).

The Visual Resources policies of the Carmel Area LUP are intended to protect the scenic resources of the Carmel area, particularly those that are visible from the "public viewshed" or major viewing areas shown on LUP Map A (17-Mile Drive, Scenic Road, Highway 1, Point Lobos). Visual Resources policies which apply include:

Figure 5. Visual Resources



Carmel Area Land Use Plan Policy 2.2.2 - *"To protect the scenic resources of the Carmel Area perpetuity, all future development within the viewshed must harmonize and be clearly subordinate to the natural scenic character of the area. All categories of public and private land use... must conform to the basic viewshed policy of minimum visibility except where otherwise stated in the plan."*

- **Carmel Area Land Use Plan Policy 2.2.3.1** - *"The design and siting of structures... and the access roads thereto, shall not detract from the natural beauty of the scenic shoreline and the undeveloped ridgelines and slopes in the public viewshed."*
- **Carmel Area Land Use Plan Policy 2.2.3.3** - *"New development on slopes and ridges within the public viewshed shall be sited... where existing topography can ensure that structures and roads will not be visible from major public viewpoints and viewing corridors."*
- **Carmel Area Land Use Plan Policy 2.2.3.4** - *"The portion of a parcel least visible from public viewpoints and corridors shall be considered the most appropriate site for the location of new structures. Consistency with other plan policies must be considered in determining appropriate siting."*
- **Carmel Area Land Use Plan Policy 2.2.4.10.a** - *"On ridges, buildings shall be sufficiently set pack from the precipice to avoid silhouetting and to be as visually unobtrusive as possible. Buildings located on slopes shall be sited on existing level areas and sufficiently set back from the frontal face... "*

Constraints affecting the choice of site for the proposed development include the potential for impacts to sensitive biological resources, visual resources, and development on slopes greater than 30%. The least steep areas on the parcel are primarily on hilltops, so access and visibility from the public viewshed were the first criteria for choosing the building site. The existing ranch road extends to the proposed building site, so no new roads will need to be constructed to access the site.

Although the residence would be visible from PCRP, specific design elements, such as low-profile structures and a living roof, as well as distance (over 700 feet) and intervening topography, it would not create an adverse visual impact from the public viewshed as defined in the LUP.

Aesthetics l(a) - Less than Significant Impact

The project site would be not be visible from adjacent properties running northwest to southeast of the subject site, all of which are designated Scenic Conservation according to the Carmel Area Local Coastal Program Land Use Map. The site is not located in a designated scenic corridor and is not shown as being in the public viewshed as seen from the Highway 1 corridor and turnouts, Scenic Road, or public lands within the Carmel segment and Carmel City Beach on Map 1 in the LUP. Site visits conducted by County planners evaluated views from major public viewing areas identified in the Carmel Coastal Implementation Plan. Point Lobos, the beaches of Carmel, and PCRP are visible from the home site. However, due to distance and intervening topography, the development would not be visible from the public roads, Point Lobos, or the beaches of Carmel. It would be visible from an existing trail on PCRP below (APN 157-131-011-000 as shown in Figure 4). Any potential visual impacts as a result of the development would stem from the project's visibility to park visitors, not from any vehicular corridors. (*Source IX: 5*) *Therefore, the proposed project would have no impact on a scenic vista.*

Aesthetics l(b) - Less than Significant
The closest scenic highway is Highway 1, approximately two miles west of the project site. Carmel Valley Road, also a scenic road, lies approximately two miles north of the site. Due to the intervening topography, the site is not visible at all from Carmel Valley Road or Highway 1. *Therefore, the project would have no impact on scenic resources visible from a state scenic highway*.

Aesthetics l(c) - Less than Significant.
The property contains several of the most valued aesthetic qualities of the Carmel Area, including rolling hills and open grazing lands. Access to the proposed project site will be by an existing ranch road which would be improved to meet fire access standards. The improvements to the ranch road (i.e. the new driveway) have been designed to follow the contours as much as possible and to create the minimum visual impact by blending the cut and fill into the existing slopes where feasible rather than utilizing retaining walls.

The County Planner conducted a visual assessment and found the project would be visible from a public trail which runs roughly parallel and very close (approximately 700 feet) to the project's eastern property line on the adjacent MPRPD PCRP property. This adjacent parcel was under private ownership until it was acquired by the MPRPD in 2005. The parcel on which the residential development is proposed (l57-131-002-000) was created prior to 1972. (*Source IX: 5*) The dwelling would occupy a relatively small and isolated upper portion of a hill, avoiding slopes greater than 30%. Other potential locations for the development were evaluated and found to either have greater impacts to the viewshed or to be more likely to have adverse impacts on special status species such as CTS and CRLF. While the park property is a "common public viewing area" as defined in Section 20.06.197 of the Monterey County Zoning Ordinance, it is not located within or visible from any of the major public viewing areas or "viewshed" shown on LUP Map A and is therefore not subject to the LUP policies which protect major public viewing areas.

Carmel Area LUP Policy 2.2.3.3 requires that structures be subordinate to and blended into the environment, using appropriate materials to that effect. One of the stated design goals for the project is that the structures should blend into the hillside, reducing their visibility to the maximum extent feasible via low profile design and a living roof. The structures are nestled into its site, with the main floor being below existing grade. This allows for natural mounding around the home and a lower profile. Ample space around the perimeter keeps the structure away from descending slopes, which also makes it easier to screen. Additional portions of the structures would also be buried into the uphill slope to further reduce the profile and visual impacts and to make the structures easier to screen. A living roof would provide additional screening. Muted earth tones and stone equal to the composition and color of the native rock outcrops found on the site will be utilized to further blend the structures into the environment. *Therefore, although the proposed project would be visible from a public trail the project would have a less than significant impact on the visual quality of the site and is surroundings because the project is consistent with Carmel Area LUP Policy 2.2.3.3. and the trail is not located within or visible from any of the major public viewing areas or "viewshed" shown on LUP Map A.*

Aesthetics 1(d) - Less than Significant

The 1982 County General Plan policy 26.1.20 requires that "All exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is fully controlled. The subject property is a vacant, approximately 176-acre site and the project would occur on approximately 7.6 acres of the site, including the driveway. (*Source IX: 1*) The development of the property would bring about new sources of light from windows and outdoor lighting and landscape lighting. A standard condition of approval will require the applicant to submit a lighting plan prior to the issuance of grading or construction permits showing that proposed outdoor lighting will be downcast with the lightbulbs fully shielded so as not cause offsite glare. The site is in a residential area with other neighboring homes and is not visible from any public road or viewing area. Through implementation of this condition, lighting would be adequately shielded or designed at near-ground level, and directed downwards to reduce its long-range visibility consistent with LUP Policy 2.2.4.10(D). *With a standard condition of approval for lighting, the project would have a less than significant impact on new sources of substantial light or glare which would adversely affect day or nighttime views in the area.*

2. AGRICULTURAL AND FOREST RESOURCES

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (*Source IX: 1, 3, 8, 10*)	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (*Source IX: 1, 3, 8, 10*)	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (*Source IX: 1, 3, 8, 10*)	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use? (*Source IX: 1, 3, 8, 10*)	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (*Source IX: 1, 3, 8, 10*)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See Section IV(A) above.

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (*Source IX: 1, 15, 17, 18*)	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (*Source IX: 1, 13, 15, 17, 18*)	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations? (*Source IX: 1, 13, 15, 17, 18*)	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (*Source IX: 1, 15, 18*)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The project site is located within the North Central Coast Air Basin (NCCAB). MBARD is the regional agency tasked with managing air quality in the region. MBARD prepared the AQMP for the Monterey Bay Region. The AQMP addresses attainment of the State ozone standard and federal air quality standard Although the NCCAB is in attainment of all federal air quality standards, it is designated as nonattainment with respect to the more stringent state PM_{10} standard and the state eight-hour ozone standard. See **Table 2** below for a summary of the North Central Coast Air Basin attainment status.

Consistency with the AQMP is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). A projects consistency with AQMP district population is an indication of a project's cumulative impact on air quality. It is not an indication of project-specific impacts, which are evaluated according to the MBARD's adopted thresholds of significance. Generally, in the long-term, the primary source of air emissions is vehicular traffic.

Table 2: NCCAB Attainment Status Summary as of January 2015

Pollutant	State Standards[1]	National Standards
Ozone (O_3)	**Nonattainment[2]**	Attainment / Unclassified[3]
Inhalable Particulates (PM_{10})	**Nonattainment**	Attainment
Fine Particulates ($PM_{2.5}$)	Attainment	Attainment / Unclassified[4]
Carbon Monoxide (CO)	Attainment	Attainment / Unclassified
Nitrogen Dioxide (NO_2)	Attainment	Attainment / Unclassified[5]
Sulfur Dioxide (SO_2)	Attainment	Attainment[6]
Lead	Attainment	Attainment / Unclassified[7]

Notes:
1) State designations based on 2010 to 2012 air monitoring data.
2) Effective July 26, 2007, the ARB designated the NCCAB a nonattainment area for the State ozone standard, which was revised in 2006 to include an 8-hour standard of 0.070 ppm.
3) On March 12, 2008, EPA adopted a new 8-hour ozone standard of 0.075 ppm. In April 2012, EPA designated the NCCAB attainment/unclassified based on 2009-2011 data.
4) This includes the 2006 24-hour standard of 35 µg/m3 and the 2012 annual standard of 12 µg/m3.
5) In 2012, EPA designated the entire state as attainment/unclassified for the 2010 NO2 standard.
6) In June 2011, the ARB recommended to EPA that the entire state be designated as attainment for the 2010 primary SO2 standard. Final designations to be addressed in future EPA actions.
7) On October 15, 2008 EPA substantially strengthened the national ambient air quality standard for lead by lowering the level of the primary standard from 1.5 µg/m3 to 0.15 µg/m3. Final designations were made by EPA in November 2011.
8) Nonattainment designations are highlighted in Bold.
(*Source IX: 17*)

Air Quality 3(a) - No Impact
MBARD's *2012-2015 Air Quality Management Plan for the Monterey Bay Region* (AQMP) addresses state air quality standards. Population-generating projects that are within the AQMP population forecasts are considered to be consistent with the plan. The proposed project consists of the construction of a two-story single-family residence including attached garage, a single-story accessory dwelling unit, and associated hardscape features. The project would not require expansion of utilities or other growth-inducing improvements and would not result in substantial population growth that would exceed the current AQMP population forecast for the County. The project does not require any exception or modification to the existing AQMP and would therefore, not impact its implementation. (*Source IX: 13, 17*) *Therefore, there would be no impact.*

Air Quality 3(b) - Less than Significant
The MBARD 2016 CEQA Air Quality Guidelines (Guidelines) contains standards of significance for evaluating potential air quality effects of projects subject to the requirements of CEQA. According to the MBARD, a project would not have a significant air quality effect on the environment, if the following criteria are met:

Construction of the project would:

- Emit (from all sources, including exhaust and fugitive dust) less than;
    - 137 pounds per day of oxides of nitrogen (NOx)
    - 137 pounds per day of reactive organic gases (ROG)
    - 82 pounds per day of respirable particulate matter (PM10)
    - 55 pounds per day of fine particulate matter (PM2.5)
    - 550 pounds per day carbon monoxide (CO)

Operation of the project would:

- Emit (from all project sources, mobile, area, and stationary) less than;
  - 137 pounds per day of oxides of nitrogen (NOx)
  - 137 pounds per day of reactive organic gases (ROG)
  - 82 pounds per day of PM10
  - 55 pounds per day of PM2.5
  - 550 pounds per day carbon monoxide (CO)
- Not cause or contribute to a violation of any California or National Ambient Air Quality Standards;
- Not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment;
- Not exceed the health risk public notification thresholds adopted by the MBARD;
- Not create objectionable odors affecting a substantial number of people; and
- Be consistent with the adopted federal and state Air Quality Plans (MBARD, 2016)

Based on the above thresholds, the proposed project would result in a less than significant construction-related air quality effect. See **Table 3** for a summary of air quality calculations.

Table 3. Construction Air Pollutant Emissions for the Project

	Emissions in Pounds/Day			
	NO_x	**$PM_{2.5}$**	**PM_{10}**	**ROG**
Significance Threshold (MBARD)	137*	55	82	137*
Emissions generated by Project	46	12	21	5
Exceed Threshold?	No	No	No	No

Emissions Source: Appendix A, CalEEMod Results (*Source IX: 19*)
Significance Threshold Source: MBARD, 2016
* Applies to non-typical construction equipment (i.e., well drilling) MBARD has identified that construction projects using typical construction equipment such as dump trucks, scrapers, bulldozers, compactors and front-end loaders that temporarily emit precursors of ozone (i.e., VOC or NOx), are accommodated in the emission inventories of State- and federally-required air plans. Temporary emissions associated with the operation of construction equipment have been accommodated in State- and federally-required air plans

In addition, the MBARD Guidelines for evaluating impacts during construction state that if a project generates less than 82lb/day of PM_{10} emissions, the project is considered to have less than significant impact. The Guidelines also state that a project would result in less than significant impacts if daily ground-disturbing activities entail less than 8.1 acres of minimal earthmoving, or less than 2.2 acres of grading and excavation. Construction projects below these acreage thresholds would be below the applicable MBARD 82 lb/day threshold of significance and would constitute a less than significant effect for the purposes of CEQA.

Construction-related fugitive dust emissions associated with the project would be generated from grading and construction activities. In addition to construction-related fugitive dust, exhaust emissions associated with construction vehicles and equipment would also be generated. In total, approximately 9.6 acres will be graded. Construction would be well below the threshold of 2.2 acres of daily grading.

Ozone (O_3) is a secondary pollutant that is not produced directly by a source, but rather it is formed by a reaction between NOx and ROG in the presence of sunlight. Reductions in ozone concentrations are dependent on reducing the amount of these precursors. The major sources for this pollutant are mineral quarries, grading, demolition, agricultural tilling, road dust, and vehicle exhaust. PM_{10} levels in the area are primarily due to grading and motor vehicle emissions. As noted above, the NCCAB is at attainment levels for NO_2, SO_2, and Lead therefore it is not likely that the development of a single-family dwelling and accessory structures would exceed quantitative thresholds for ozone precursors. *Therefore, the project would not 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. This is a less than significant impact.*

Air Quality 3(c) - Less Than Significant

The closest sensitive receptor is over 0.65 mile from the proposed project. Due to the topography of the property, distance, and the surrounding land use, any sensitive receptors would not be substantially affected by project emissions, which are primarily short-term construction activities. The project would require the implementation of a Best Available Construction Management Plan per MBARD standards for construction related air contaminants and only minor releases of air contaminants are projected during the construction of the proposed single-family dwelling, access road improvements and ongoing grazing operations. *Therefore, exposure of sensitive receptors to substantial pollutant concentrations would be less than significant.*

Air Quality 3(d) - No Impact

The proposed development would not increase population that would otherwise exceed the forecast in the AQMP. The majority of the site would remain undeveloped. The most potentially significant air quality issues would be related to the construction of the residential dwelling, accessory structures, and hardscape features. The use of the property as a residence would not create or produce objectionable odors or the use of odor causing products or by-products. Air quality to sensitive receptors would not be affected due to any objectionable odors [refer to 3(c) above]. *Therefore, the project would have no impact on any applicable air quality plan or create Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.*

4. BIOLOGICAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (*Source IX: 1, 3, 6, 8, 10*)	☐	☒	☐	☐
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 Wildlife or US Fish and Wildlife Service? (*Source IX: 1, 3, 6, 8, 10*)	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (*Source IX: 1, 3, 6, 8, 10*)	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (*Source IX: 1, 3, 8, 10*)	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (*Source IX: 1, 3, 8, 10*)	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (*Source IX: 1, 3, 8, 10*)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The development parcel (APN 157-131-002-000) is approximately 176 acres and is home to a variety of sensitive animal species. The site is predominantly native grassland, coyote brush scrub, and ruderal grassland. Due to the location and potential impacts to sensitive species at the site, a Biological Report was prepared for the portions of the property being proposed for development (LUP Policy 2.3.3.5). (*Source IX: 6a*) The following is a discussion of the findings regarding the potential impacts from the proposed development. **Figure 4** depicts the biological survey limits (the homeland boundary of the site and the driveway).

Vegetation Types

Four vegetation units are mapped within the project site (**Table 4**, **Figure 6**). Additionally, a small portion of the project site is developed (paved road). (*Source IX: 6a*) The mapped units are underlined below, and the constituent vegetation associations bolded.

Table 4. Vegetation Types Within the Project Site

Vegetation Type within Project Site	Permanent Impact	Temporary Impact	Total
Native Grassland	0.8 ac	1.6 ac	2.4 ac
Non-native Grassland	0.1 ac	0.1 ac	0.2 ac
Coyote Brush Scrub	0.7 ac	2.8 ac	3.5 ac
Coast Live Oak Woodland	0 ac	0.2 ac	0.2 ac
Ruderal (Dirt Road)	1.1 ac	0.1 ac	1.2 ac
Developed (Paved Road)	0.1 ac	0 ac	0.1 ac
Total	**2.8 ac**	**4.8 ac**	**7.6 ac**

Native Grassland

California Oat Grass Prairie

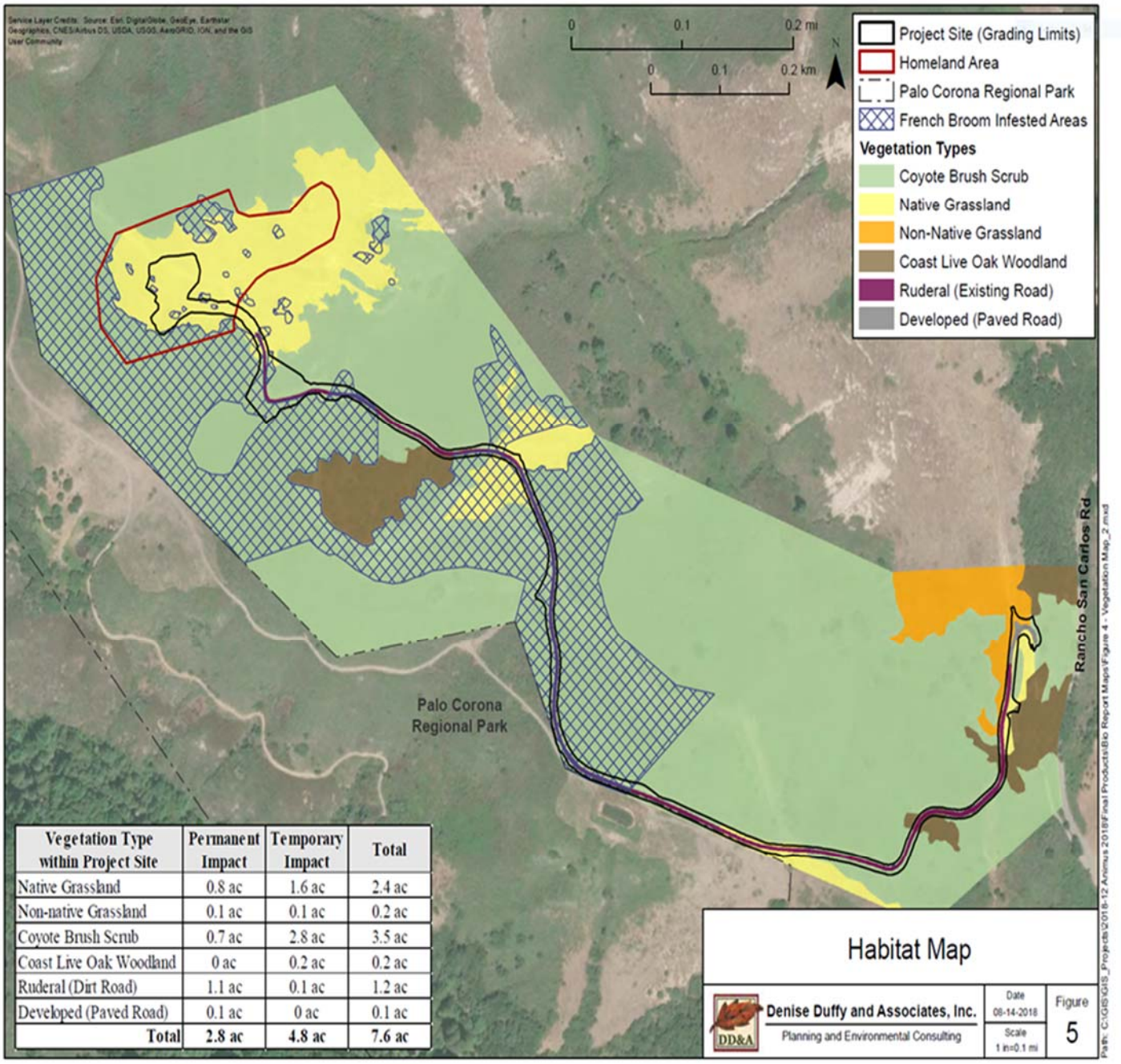
Within the project site, the dominant species in this grassland type are foothill sedge (*Carex tumulicola*), California wild oat (*Danthonia californica*), and leafy bent-grass (*Agrostis pallens*). Native and non-native forb species present within this habitat type include Pacific sanicle (*Sanicula crassicaulis*), Califonia acaena (*Acaena pinnatifida* var. *californica*), common fiddleneck (*Amsinckia intermedia*), sandmat (*Cardionema ramosissimum*), soap plant (*Chlorogalum pomeridianum*), common hareleaf (*Lagophylla ramosissima*), meadow foam (*Limnanthes douglasii* var. *douglasii*), California poppy (*Eschscholzia californica*), holly-leaved navarretia (*Navarretia atractyloides*), pretty face (*Triteleia ixioides*), Fremont's star lily (*Toxicoscordion fremontii*), windmill pink (*Silene gallica*), sheep sorrel (*Rumex acetosella*), and red-stemmed filaree (*Erodium cicutarium*).

Several special-status wildlife species are known or have the potential to occur in or disperse through the California oat grass prairie within the project site, including American badger (*Taxidea taxus*), long-eared owl (*Asio otus*), burrowing owl (*Athene cunicularia*), white-tailed kite (*Elanus leucurus*), California horned lark (*Eremophila alpestris actia*), CTS, CRLF, California newt (*Taricha torosa torosa*), western bumble bee (*Bombus occidentalis*), and obscure bumble bee (*Bombus caliginosus*).

Purple Needle Grass Grassland

The dominant species in this vegetation type is purple needle grass (*Stipa pulchra*), with introduced annual grasses occurring between the perennials. Forb species present within this vegetation type are comparable to those listed above for California oat grass prairie. Special-status wildlife species that may occur within this vegetation type are comparable to those identified above for California oat grass prairie.

Figure 6. Habitat Map



Vegetation Type within Project Site	Permanent Impact	Temporary Impact	Total
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Non-native Grassland	0.1 ac	0.1 ac	0.2 ac
Coyote Brush Scrub	0.7 ac	2.8 ac	3.5 ac
Coast Live Oak Woodland	0 ac	0.2 ac	0.2 ac
Ruderal (Dirt Road)	1.1 ac	0.1 ac	1.2 ac
Developed (Paved Road)	0.1 ac	0 ac	0.1 ac
Total	**2.8 ac**	**4.8 ac**	**7.6 ac**

Non-Native Grassland
Within the project site, non-native grassland is dominated by non-native annual grass species and weedy forbs such as slender wild oat (*Avena barbata*), ripgut brome (*Bromus diandrus*), soft chess (*B. hordeaceus*), silvery hair-grass (*Aira caryophyllea*), rat-tail fescue (*Festuca myuros*), summer mustard (*Hirschfeldia incana*), windmill pink, sheep sorrel, bull thistle (*Cirsium vulgare*), and red-stemmed filaree. A few native grass and forb species such as purple needle grass, California poppy, holly-leaved navarretia, pretty face, and Fremont's star lily occur mixed within the non-native species.

Special-status wildlife species that may occur within this vegetation type are comparable to those identified above for California oat grass prairie.

Coyote Brush Scrub
Coyote brush scrub is composed of several shrub species that form a canopy of approximately one to five feet high with a sparse understory. Coyote brush (*Baccharis pilularis*) is dominant or co-dominant in the canopy with coast sagebrush (*Artemisia californica*), chamise (*Adenostoma fasciculatum*), blue blossom (*Ceanothus thyrsiflorus*), coast ceanothus (*C. cuneatus* var. *fascicularis*), toyon (*Heteromeles arbutifolia*), ocean spray (*Holodiscus discolor*), California coffeeberry (*Frangula californica*), poison oak (*Toxicodendron diversilobum*), blue elderberry (*Sambucus nigra* ssp. *caerulea*), common snowberry (*Symphoricarpos albus*), and pink flowering currant (*Ribes sanguineum* var. *glutinosum*).

Several special-status wildlife species are known or have the potential to occur within the coyote brush scrub in the project site, including CTS, CRLF, California newt, Monterey dusky-footed woodrat (*Neotoma macrotis luciana*), and white-tailed kite.

Coast Live Oak Woodland
Within the coast live oak woodland, coast live oak trees (*Quercus agrifolia*) create a dense canopy over an understory dominated by poison oak and sparse coyote brush scrub species.

Several special-status species are known or have the potential to occur within this vegetation type: Monterey dusky-footed woodrat, white-tailed kite, and California newt.

Biological Resources 4(a), (b) - Less than Significant with Mitigation
In total, the proposed development would have the potential to impact approximately 2.4 acres of native grassland, 0.2 acre of non-native grassland, 3.5 acres of coyote brush scrub, 0.2 acre of coast live oak woodland, 1.2 acres of ruderal areas, and 0.1 acre of developed areas. From this list, only native grassland is considered a CDFW sensitive habitat. The following section discusses the specific special-status species that could potentially be impacted by the development. Special-status species are those plants and animals that have been formally Listed or Proposed as Endangered or Threatened or are Candidates for such listing under the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA); or are identified as rare, endangered and/or threatened by the California Native Plant Society. (*Source IX: 6a*)

The property (Assessor's Parcel Number 157-131-002-000) is approximately 176 acres, but development is limited to the 10-acre homeland and a small area of driveway. This property is not shown as being within a known environmentally sensitive habitat location on Map B of the Carmel

LUP. However, a number of special-status animal species may potentially occur on the site and the LUP provides for the protection of those sensitive resources where they occur. (*Source IX: 3, 6a*)

Special status species known or having the potential to occur on the property include (*Source IX: 6a*):

Wildlife

Monterey Dusky-Footed Woodrat - CDFW species of special concern

The CNDDB does not report any occurrences of Monterey dusky-footed woodrat within the eight quadrangles reviewed; however, woodrat nests were observed within the openlands on the property during several biological surveys. Woodrat nests were not observed within the project homeland; however, this species has the potential use the project site where suitable habitat is present prior to construction. Therefore, Monterey dusky-footed woodrat has a high potential to occur within the project site where suitable habitat is present.

American Badger - CDFW species of special concern

The CNDDB reports nine occurrences of American badger within the eight quadrangles reviewed, with the nearest occurrence approximately 6.2 miles northeast of the project site. The 1994 BioSystems Analysis Inc. report also notes an occurrence on the adjacent SLP, although it does not indicate the location of the observation. No suitable badger burrows were observed within the homeland during biological surveys; however, this species has the potential to move into the area prior to construction. Therefore, the American badger has a moderate potential to occur within the project site.

Nesting Raptors and Other Protected Avian Species

Long-eared Owl - CDFW species of special concern

Suitable foraging habitat for long-eared owl is present within the grassland and prairie habitats in the homeland, and suitable nesting habitat is present within the coyote scrub in the adjacent openlands. Two occurrences of the long-eared owl are known on the SLP, the nearest on the north side of Chamisal Ridge, approximately 1.2 miles east of the project site.

Western Burrowing Owl - CDFW species of special concern

Suitable foraging habitat for Western burrowing owl is present within the grassland habitats within the homeland. No suitable burrows were observed within the homeland during biological surveys; however, this species may move into the area prior to construction. The CNDDB reports seven occurrences of the owl near the project site, the nearest approximately 5.5 miles north of the site.

White-tailed Kite - California fully protected species

Suitable foraging habitat for white-tailed kite is present within the grassland habitats in the homeland, and suitable nesting habitat is present within the coyote scrub in the adjacent openlands. The CNDDB does not report any occurrences of the white-tailed kite within the eight quadrangles reviewed; however, this species has been observed within the immediate project vicinity during several biological surveys.

California Horned Lark – CNDDB list of "special animals"

Suitable nesting and foraging habitat for California horned lark is present within the grassland habitats in the homeland. The CNDDB reports two occurrences of the lark near the project site, both

approximately 13.2 miles north of the site. This species is also known from the Potrero subdivision area of the SLP, located to the east of the site.

California Tiger Salamander – Federal and State Threatened species

Figure 7 shows the known CTS occurrences within two kilometers of the project site. Aquatic and upland data has been collected on the SLP and PCRP on and off for over a decade, resulting in a data set that identifies ponds that are known to support CTS breeding activity now, or have in the past. The result of this data confirms that a localized metapopulation of CTS currently occupy an area associated with a cluster of nine ponds near the project site. Within this cluster area there are ponds that likely never have supported CTS, ponds which likely did in the past but do not now, two ponds that are currently being used as a breeding resource by CTS, and one new pond that may provide breeding habitat in the future.

While no aquatic resources are located on the project site, the site is a significant upland resource associated with this localized CTS metapopulation. CTS were observed utilizing the grassland and scrub habitats on the homeland during upland drift fence/pitfall trap surveys conducted in 2012/2013. (*Source IX: 6b*)

California Red-Legged Frog – Federal Threatened species, CDFW species of special concern

Figure 8 shows the known occurrences of CRLF within the vicinity of the project site. Aquatic data has been collected on the SLP and PCRP on and off for over a decade, resulting in a data set that identifies ponds that are known to support CRLF breeding activity now, or have in the past. The result of this data confirms that CRLF currently occupy multiple ponds on the SLP and PCRP, including the cluster of nine ponds near the project site. (*Source IX: 6b*) Within this cluster area there are several ponds that are currently being used as a breeding resource by CRLF, some ponds which supported CRLF breeding in the past but may not now, one pond that likely never supported CRLF, and one new pond that may support CRLF breeding in the future. Although no aquatic resources are located on the project site, CRLF may use the habitats within the site as upland refugia from the surrounding ponds. The project site is located within CRLF critical habitat mapping unit MNT-2.

California Newt – CDFW species of special concern

The CNDDB reports two occurrences of California newt near the project site, both of which occur within the project parcel. Although these occurrences are outside the homeland, one occurrence intersects the driveway easement near Salamander Pond. This species is known to breed in several ponds within the adjacent SLP and PCRP. Additionally, this species was observed within the homeland and the openlands during upland drift-fence/pitfall trap surveys in 2012/2013. (*Source IX: 6b*)

Obscure Bumble Bee – CNDDB list of "special animals"

Suitable habitat for the obscure bumble bee is present within the grassland habitats in the homeland. The CNDDB reports four occurrences of the species within the quadrangles reviewed, the nearest occurrence approximately two miles west of the project site.

Figure 7. CTS Occurrences within 2 Kilometers of Project Site

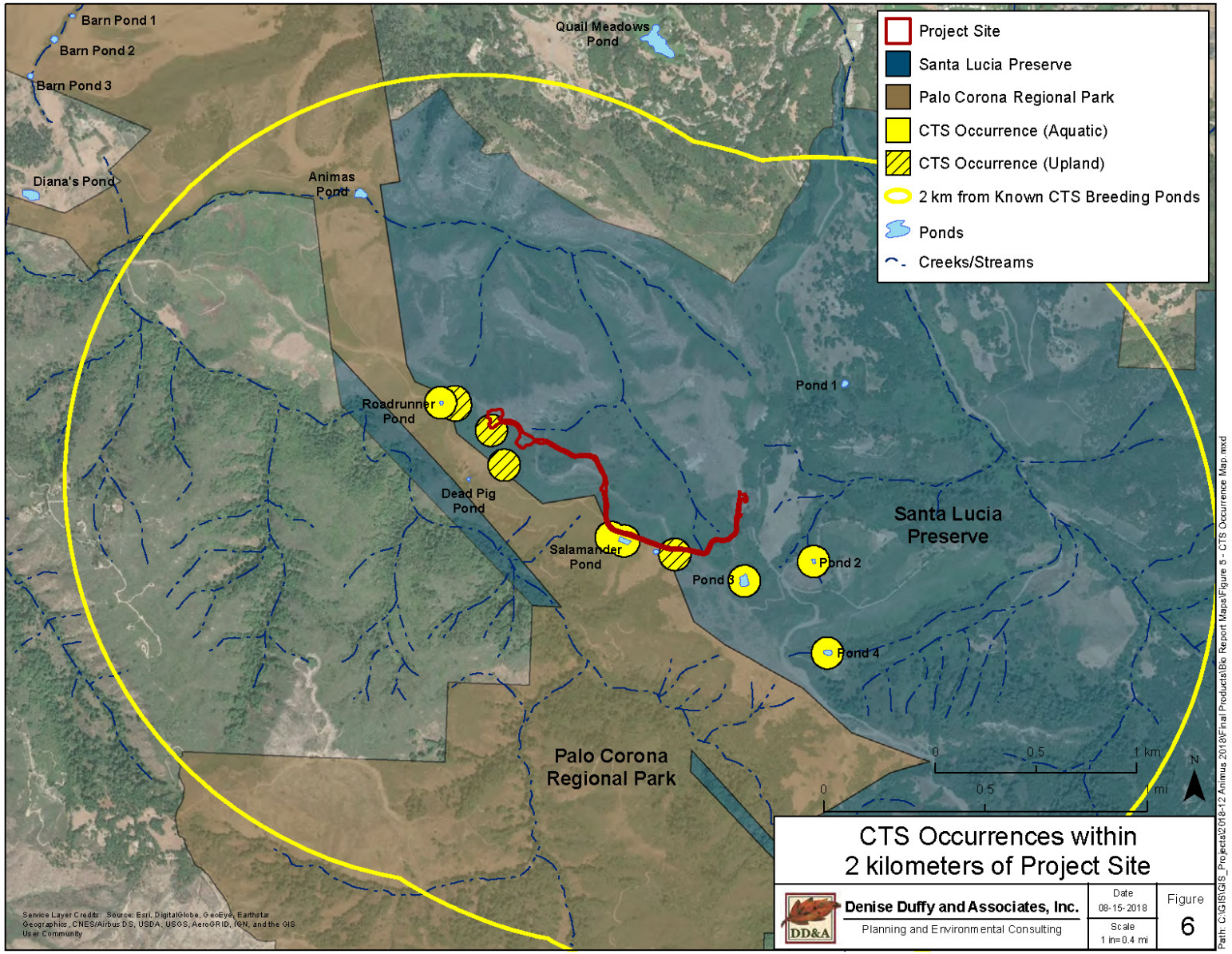
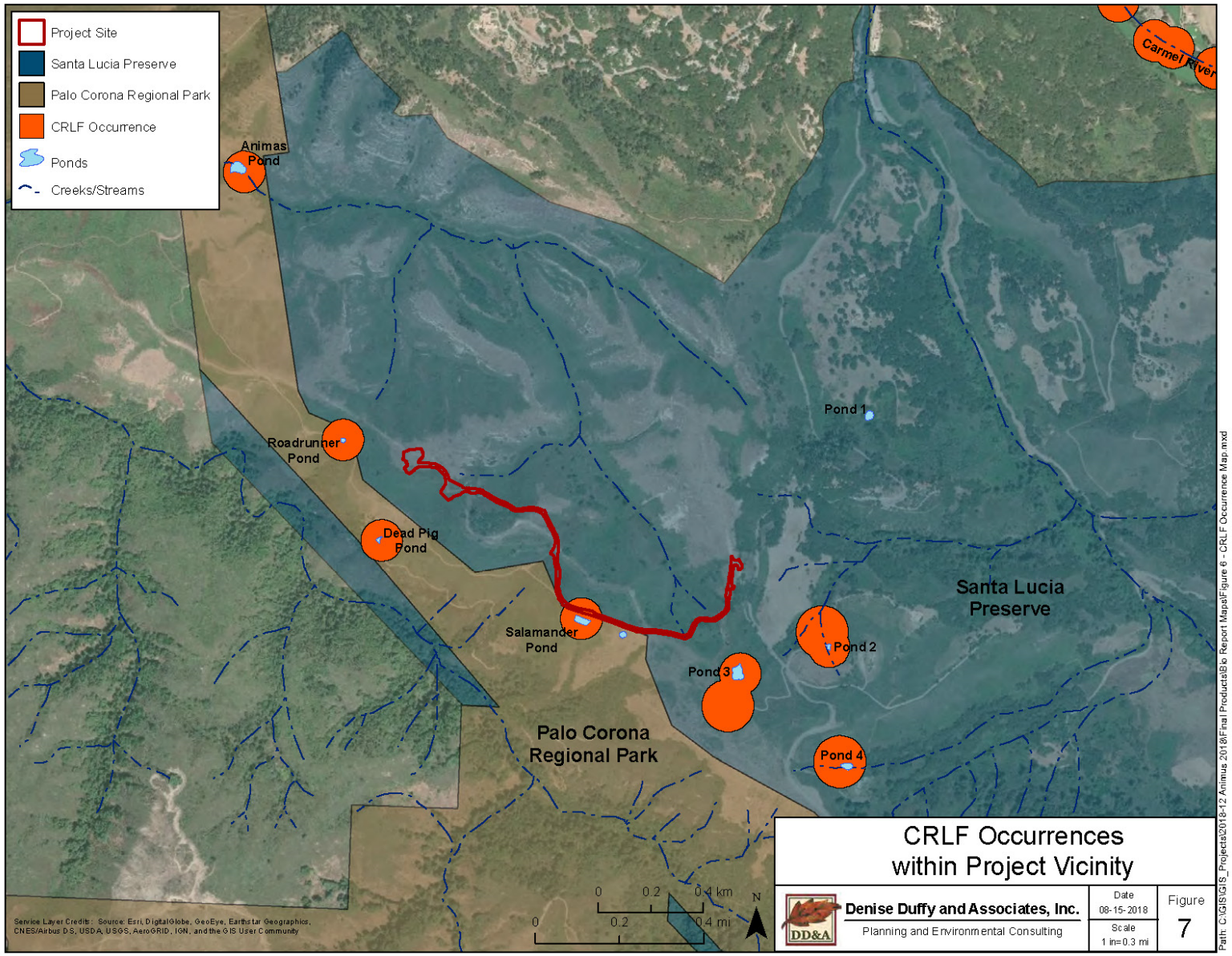


Figure 8. CRLF Occurrences within Project Vicinity



Western Bumble Bee – CNDDB list of "special animals"

Suitable habitat for the Western bumble bee is present within the grassland habitats in the homeland. The CNDDB reports six occurrences of the species within the quadrangles reviewed, the nearest occurrence approximately 2.4 miles northwest of the project site.

Mitigations for Special Status Animal Species within the Project Area are as follows:

Mitigation Measure No. 1: In order to minimize potential impacts from construction and construction traffic to amphibian resources, California Tiger Salamander (CTS) and California Reg-Legged Frog (CRLF) on the site, the following measures shall be incorporated into the construction management plan and implemented until construction is completed:

a. Ground disturbing construction activities will be limited to the period from June 1 through October 31.

b. Because dusk and dawn are often the times when CTS and CRLF are most actively foraging and dispersing, the project site and driveway will be closed to all construction activities and traffic one half hour before sunset and will not begin prior to one half hour after sunrise.

c. To prevent inadvertent entrapment of CTS and CRLF during the proposed project, all excavated, steep-walled holes or trenches more than two feet deep will be covered at the close of each working day with plywood or similar materials. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals by a qualified biologist or the construction monitor.

d. Only tightly woven fiber netting or similar material may be used for erosion control at the project site. Coconut coir matting is an acceptable erosion control material. No plastic mono-filament matting will be used for erosion control, as this material may ensnare wildlife, including CTS and CRLF.

Monitoring Action No. 1-a: Prior to the issuance of grading or building permits, the applicant/owner shall submit a revised construction management plan which incorporates this measure to the RMA-Planning Department for review and approval.

Mitigation Measure No. 2: In order to minimize potential biological impacts to animal resources and habitat, the project shall implement the following mitigation measure prior to and during grading and construction activities: Prior to start of construction, a qualified biologist shall train all project staff regarding habitat sensitivity, identification of special-status species, and required practices. The training shall include a brief review of the biology of these species, the general measures that are being implemented to conserve these species as they relate to the project, guidelines to avoid impacts to these species during the construction period, the penalties for non-compliance, and the boundaries of the project area. A fact sheet or other supporting materials containing this information shall be prepared and distributed to all of the workers onsite. Upon completion of training, employees shall sign a form stating that they attended the training and understand all the conservation and protection measures and provide a copy to the RMA-Planning Department. The training shall be conducted for new personnel before they join construction activities. The crew foreman shall be responsible for ensuring that all crew members comply with the guidelines.

Monitoring Action No. 2-a: Prior to the issuance of grading or building permits, the applicant/owner shall submit a copy of a contract with a qualified biologist to provide the required training to the RMA-Planning Department for review and approval.

Monitoring Action No. 2-b: Prior to project initiation, the project Biologist shall conduct a worker training session for all project staff including all construction personnel regarding habitat sensitivity, identification of special-status species, and required practices prior to start of construction. The biologist shall include a brief review of the biology of these species, the general measures that are being implemented to conserve these species as they relate to the project, guidelines to avoid impacts to these species during the construction period, and the penalties for non-compliance, and the boundaries of the project area. The biologist shall prepare a fact sheet or other supporting materials containing this information and distribute to all of the workers onsite. The biologist shall submit a copy of the education materials to the RMA-Planning Department for review and approval. The crew foreman will be responsible for ensuring that all crew members comply with the guidelines. Upon completion of training, employees shall sign a form stating that they attended the training and understand all the conservation and protection measures and the applicant/owner shall provide a copy to the RMA-Planning Department.

Monitoring Action No. 2-c: Prior to new construction employees beginning work, the project Biologist will conduct the required training for the new employees and all documentation as described in Monitoring Action No. 3-a above shall be provided to the RMA-Planning Department no later than the end of the month when the new employee began work.

Mitigation Measure No. 3: In order to minimize potential impacts to animal resources, a qualified biologist shall monitor ground disturbing construction activity such as grading and/or excavation for foundations. After ground disturbing activities are complete, the qualified biologist will train an individual to act as the on-site construction monitor. If at any time, the on-site construction monitor leaves the job, the qualified biologist shall train a new on-site construction monitor. The on-site construction monitor will have attended the training described in Mitigation Measure No. 2 above. Both the qualified biologist and construction monitor will have the authority to stop and/or redirect project activities to ensure protection of resources and compliance with all environmental permits and conditions of the project. The qualified biologist and/or construction monitor will complete a daily log summarizing construction activities and environmental compliance. Copies of the daily log will be submitted on a monthly basis to the RMA-Panning Department until construction activities are completed.

Monitoring Action No. 3-a: Prior to the issuance of grading or building permits, the applicant/owner shall submit a copy of a contract with a qualified biologist to perform the required monitoring activities to the RMA-Planning Department for review and approval (see also Monitoring Action No. 2-b).

Monitoring Action No. 3-b: Prior to the issuance of a building permit, the qualified biologist shall notify the RMA-Planning Department of the name and telephone number (contact information) of the on-site construction monitor and shall provide evidence that the monitor has received the required training.

Monitoring Action No. 3-c: On a monthly basis until all construction activities are completed, the applicant/owner shall submit copies of the daily log to the RMA-Planning Department.

Mitigation Measure No. 4: In order to reduce the likelihood of accidental death of amphibians due to poisoning or mowing, the following measures will be made conditions of the Habitat Conservation Plan (HCP) for the project.

1. In order to reduce the likelihood of accidental death of amphibians due to poisoning, no rodenticide will be used on the property.
2. In order to reduce the likelihood of accidental death of amphibians due to mowing, all mowing outside of the landscaped areas immediately surrounding the structures will be restricted to a window of June 1 to October 15. Within 50-feet of the residence, where mowing year-round is desired to maintain landscaping, mowing shall not occur within 24 hours of measurable rain (0.25 of an inch) or if rain is anticipated within the next 24 hours (50% chance or greater).

   Monitoring Action No. 4: Prior to the issuance of a grading or building permit the applicant shall provide the RMA- Planning Department with proof of a USFWS- and CDFW-approved HCL and associated Incidental Take Permits.

Mitigation Measure No. 5: Prior to the issuance of building and grading permits, the applicant/owner shall comply with both the Endangered Species Act (ESA) and California Endangered Species Act (CESA) in regard to potential impacts to the California red-legged frog (CRLF; listed as Threatened under the ESA) and California tiger salamander (CTS; listed as Threatened under the ESA and CESA). The applicant/owner shall provide to the RMA-Planning Department: 1) evidence that the California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) have been consulted regarding potential impacts from the project; and 2) either a letter of concurrence that the project is not likely to result in take of CTS and/or CRLF from the USFWS or an incidental take permit for CTS and/or CRLF from the USFWS; and 3) either a letter of concurrence that the project is not likely to result in take of CTS from CDFW or an incidental take permit for CTS from the CDFW.

Monitoring Action No. 5-a: The applicant shall provide a copy of the approved CTS and/or CFLF incidental take permit from the USFWS prior to the initiation of any ground disturbance. If USFWS deems appropriate, a letter of concurrence stating the project is not likely to result in take of CTS or CRLF shall be obtained from USFWS prior to the initiation of any ground disturbance. Copies of the CTS incidental take permit, CRLF incidental take permit and/or a letter of concurrence must be submitted to the RMA-Planning Department prior to the initiation of ground disturbance.

Monitoring Action No. 5-b: The applicant shall provide a copy of the approved CTS incidental take permit from the CDFW prior to the initiation of any ground disturbance. If CDFW deems appropriate, a letter of concurrence stating the project is not likely to result in take of CTS shall be obtained from CDFW prior to the initiation of any ground disturbance. A copy of the CTS incidental take permit, or a letter of concurrence must be submitted to the RMA-Planning Department prior to the initiation of ground disturbance.

Plants
Suitable habitat for several special-status plant species is present within the site, including Jolon clarkia (Clarkia jolonensis), San Francisco collinsia (*Collinsia multicolor*), Hospital Canyon California larkspur (*Delphinium californicum* ssp. *interius*), Pinnacles buckwheat (*Eriogonum nortonii*), fragrant fritillary (Fritillaria liliacea), Carmel Valley bush mallow (Malacothamnus *palmeri* var. *involucratus*), Carmel Valley malacothrix (*Malacothrix saxatilis* var. *arachnoidea*), Santa Cruz microseris (*Stebbinsoseris decipiens*), California screw moss (*Tortula californica*), and Santa Cruz clover (*Trifolium buckwestiorum*). However, no impacts would occur to special-status plants as a result of the project because none of these species were observed within or adjacent to the project boundaries during focused, protocol -level botanical surveys. (*Source IX: 6a*)

The proposed development as designed, with the above mitigations, is consistent with the goals and policies of the Carmel Area LUP, would not 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 CDFW or USFWS. (*Source IX: 3, 6a*) In addition, the development, as mitigated, would not 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 CDFW or USFWS. *The impact would be less than significant with mitigations incorporated.*

Biological Resources 4(c) - Less than Significant with mitigation
The project area does not contain federally-protected or coastal wetlands, marshes, vernal pools, or ponds. However, there are two ponds (Salamander Pond and Salamander 2 Pond) located on the MPRPD PCRP, approximately 100 feet from of a portion of the proposed access road, that meet the criteria for federally protected and coastal wetlands. The distance (setback) is consistent with the Carmel Area LUP, which requires that wetland habitats shall be protected by establishing 100-foot setbacks from the edge of all coastal wetlands and maintaining these areas as open space (Ref policy 2.3.4). The setback is permanent, as there will be no development on the MPRPD property, and the portion of the setback on the project property is under conservation easement. However, impacts could occur during construction if equipment and workers enter the established setback. Recommended Mitigation Measure No. 6 shall be implemented to lessen potential impacts to wetland communities to less than significant. *With mitigation, the development would have a less than significant impact to coastal wetlands as defined by the Carmel Area LUP or federally-protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.*

Mitigation Measure No. 6: Protective fencing shall be placed prior to and during construction to keep construction equipment and personnel from impacting wetlands outside of work limits.

> **Monitoring Action No. 6-a:** A biological monitor shall supervise the installation of protective fencing and monitor at least once per week until construction is complete to ensure that the protective fencing remains intact.

Biological Resources 4(d) - Less than Significant
The 176-acre development parcel is comprised mostly of coyote brush scrub, native grassland, and ruderal grassland. The proposed development would occupy approximately 2.8 acres, including the driveway, leaving approximately 99% of the parcel undeveloped. In addition, open space areas are present surrounding the parcel, including PCRP and openlands on the SLP. Although the development would remove a small portion of area that may be utilized for movement of native or resident wildlife species, the abundance of surrounding open space would allow sufficient area for native wildlife to migrate through the property. (*Source IX: 6a*) Mitigation Measures No. 1-6 above would ensure that impacts to habitats potentially utilized for movement are kept at less than significant levels. *Therefore, the proposed project would not 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.*

Biological Resources 4(e) - Less than Significant with Mitigation
The Carmel Area LUP has specific policies that provide for the protection of environmentally sensitive habitats (LUP Policy 2.3.2) and critical habitats, which are unique, limited and fragile resources of statewide significance. The Carmel Area LUP requires that all categories of land use, both public and private, be subordinate to the protection of these critical areas and requires that all development within sensitive habitats be limited to only that necessary for the resource dependent use of the property (LUP Policy 2.3.3.1).

The Carmel Area LUP requires that development proposed in documented or expected locations of environmentally sensitive habitats require field surveys by qualified individuals or agency shall be required in order to determine precise locations of the habitat and to recommend mitigating measures to ensure its protection (LUP Policy 2.3.3.5). A biological report prepared for the project identified sensitive habitats on the site and made recommendations for any impacts that may result from the proposed development (*Source: 6*). Policy 2.2.3.7 restricts excavation and grading activities in or adjacent to environmentally sensitive habitats to only that necessary for the proposed development. Use of the existing dirt access road would ensure grading and excavation is limited. Siting of the development has been placed in the most feasible location given the sites extensive host habitats and topography. The proposed single-family residence and accessory dwelling unit have been carefully designed to avoid the need for tree removal (*Source IX:1, 3, 6a*). *Therefore, as mitigated (see Mitigation Measures 1-6 above) and designed, the proposed development would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.*

Biological Resources 4(f) -No Impact
The homeland has recently been designated for the development parcel. The remaining area of the parcel outside of the designated homeland, henceforth referred to as "openlands," are under conservation easements held by the Santa Lucia Conservancy (SLC), the independent land conservation organization for the SLP. The easements were put in place over the development parcel prior to the designation of the homeland but allowed for development of a 10-acre homeland to be designated in the future. The conservation easements are a requirement of development as designated in the SLP EIR and are the keystone of the SLP conservation strategy that designates approximately 18,000 acres of high-quality habitat as permanent open space, which is actively managed by the SLC. This strategy was mandated by the Monterey County Board of Supervisors to ensure the SLP would provide a net benefit. The project would be located only within the designated homeland and

allowable driveway areas and would not conflict with the conservation easements over the property. (*Source IX: 1, 2, 6a*) *Therefore, there would be no impact.*

5. CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5? (*Source IX: 3, 4, 7, 9, 11*)	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (*Source IX: 3, 4, 7, 9, 11*)	☐	☐	☒	☐
c) Disturb any human remains, including those interred outsides of dedicated cemeteries? (*Source: 3, 4, 7, 9, 11*)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The subject property is located within a "moderate" archaeological sensitivity zone. Pursuant to LUP Policy 2.8.3.2 and Section 20.146.090.B of the CIP, an Archaeological Report was prepared for the project by Holman & Associates Archeological Consultants, dated July 2018 and was submitted with the application for the proposed project. (*Source IX: 1, 9*) The preparation of the report included background research which found that the property had previously been surveyed and included in the *Inventory of Prehistoric Cultural Resources and Preliminary Mitigation Plan for Rancho San Carlos, Carmel Valley, Monterey County, California,* prepared by Archaeological Resources (Gary Breschini and Trudy Haversat), dated 1994. (*Source IX: 9, 11*) No evidence of archaeological resources was identified on the property during the 1994 reconnaissance. The nearest historical period site is Rancho San Carlos Road, located near the driveway portion of the project, but approximately 600 meters from the home site. One other historical period resource and one prehistoric resource are located within the vicinity but are both over one half mile from the project site. The report identifies that the potential for encountering significant cultural materials during construction is very low, but also recommends that the following standard conditions requiring that work be stopped immediately should cultural resources be discovered during construction be applied to the project:

1. If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented (Ref: Health and Safety Code 7050.5).
2. If human remains are found at any time, work must be stopped and the County Coroner must be notified immediately. If the Coroner determines that the remains are Native American, the Native American Heritage Commission will be notified as required by law. The Commission will designate a Most Likely Descendant (MLD) who will be authorized to provide recommendations for management of the Native American human remains. (Ref: California Public Resources Code Section 5097.98; and Health and Safety Code Section 7050.5).

Cultural Resources 5(a)-No Impact
The project site is undeveloped; no structures exist on the site. *Therefore, there would be no impact to historical resources pursuant to 15064.5.*

Cultural Resources 5(b, c) - Less Than Significant
The archaeological reports prepared for this property found no evidence of archaeological or paleontological resources on the parcel, and there are no known human burial sites within the project area. However, there is still a possibility that unidentified or buried cultural resources may exist on the site. The standard condition requiring that if archaeological resources or human remains are discovered during construction, as identified above, would be applied as a condition of approval for the project. (*Source IX: 9, 11*) *Therefore, the impact to cultural resources or human remains would be less than significant.*

6. Energy **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (*Source IX: 12*)	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (*Source IX: 12*)	☐	☐	☒	☐

Discussion:
General Plan Policy 13.4.2, which requires all new residential dwellings to meet or exceed the building efficiency standards established by the State of California. Title 24, Part 6 of California Building Code (Energy Efficiency Standards or Residential Buildings) requires that new construction meet the minimum requirements for energy efficient windows, insulation, lighting, plumbing, and mechanical equipment, the project applicant shall submit a Certificate of Compliance (CR-lR) prior to the issuance of the building permit demonstrating how the project meets the minimum requirements for energy efficiency. The contractor and/or sub-contractors responsible for the installation of windows, insulation, lighting, plumbing, and mechanical equipment are subject to an Installation Certificate (CF-6R) certifying that the installed features, materials, components or manufactured devices conform to the construction plans and the Certificate of Compliance documents which were approved.

Energy 6(a, b) - Less than significant.
The proposed dwelling and accessory residential structures will be energy efficient and utilize the best available energy efficient materials as required by the California Building Code. This is consistent with the General Plan. (*Source IX: 12*) Therefore, the project will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, and will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. *This is a less than significant impact.*

7. GEOLOGY AND SOILS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (*Source IX: 1, 7, 10*)	☐	☐	☒	☐
ii) Strong seismic ground shaking? (*Source IX: 1, 7, 10*)	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction? (*Source IX: 1, 3, 4, 7, 10*)	☐	☐	☒	☐
iv) Landslides ? (*Source IX: 1, 3, 4, 7, 10*)	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil? (*Source IX: 1, 3, 4, 7, 10*)	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (*Source IX: 1, 3, 4, 7, 10*)	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? (*Source IX: 1, 3, 4*)	☐	☒	☐	☐
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: 1, 3, 4*)	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (*Source IX: 1, 3, 4, 7, 9, 11*)	☐	☐	☒	☐

Discussion:

The Carmel Area Land Use (LUP) Hazardous Area policies require best management practices in areas of *geologic hazards* in order to minimize risks to life and property and damage to the natural environment.

- **Carmel Area Land Use Plan Policy 2.7.4.1**-*"Requires that development be sited and designed to conform to site topography and to minimize grading and other site preparation activities. Requires that applications for development be reviewed for potential impacts to onsite and offsite development arising from geologic and seismic hazards and erosion."*
- **Carmel Area Land Use Plan Policy 2.7.4.11**- *"Requires that land disturbance be restricted to building site areas and roads and the native cover be maintained in areas prone to rapid run-off and unstable soils."*

The project site is located in an area identified on the Seismic Hazard map for the Carmel Area LUP as Seismic Hazard Zone IV, on a scale where I is the least hazardous and VI the most hazardous. An un-named, potentially active fault extends into the most northern portion of the residential parcel, but the fault trace is greater than 660 feet from the proposed development location. The site is approximately 1.8 miles northwest of the Potrero Fault. According to Soil Survey Geographic data from the National Cooperative Soil Survey as shown on the County's GIS system, the primary soil type on the property is Santa Lucia-Reliz Association, which is one of the types identified in LUP Policy 2.7.4.11 as being prone to rapid run-off and unstable soils. (*Source IX: 7, 10*)

Pursuant to Carmel Area Land Use (LUP) Policy 2.7.4.1, the following geologic and soils reports were prepared for the property:

- *"Geotechnical Site Reconnaissance Site One and Site Two"* (LIB080258) Cleary Consultants, Inc., dated July 13, 2004.
- *"Geotechnical Investigation"* (LIB080259) Soil Surveys Inc., dated October 23, *2007*.
- *"Geotechnical Investigation"* (LIB080496) Soil Surveys Inc., dated *November* 30, 2007.
- *"Geological Features in Site Vicinity"* (*LIB080495*) Soil Surveys Inc., dated July 18, 2008.
- *"Response to Monterey County Corrections List by Elisa Manuguerra (Cavaliere)"* Soil Surveys Inc., dated June 10,*2008*.
- *"Geotechnical Investigation Update"* Soil Surveys, Inc., dated August 15, 2018.

The reports analyze soils and geologic conditions at the site and make recommendations for design parameters based on the analysis. The reports find that the site is suitable for the proposed development, provided the recommendations made therein are followed.

Conclusion:
Geology and Soils 7(a)(i)-Less than significant.
Surface rupture occurs during an earthquake when fault displacement breaks the ground surface along the historic trace of a fault. The County's seismic hazard maps and the Geotechnical Reports prepared for the project both indicate that no known faults cross the project site. An unnamed potentially active fault extends into the parcel over 2,000 feet north of the development site. The next nearest mapped fault is the Potrero Fault, approximately 1.8 miles away. (*Source IX: 7, 10*) *Therefore, the chance of impacts due to surface rupture is less than significant.*

Geology and Soils 7(a)(ii), (iii)- Less than significant.
Any of the active or potentially active faults located near the project site could become active and cause seismic ground shaking. Ground failures are related to the intensity and duration of the earthquake induced shaking and influenced by local conditions. Due to the geologic nature of the area and the project's location near active and potentially active faults, strong seismic shaking will undoubtedly occur in the future. Seismic safety issues would be addressed through compliance with the most current edition of the California Building Code, compliance with other recommendations contained in the Geotechnical Report, and County standard Conditions of Approval.

Liquefaction is the loss of strength in saturated granular soil and is often accompanied by the occurrence of free surface water. Liquefaction and lateral spreading tend to occur in loose, fine, saturated sands and in places where the liquefied soils can move toward a free face such as a cliff or ravine. The Geotechnical Reports find that because of the soil types found on the property and the fact that no free ground water was found to a depth of 26.5 feet, the potential for liquefaction and lateral spreading is low. Cracks and fissures that develop in soil due to settlement, compaction or sliding associated with seismic shaking are known as lurch cracking. Differential compaction and settlement generally occur in loose, granular or unconsolidated semi-cohesive soils during severe ground vibration. The Geotechnical Reports find that because of the subsurface soil and rock conditions on the site, the risk for differential compaction and settlement is low. (*Source IX: 7*) *The impact would be less than significant.*

Geology and Soils 7(a)(iv) - Less than significant.
An old landslide scar several hundred feet downslope from the proposed site for the residence was identified by project geologists; however, they stated that it should pose no threat to the residence. All of the structures are proposed on the flattest areas of the site and construction would be required to comply with the standards found in the California Building Code, as well as all of the recommendations contained within the Geotechnical Report. (*Source IX: 7*) *Therefore, the impact would be less than significant.*

Geology and Soils 7(b) - Less than significant with mitigation.
The mapped primary soil type on the property is Santa Lucia-Reliz Association, which is one of the types identified in LUP Policy 2.7.4.11 as being prone to rapid run-off and unstable soils. Pursuant to LUP Policy 2.7.7.11, land disturbance shall be restricted to building site areas and roads, and native vegetation shall be maintained. Additionally, the Geotechnical Reports for the project find that the near surface soil at the proposed building site has the potential to erode, particularly if protective vegetation is removed. (*Source IX: 7*) *The impact would be less than significant with mitigation incorporated.*

Mitigation Measure No. 7: To mitigate the effects of construction activities on erosion, the applicant/owner/contractor shall prepare and implement an erosion control plan which includes all of the recommendations found in the Geotechnical Reports prepared for the project, including but not limited to the following:

1) The building site shall be graded so that rainfall runoff from any upslope area does not become trapped or flow against any proposed building foundations;

2) All retaining walls shall be drained by subsurface drains as described in Section VI of the Geotechnical Report. Subsurface drains may also be recommended is water seepage is observed within any of the foundation, building pad, or patio excavations;

3) Splash blocks shall be installed at rain gutter discharge points and rock or rubble rip rap shall be installed at discharge points of storm drainage collection pipes;

4) Disturbed soil areas on slopes above the retaining walls must be seeded with native grass for erosion control and to prevent sloughing soil from blocking drainage patterns behind the proposed buildings;

5) All cut and fill slopes and ground disturbed by grading or building construction shall be seeded with native grass at completion of grading or construction operations; and

6) Concentrated water from the buildings shall not be allowed to discharge uncontrolled on sloping ground; suitable energy dissipation systems shall be designed where rainfall runoff is concentrated, or the drainage water shall be collected and piped to flat ground or to an adjacent drainage swale and discharged onto an energy dissipater.

Monitoring Action No. 7-a. Prior to the issuance of grading or building permits for the structure, the applicant/owner/contractor shall submit a copy of the grading or building plans to the RMA-Planning Department, with the erosion control plan incorporated into the plans. The final approved plans issued with the construction permit(s) shall include the notes listed within Mitigation Measure No. 8.

Monitoring Action No. 7-b. Prior to occupancy of the structure, the applicant/owner/contractor shall provide a letter signed by the Geotechnical Engineer stating that the structure was constructed in accordance with the recommendations found in the Geotechnical Investigation to the RMA-Planning Department.

Geology and Soils 7(c) - Less than significant.
The project is not located on a geologic unit or soil that is unstable. The Geologic Report prepared for the project found that the potential for landslide, lateral spreading, subsidence, liquefaction or collapse is low (*Source IX: 7*). *Impacts would be less than significant.*

Geology and Soils 7(d) - Less than significant with mitigation.
Expansive soils experience volumetric changes with changes in moisture content, swelling with increases in moisture content and shrinking with decreasing moisture content. These volumetric changes can cause distress resulting in damage to concrete slabs and foundations. The Geotechnical Reports prepared for the project found that siltstone and the soil/rock underlying the proposed residence was found to be highly expansive clayey shale. The deeper subsurface soil ranges from slightly expansive to possibly highly expansive. No other unsuitable soil conditions were identified for foundation purposes other than the near-surface expansive soil conditions at foundation footing depths. The recommendations found in the Geotechnical Report to mitigate for the expansive soil conditions are required to be implemented as a mitigation measure. (*Source IX: 7*) *With the incorporation of the recommended mitigation measure, the impact would be less than significant.*

Mitigation Measure No. 8:

To mitigate the effects of construction activities on the expansive soil conditions in the foundation excavations and at the subgrade below concrete floor slabs, the applicant/owner/contractor shall comply with all of the recommendations found in the Geotechnical Reports prepared for the project. A note shall be printed on the grading and building permit plans which reads: "To mitigate the effects of construction activities on the expansive soil conditions in the foundation excavations and at the subgrade below concrete floor slabs, the applicant/owner/contractor shall comply with all of the recommendations found in the Geotechnical Reports prepared for the project, including but not limited to the following:

1) Foundation footing excavations shall be flooded with three to four inches of water at least 48 hours prior to pouring concrete, and the subgrade for the concrete floor slabs-on-grade should be moisture conditioned to the low plastic limit range of moisture for a depth of eight inches prior to pouring concrete: this may be achieved by spraying the excavations with water each evening for several days up to the concrete pour;
2) No new tree or high-water using shrub should be planted within fifteen feet of any building foundation;
3) All lawn and landscaped area near the new buildings should be well watered and maintained after completion of the buildings;
4) Roof and yard water should be directed away from all buildings; rainfall runoff must not be allowed to collect or flow in a down-slope direction against any building foundation;
5) The Geotechnical Engineer's recommendations for grading and compaction of building pad areas and for concrete slabs-on-grade should be followed;
6) Foundation footings shall have a depth of 18 inches below building pad soil subgrade for both one story and two-story portions of the main residential building;
7) The Geotechnical engineer should check and approve soil density and moisture conditions in the foundation footing excavations as well as in the subgrade beneath concrete slabs-on-grade for all the proposed buildings prior to pouring concrete.

Monitoring Action No. 8-a. Prior to the issuance of grading or building permits for each structure, the applicant/owner/contractor shall submit a copy of the grading or building plans to the RMA-Planning Department with the note incorporated into the plans. The final approved plans issued with the construction permit(s) shall include the notes listed within Mitigation Measure No. 9.

Monitoring Action No. 8-b. Prior to occupancy of the structure, the applicant/owner/contractor shall provide a letter signed by the Geotechnical Engineer stating that the structure was constructed in accordance with the recommendations found in the Geotechnical Reports to the RMA-Planning Department.

Geology and Soils 7(e) - Less than significant.

The project includes installation of a single septic system to serve the project consisting of a 2,500 gallon septic tank and two leach fields. Environmental Health Bureau staff reviewed the percolation study prepared for the project and conducted a site visit to verify that suitable locations for the proposed septic systems exist on the property. A standard condition of approval requiring the

submittal of a detailed septic system design will be incorporated into the conditions of approval as required by the Environmental Health Bureau. (*Source IX: 1, 5, 7, 15*) *The impact would be less than significant.*

Geology and Soils 7(f) - Less than significant.
The archaeological and Geotechnical reports prepared for this property found no evidence of paleontological resources or unique geology features on the project site. However, there is still a possibility that unidentified or buried paleontological resources may exist on the site. The standard condition requiring that if cultural resources are discovered during construction, as identified in the Cultural Resources section above, would be applied as a condition of approval for the project. (*Source IX: 1, 3, 4, 7, 9, 11*) *Therefore, the impact to paleontological resources would be less than significant.*

8. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (*Source IX: 1, 15, 17*)	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (*Source IX: 1, 15, 17*)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Global temperatures are affected by naturally occurring and anthropogenic-generated atmospheric gases, such as water vapor, carbon dioxide, methane, and nitrous oxide (*Source IX: 20*). Gases that trap heat in the atmosphere are called greenhouse gases (GHGs). Emissions of GHGs from human activities, such as electricity production and motor vehicle use, are elevating the concentration of GHGs in the atmosphere and are leading to a trend of unnatural warming of the earth's natural climate, known as climate change. To reduce the statewide level of GHG emissions, the State Legislature adopted California Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006. AB 32 established a comprehensive statewide program of regulatory and market mechanisms to achieve reductions in GHG emissions, thereby reducing the State's vulnerability to climate change. AB 32 directs the California Air Resources Board (CARB) with helping direct state efforts on the reduction of GHG emissions and engaging state agencies.

At this time, the County of Monterey and MBARD, the agency responsible for regulating air quality in the region, have not identified a significance threshold for GHG emissions. However, other air districts within the State of California have recently adopted recommended CEQA significance thresholds for GHG emissions. For instance, on March 28, 2012 the San Luis Obispo Air Pollution Control District (SLOAPCD) Board approved thresholds of significance for the evaluation of project-related increases of GHG emissions. The SLOAPCD's significance thresholds include both qualitative and quantitative threshold options, which include a bright-line threshold of 1,150 metric tons per year ($MTCO_2e$/year). On October 23, 2014, the Sacramento Metropolitan Air Quality Management District (SMAQMD) adopted a similar significance threshold of 1,100 $MTCO_2e$/year. The GHG significance thresholds are based on AB 32 GHG emission reduction goals, which take into consideration the emission reduction strategies outlined in CARB's Scoping Plan. Development projects located within these jurisdictions that would exceed these thresholds would be considered to have a potentially significant impact on the environment which could conflict with applicable GHG-reduction plans, policies and regulations. Projects with GHG emissions that do not exceed the applicable threshold would be considered to have a less than significant impact on the environment and would not be anticipated to conflict with AB 32 GHG emission reduction goals.

Greenhouse Gases 8(a) - Less than Significant

The MBARD has determined that if a project emits less than 10,000 metric tons per year (MT/yr) CO2e that its impact will be less than significant. This calculation is made by combining the estimated greenhouse gas emissions generated by construction, amortized over a 30-year period, with the estimated annual GHG emissions resulting from operation of the project.

GHG emission from the project were estimated using CalEEMod (Appendix A), and the most conservative results from the model are summarized in Table 5 below.

Table 5. GHG Emissions from the Project

Construction Emissions		
CO2e from CalEEMod Report	3,978	pounds per day
Length of Construction	595	days
Total One-time Construction Emissions (lbs)	2,366,981	pounds
Total One-time Construction Emissions (MT)	1,183	metric tons
Amortized Construction Emissions Over 30 Years	39	metric tons per year
Operational Emissions		
CO2e from CalEEMod Report	233	pounds per day
Days in year	365	days
Emissions per Year (lbs)	85,045	pounds per year
Emissions per Year (MT)	43	metric tons per year
Total Emissions Including Construction Emissions Amortized over 30 Years and Annual Operational Emissions		
82		***metric tons per year***

The project is anticipated to generate temporary construction-related GHG emissions, with most of the emissions generated by construction equipment, materials hauling, and daily construction worker trips. The long-term operation of the project, however, would be consistent with current zoning and surrounding uses. As such, the project is not anticipated to generate substantial new or altered sources of GHGs emissions. Any impacts from GHG generation during construction would be short-term and temporary. As shown in Table 5 above, construction and operation of the proposed project would not exceed established thresholds for GHG emissions. As a result, the project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. (*Source IX: 1, 17, 19*) *This impact would be less than significant.*

Greenhouse Gases 8(b) - Less than Significant

The proposed project would not conflict with any applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases, since the proposed project will not substantially increase GHG emissions, as described above. (*Source IX: 1, 17*) *This impact would be less than significant.*

9. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (*Source IX: 1*)	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (*Source IX: 1, 15*)	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (*Source IX: 1*)	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (*Source IX: 1*)	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (*Source IX: 1, 10, 21*)	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (*Source IX: 1*)	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (*Source IX: 1, 10*)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See Section IV(A) above.

10. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? (*Source IX: 1, 2, 10*)	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (*Source IX: 1, 2, 10*)	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site; (*Source IX: 1, 2, 10*)	☐	☐	☐	☒
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (*Source IX: 1, 2, 10*)	☐	☐	☐	☒
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (*Source IX: 1, 2, 10, 15*)	☐	☐	☐	☒
iv) Impede or redirect flood flows? (*Source IX: 1, 2, 10*)	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (*Source IX: 1, 2, 10, 15*)	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (*Source IX: 1, 14, 15*)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See Section IV(A) above.

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, 2, 3, 4, 10*)	☐	☐	☐	☒
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, 2, 3, 4, 10*)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation: See Section IV(A) above.

12. MINERAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (*Source IX: 1, 8, 10*)	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (*Source IX: 1, 8, 10*)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See Section IV(A) above.

13. NOISE **Would the project result in:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (*Source IX: 1, 8*)	☐	☐	☐	☒
b) Generation of excessive ground borne vibration or ground borne noise levels? (*Source IX: 1, 8*)	☐	☐	☐	☒
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (*Source IX: 1, 8, 10*)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See Section IV(A) above.

14. POPULATION AND HOUSING **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (*Source IX: 1, 8*)	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (*Source IX: 1, 8*)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See Section IV(A) above.

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:				
Fire protection? (*Source IX: 1, 8*)	☐	☐	☐	☒
Police protection? (*Source IX: 1, 8*)	☐	☐	☐	☒
Schools? (*Source IX: 1, 8*)	☐	☐	☐	☒
Parks? (*Source IX: 1, 8*)	☐	☐	☐	☒
Other public facilities? (*Source IX: 1, 8*)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See Section IV(A) above.

16. RECREATION **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (*Source IX: 1, 8*)	☐	☐	☐	☒
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, 8*)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See Section IV(A) above.

17. TRANSPORTATION **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? (*Source IX: 1, 3, 4, 5, 12*)	☐	☐	☐	☒
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (*Source IX: 1, 3, 4, 5, 12*)	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (*Source IX: 1, 3, 4, 5, 12*)	☐	☐	☐	☒
d) Result in inadequate emergency access? (*Source IX: 1, 3, 4, 5, 12*)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See Section IV(A) above.

18. TRIBAL CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 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:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or (*Source: 1, 3, 4, 5, 9, 11, 12*)	☐	☐	☒	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code 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. (*Source IX: 1, 3, 4, 5, 9, 11, 12*)	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

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

The Native American Heritage Commission (NAHC) was contacted for a review of the Sacred Lands Files, which yielded negative results for the project site, and letters soliciting additional information were sent to the Native American individuals and groups recommended by the NAHC. The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.

A Historic Property Survey Report/Finding of Effect (HPSR/FOE) prepared for the proposed project in March 2018 (see Section 5.2.5 for additional information) did not identify any Native American villages, trails, traditional use areas or contemporary use areas, or other features of tribal cultural significance in the APE.

Tribal Cultural Resources 18(a, b)- Less than Significant with Mitigation Incorporated
The NAHC review of their Sacred Lands Files did not yield any results for the project site, and the HPSR/FOE did not identify potential tribal cultural resources in the project APE. The site is not designated as a site, feature, place or cultural landscape that is geographically defined as having cultural value to a California Native American Tribe according to County Geographic Information Systems or any known reports. A culturally affiliated California Native American Tribe, OCEN, is currently consulting with the lead agency and will have a representative available during excavation activities. Consultation with the tribal representative for the Ohlone/Costanoan-Esselen Nation was held on May 15, 2019. Requests made by OCEN's tribal representative have been included as Mitigation Measures 10 and 11. *With the incorporation of the recommended mitigation measures, the impact would be less than significant.*

Mitigation Measure No. 9: Because of their continuing interest in potential discoveries during construction, all listed Native American Contacts shall be notified of any and all discoveries of archaeological resources in the project area.

Monitoring Action No. 9: In order to prevent impacts to Tribal Cultural Resources, Owner/Applicant shall include requirements of this condition as a note on all grading and construction plans. The note shall state "If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA – Planning, OCEN Tribal Council and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner, OCEN Tribal Council and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required the recovery.

Prior to resuming any further project-related ground disturbance, Owner/Applicant shall coordinate with the project planner, OCEN Tribal Council and a qualified archaeologist to determine a strategy for either return to the Tribe or reburial. Any artifacts found that are not associated with a skeletal finding shall be returned to the aboriginal tribe. If human remains are accidentally discovered during construction, the following steps will be taken:

- There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent resources until: The Monterey County coroner must be contacted to determine that no investigation of the cause of death is required, and if the coroner determines the remains to be Native American:
- The coroner shall contact the Native American Heritage Commission and RMA – Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoan/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.

- The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or
- Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

    1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.
    2. The descendent identified fails to make a recommendation; or
    3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Mitigation Measure No. 10: A representative from the OCEN tribe shall be available during all construction activities.

Monitoring Action No. 10-a: Prior to the issuance of grading or building permits, the applicant/owner shall submit a contract for review and approval to the RMA-Planning Department demonstrating that an on-call OCEN monitor has been retained. The OCEN monitor shall be provided contact, access, and schedule information sufficient to facilitate their monitoring efforts.

Monitoring Action No. 10-b: Prior to the issuance of grading or building permits, the owner/applicant shall submit to the RMA-Planning Department a copy of the contract between the owner/applicant and an OCEN monitor. The contract shall include: specific construction activities that the monitor shall be present for, any construction activities where the OCEN monitor will not be present for, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. The contract shall be submitted to the RMA-Planning Department for review and approval. Should the RMA-Planning Department find the contract incomplete or inacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Monitoring Action No. 10-c (Tribal Resources Reporting): Findings from the required monitoring and the results of any additional analysis of potentially significant resources (if discovered) should be combined into one final report. If no tribal resources are encountered, a brief monitoring results letter report shall be completed.

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

Discussion/Conclusion/Mitigation: See Section IV(A) above.

20. WILDFIRE **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (*Source IX: 1, 15, 24*)	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (*Source IX: 1, 25, 26*)	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (*Source IX: 1, 25, 26*)	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (*Source IX: 1, 25*)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The County of Monterey is characterized by moderate to very high fire hazard. California Department of Forestry and Fire Prevention (CAL FIRE) maps identify fire hazard severity zones in the State and local responsibility areas; the project site is located within a State Responsibility Area. The proposed project site is located within a very high fire severity zone (VHFSZ) and is susceptible to wildfire risk (*Source IX*: *23*). Fire hazards include surrounding remote and undeveloped areas with dense shrubs, woodland, and grassland habitats. In addition, the extent and adequacy of fire protection and control in various areas must also be considered. Limited accessibility in the remote areas of the projects increases the response time for firefighting equipment and may hinder escape. The risk of damage to life and property, therefore, is more severe and fire control more difficult.

The project is subject to the 2018 Fuel Management Standards for the Santa Lucia Preserve (SLP FMS). The SLP FMS establishes standards for the implementation of vegetation management for defensible space around homes, and safe access/egress along driveways and roads within the SLP in accordance with the requirements of California Public Resources Code 4 4291. The SLP FMS provides broad standards that guide the development and implementation of Lot-Specific Fuel Management Plans (Lot-Specific FMPs); these standards are intended to support robust fire safety for SLP homes and other structures while maintaining the natural and aesthetic values of the SLP and minimizing impacts to watershed functions, sensitive habitat, and wildlife. Defensible space objectives in the SLP FMS include preventing flame lengths from exceeding a height of two feet

within 30 feet of structures, reducing a fire's ability to climb into the tree canopy, and providing safe egress by residents and ingress by emergency personnel.

The project site is served by the Monterey County Regional Fire District. The closest stations to the site are the Santa Lucia Preserve Stations 1 and 2, located at 73 Rancho San Carlos Road and 1 Rancho San Carlos Road, respectively. These stations provide fire and emergency medical service response to the entire SLP.

Wildfire 20(a) - Less Than Significant
The proposed single family residential development is located in a remote, open space which is served by two fire stations. The project application and plans were reviewed by the Monterey County Regional Fire District, which has recommended conditions of approval (such as turnarounds for fire engines) to ensure adequate access for emergency vehicles. In addition, the SLP Community Services District conducted an analysis of consistency with existing emergency response and evacuation plans during the mandatory Design Review. The project would therefore not impair the movement of emergency vehicles or substantially increase the demand for fire protection services such that it would impair an emergency response plan or emergency evacuation plan. (*Source IX: 1, 15, 24*) *This impact would be less than significant.*

Wildfire 20(b, c) - No Impact
The terrain on the property itself is not likely to affect the wind flow during a wildfire. Wind, as guided by terrain, generally flows from the northwest to the southeast under normal conditions. High fire danger (with dry air and high temperatures) is associated with winds from the northeast, which is aligned with a small canyon formed by North Fork San Jose Creek to the north of the property. These winds could facilitate fire spread to the property, if a fire were to occur in that location. Fire behavior modeling indicates under current conditions, a wildfire on the property would run the gamut of fire behavior; from no fire spread to very high. Most of the openlands are predicted to experience flame lengths over 12 feet, while most of the homeland should experience flame lengths of around four to eight feet. (*Source IX: 26*)

A Lot-Specific FMP has been prepared for the project in accordance with the SLP FMS. The Lot-Specific FMP includes fuel mitigation treatments in five zones of varying actions and distances from the structures and driveway, based on existing vegetation and terrain in around the homeland. With maintenance of mowed or grazed grass around the structures and driveway the threat of fire from the grassland and surrounding scrub habitats is reduced to acceptable levels because of the width of low-hazard fuels below the structures and adjacent to the driveway. The treatments meet the defensible space objectives in the SLP FMS include preventing flame lengths from exceeding a height of two feet within 30 feet of structures, reducing a fire's ability to climb into the tree canopy, and providing safe egress by residents and ingress by emergency personnel. In addition, the SLP FMS and Lot-Specific FMP includes measures to reduce fire risk associated with the implementation of the plan, such as mowing in late spring and/or early summer; prohibiting mowing when conditions are hot, dry or windy; and prohibiting mowing after 10am during "fire season". Monterey County Regional Fire District reviews contributes to and approves the SLP FMS and receives a copy of each fully executed Lot-Specific Plans. The Monterey County Regional Fire District will perform annual site inspections to ensure implementation of and compliance with the Lot-Specific Plans. (*Source IX: 1, 25, 26*) *This is a less than significant impact.*

Wildfire 20(d)- No Impact

The project site is surrounded by open space, including the adjacent MPRPD PCRP land, and no structures are present that could be impacted by potential post-fire slope instability or runoff. Additionally, in accordance with the SLP FMS, the landowner is responsible for creating defensible space for their homes through the implementation of a Lot-Specific Fuel Management Plan. Fuel management efforts such as moving grass or reducing shrub height would reduce fire intensity and slow the spread of fire, and, in accordance with the SLP FMS, would be conducted in a manner that avoids erosion and destabilization of slopes and natural drainages, and that preserves trees to provide slope stability. (*Source IX: 1, 25) The project would not* e*xpose 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. No impact would occur.*

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 substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (*Source: 1, 3, 4, 6, 7, 9, 15, 17*)	☐	☒	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects) (*Source: 3, 4, 6, 7, 9, 17, 21*)	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (*Source: 1, 3, 4, 8, 10, 13, 15, 18*)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

(a) Less than Significant with mitigation incorporated
Based upon the analysis throughout this Initial Study, recommended in Section VI(4) (Biological Resources) incorporated, the project would not 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, 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. All potential impact areas are deemed to be less than significant with the mitigations incorporated.

(b) Less Than Significant.
The project involves the construction of a new residential unit, accessory dwelling unit, and associated hardscape on a parcel zoned for residential and agricultural use. As a result, impacts relating to air quality, noise, population/housing, public services, recreation, transportation/traffic, and utilities and service systems attributable to the project have been addressed in the Carmel Area

LUP, which is equivalent to an EIR. Implementation of the project, as proposed, conditioned, and mitigated would not result in an increase of development potential for the project site.

(c) Less Than Significant.
The project would not result in significant construction-related impacts and would not create any long-term impacts on the local area. The temporary and short-term environmental effects from project-related construction activities would not cause substantial adverse effects on human beings, either directly or indirectly.

VIII. 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 CDFW. 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 CDFW 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 CDFW. Forms may be obtained by contacting CDFW by telephone at (559) 243-4005 or through CDFW's website at https://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 Planning Department files pertaining to PLN180337 and the attached Proposed (Mitigated) Negative Declaration.

IX. REFERENCES

1. Project Application/Plans contained in PLN180337 12 Rancho San Carlos (Ocho West).
2. Easements.
   a. Grant of Road, Utility, and Trail Easements, dated May 9, 2018.
   b. Deed of Conservation Easement (The Animas of the Santa Lucia Preserve), dated August 1, 2000.
3. Carmel Area Land Use Plan and Coastal Implementation Plan Part 4.
4. Title 20 of the Monterey County Code (Zoning Ordinance).
5. *Malcolm Project Initial Study (PLN 080058),* Monterey County Resource Management Agency, dated August 26, 2010
6. Biological Analysis.
   a. Animas 1 Biological Resources Report Denise Duffy & Associates, Inc., dated August 2018.
   b. California Tiger Salamander Survey Results at the Malcolm Property and Adjacent Palo Corona Regional Park – 2011-2013 Denise Duffy & Associates, Inc., December 2013.
7. Geological Analysis.
   a. Geotechnical Site Reconnaissance Site One and Site Two (LIB080258) Cleary Consultants, Inc., dated July 13, 2004.
   b. Geotechnical Investigation (LIB080259) Soil Surveys Inc., dated October 23, 2007.
   c. Geotechnical Investigation (LIB080496) Soil Surveys Inc., dated November 30, 2007.
   d. Geological Features in Site Vicinity (LIB080495) Craig S. Harwood, dated July 18, 2008.
   e. Response to Monterey County Corrections List by Elisa Manuguerra-(Cavaliere) (LIB100076), Soil Surveys Inc., dated June 10, 2008.
   f. Geotechnical Investigation Update Soil Surveys Inc., dated August 15, 2018.
8. Monterey County Assessor's Database.
9. *Archaeological Records Search and Site Reconnaissance, Assessor's Parcel 157-131-002, Ranch San Carlos, Monterey County, California"* Holman & Associates Archaeological Consultants, dated July 2018.
10. Monterey County Planning Department GIS system.

11. *Inventory of Prehistoric Cultural Resources and Preliminary Mitigation Plan for Rancho San Carlos, Carmel Valley, Monterey County California* Archaeological Consulting (Gary Breschini and Trudy Haversat), dated 1994.

12. Monterey County 1982 General Plan.

13. 2018 Regional Growth Forecast, Association of Monterey Bay Area Governments (AMBAG), adopted June 13, 2018.

14. Monterey Regional Waste Management District website. http://www.mrwmd.org/disposal/

15. Interdepartmental Review (Carmel Valley Fire Department, Public Works, Parks Department, Environmental Health, and California Coastal Commission, Department of Fish and Wildlife).

16. *Regional Development Impact Fee Program Nexus Study Update 2013*, prepared by Wood Rodgers, dated June 2013. https://www.tamcmonterey.org/programs/dev-impact-fees/

17. Monterey Bay Air Resources District:

    a. *CEQA Air Quality Guidelines*, dated 2016

    b. *2012-2015 Air Quality Management Plan*, adopted March 25, 2017. http://mbard.org/programs-resources/planning/air-quality-plans/

18. Monterey County Code Chapter 10.60.

19. California Emissions Estimator Model (CalEEMod) for Animus 1, dated November 2018.

20. *Climate Change 2013: The Physical Science Basis* Intergovernmental Panel on Climate Change (IPCC), dated 2013. http://www.climatechange2013.org/images/report/WG1AR5_ALL_FINAL.pdf

21. Grazing Plan.

    Santa Lucia Preserve Grazing Plan for the Animus Area (LIB080262), Sage Associates, dated September 7, 2005.

    Addendum to the Santa Lucia Preserve Grazing Plan for the Animus Area (LIB080494), Sage Associates, dated July 10, 2008.

22. Monterey County Geographic Information System (GIS).

23. Monterey County Fire Hazard Severity Zone Map, Adopted by CAL FIRE in November 2007. http://frap.fire.ca.gov/webdata/maps/monterey/fhszs_map.27.pdf

24. Monterey County Regional Fire District website. https://www.mcrfd.org/

25. Fuel Management Standards for the Santa Lucia Preserve, updated September 2018.

26. *Lot Animus 1 Fuel Management Plan*, Prepared by Carol Rice, dated August 11, 2018.